

Minutes of the Hurricane City Council meeting held on February 4, 2016 in the Council Chambers at 147 N. 870 West, Hurricane, Utah at 5 p.m.

Members Present: Mayor John Bramall, Council members Darin Larson, Pam Humphries, Kevin Tervort, Kevin Thomas, Cheryl Reeve

Staff members present: City Manager Clark Fawcett, Assistant City Manager Kaden DeMille, City Engineer Arthur LeBaron, Public Works Director Mike Vercimak, Police Chief Lynn Excell, Ash Creek Special Service District representative Blair Gubler, Planning Director Toni Foran, Recreation Director Bryce King, Assistant Fire District Chief Merlin Spendlove, and City Attorney Fay Reber.

Discussion of Agenda Items, Department Reports

Mayor Bramall introduced Kevin Keating and local property owner Jerry Spilsbury. Mr. Keating and his company are looking at possible locations for an industrial agriculture company to construct a west coast facility for indoor agriculture. They are interested in the Spilsbury property east of Sand Hollow Reservoir.

Mr. Keating explained the company wants to construct a one million square foot building to grow peppers and tomatoes, though ultimately the site would include four buildings of the same size. They have a high demand for power 3.5 megawatts, and water demand at peak will be 375,000 gallons per day peak or 260 gpm. Additionally there is natural gas demand for boilers to manufacture CO₂. Each building would require 150 agricultural workers at a reasonably good pay rate and some supervisors at a better rate. The company will be paying cash for the project. Their requirements are access to the power, water, and natural gas required and "cheap land." The overall need is for 75 acres which will include the growing buildings and a packing facility.

Mayor Bramall said he talked to Dave Imlay about power and has talked about water and impact fees with the Washington County Water Conservancy District (WCWCD). Darin Larson asked where else the company is looking and Mr. Keating explained they were looking at a site near Las Vegas with a large water source but another user came in to use most of the water. Mayor Bramall said he believes there might be help from the Utah Economic Development Council and the Washington County Site Select group to locate a business of this size here. He said he will talk to Dave Imlay about a power rate that might be lower at night.

Mr. Keating answered questions about the size of the project, whether it would be lit at night, the location in relation to the reservoir, and the excellent access to SR-7.

Mayor Bramall asked Blair Gubler to check on the manhole in the vicinity of the property discussed to determine if there is sewer in the area.

The Council members discussed access for water to serve the property. Mayor Bramall said he believes these would be \$13 -\$15 an hour jobs. Acre foot of water a day in summer. 260 gpm during peak usage.

Chief Excell reported there is a spike in calls and expect to end the year with over 6,000 incidents this year. He stated the calls to the Wal-Mart Store have more than doubled over the past year because their policy on when to contact the police has changed. The Police Department is now recording interviews as required by State law but they found they had to upgrade cameras to prevent bleed over from the radio station so interviews stay clean.

Police and Animal Control and crossing Guards all doing well.

Chief said there has been a major rash of burglaries in the town so the two officers on graveyard shift decided to respond differently and were able to make some progress on the cases. There have been some problems with kids from Olympus Academy coming into town and Diamond Ranch Academy reporting runaways hours after they leave the area.

Bryce King told the Council he was elected President of the Chamber of Commerce today. He said he believes being in that position might help coordinate existing events to help benefit the businesses. He reported improvements at the pool including the awning and barbeque area, new deck, family bathroom, and pool manager office are moving ahead quickly and they hope to have all the work done by March this year.

The Community Center has been approached by the Tri-Stake area to host the Merit Badge Clinic. It will be hosted at the Community Center twice a month on Thursdays.

Mike Vercimak reported on the progress at Grandpa's Pond Park and provided photos to the Council. He reported the Parks Department is installing a larger water main through the cemetery.

The Water Department spent a couple of days doing work at the Toquerville Springs with La Verkin City and WCWCD personnel. They hauled some rotomill to the road over the top of the water line through Confluence Park. The Department continues to work on getting property for a new tank on 1500 South and is waiting for an agreement from Fay's office.

The work on the sand trap at the West Well is getting finished.

Kevin Thomas asked about some dirt and weeds in the medians on State Street in front of Lins. The City does try to keep an open line of communication with UDOT on SR-9 but the Streets Department will send the sweeper through and help clean up the dirt and weeds. Pam Humphries asked also that they check the median at SR-9 and Main Street.

Arthur LeBaron said he got an email from a woman who said she had tripped and fallen in front of the library but it turns out the hazard is on the County property.

He invited the Council to attend the Transit Study Workshop at the Community Center from 9-11 a.m. on Monday morning. There is also a survey available to express opinions. He announced that next Tuesday will be the Transportation Expo at the Dixie Center from 10 a.m. to 6 p.m. All noteworthy UDOT projects, cities will have a booth with master plans and any projects, Federal Highways will have representatives, and it will serve as an open house with information on parade.

Arthur reported he and Clark met with a group about the NRCS report on the Frog Hollow dam. Their engineers have found that the interior of the dam has desiccation damage. Utah Dam Safety would like the Canal Company to take action to repair the dam. Mayor Bramall said he felt this problem might be taken care of by the Canal Company at much lower cost than explained in the report. Clark Fawcett said Mac J. Hall from the Canal Company has suggested having another engineer go and take a second look.

The NRCS expects to have some money available for the Gould's Wash detention in March which will require some matching money. Pam Humphries suggested the Council members take a field trip to the location before the February 18th meeting. The field trip was scheduled for Wednesday the 10th at 3p.m.

Merlin Spendlove reported CIB approved money for the Coral Springs station and ladder truck in the form of a half a million dollar grant and a loan at 2.5% for 30 years and a loan for ladder truck. Chief Kuhlmann has asked if the City wants the Fire District to decide if the owner of the gas station at Coral Canyon who has expressed an interest in the piece where the station is planned should be contacted. All agreed a meeting must be held this week before the plans are commissioned for the station.

Mr. Spendlove said Ironman 70.3 will continue with the same route through Hurricane rather than changing the route. The race is May 7th this year.

Mayor Bramall called for a break at 5:58 p.m.

He called the meeting back to order at 6:05 p.m. Gil Almquist led the Pledge of Allegiance and Darin Larson offered a prayer.

Presentation of Employee of the Month Award – Debbie Garrett was awarded Employee of the Month by Bryce King. He said she is able to get everything done in a timely manner and provides great assistance for him.

Public Forum: Quinten Morisette gave the Council an update on the Hurricane Hill Trail, explaining it was built with labor and support from many locals, people from all over the country, people who live in the neighborhood, and an Eagle Scout project. He said it connects to some other trails on the top but will take some maintenance because of the slope. He told the Council they are starting to encourage mountain biking visitors to stay in town and ride to the trails from this link.

He explained the trail starts at the new trailhead at the end of 60 East and then Quinten shared his vision for the trailhead where there is great opportunity to tell the story of the canal and do some more work in the Three Falls canyon. He offered to take the Council members out to the Council to talk about a vision for the area and recommended a single loop trail to consolidate all the trails in that area. He described this in-town connection as a huge asset for the community.

Introduction of Gil Almquist running for the Washington County Commission – Mr. Almquist introduced himself and said he knows both Fay and Chief Excell and has other ties with Hurricane. He is introducing himself at all the council meetings throughout the County because he is running for Alan Gardner's seat on the County Commission. He said he has served on both the City Council and Planning Commission in St. George and provided the Council members his card with candidate information. He stated he has issues with regulation of county roads and grazing. He then read to the Council from a booklet on George Washington's rules of civility, which included "put not off your clothes or go out of your chamber half dressed", "keep your nails and teeth clean and short and hands clean" and "for long meetings, let your discourse with men of business be short." Mr. Almquist introduced his wife Jill, his chief supporter.

Consideration and possible approval of the event application process and board approval-Bryce King explained the event application process has been a work in process for the ton of events that come through the City. He recommends the formation of a committee of city and business representatives to rate or scale the effectiveness of events proposed, whether they have any benefit to the City. If the proposed representatives on the committee are approved they will be Sean Reddish, Brandon Adams, Elizabeth Dansie, Mark Draw, Arthur LeBaron, and Lynn Excell. They will also invite a representative from UDOT to discuss use of State roads.

The idea has been discussed in staff meeting and staff members asked about having other department heads involved in case City staff or supplies are needed. The board should be able to submit what is needed for an event without requiring the applicant to come to a meeting. For example, fencing and barricades for the Easter Car Show.

Mr. King said he feels the Council will need to decide if event applications will be required by events happening at the County Fairgrounds or at Sand Hollow State Park.

Pam Humphries asked about the goal to change the event process to evaluate the events.

Darin Larson explained it is hoped this proposed change will result in some events being denied because they are not well run or don't have enough support. If the event is occurring during a time of year when

hotel occupancy is lower or if the event is using hotels in Hurricane it will be rated higher. If an event is proposed when other events are already scheduled they will be rated differently.

Mr. King asked the Council to adopt the new application form and approve the board as presented.

Fay Reber was asked if a board can be approved without first creating it in ordinance. He explained if the Board is only advisory in nature and has no authority to incur costs it does not have to be formally created, such as a Planning Commission or Board of Adjustment.

Pam Humphries motioned to approve the event application process and the board members to review them as presented, seconded by Kevin Tervort.

Discussion and possible decision regarding community garden and possible transfer to alternate

location-Mayor Bramall clarified the location of the existing community garden that has been improved with trellises, a gazebo, a tool shed, and raised beds at the garden location on 900 West, which is Dee and Lisa Atkins' property. They were not able to be present and were represented by Ashley Diamond, the Agricultural teacher at Hurricane High. She said the Agricultural classes and FFA have been supporting the program so kids would get the experience of working in the garden. Dee and Lisa now want to live together at his work in North Dakota and would like to have the garden moved to another site.

The Council discussed who would be in charge of the garden and commented a lot of community time and effort and money have gone into the current location, including water and irrigation connections, so it is a blow to understand the Atkins' want it moved. Names mentioned of people who have worked at the garden and might be willing to help included Sherry Wilcox, who was not present; Sara Nay who explained she helped with the community garden at the St. Paul's site and this site; Barbara Nesh who cautioned a committee will be needed to organize the garden and require each person to take care of the beds; and Ms. Diamond.

Mayor Bramall said the gazebo was an Eagle Scout project and should be moved to any new location.

Ashley Diamond expressed a desire to ensure any materials at the garden obtained through an FFA grant are moved to a new location so the community use can continue.

Mayor Bramall suggested the garden be moved to the lot the City owns in the Pecan Meadows Subdivision where the storm drain was constructed. It is a smaller site and will need soil amendment and leveling but would be a permanent location. Council members agreed they support that new location and encouraged Ms. Diamond to organize a committee to run the garden.

Public Hearing to take comments on the following proposed General Plan Map Amendment: for parcels H -3-1-33-2452, H-3-1-33-2450, and H-3-1-33-2451 at approximately 80 N. 1510 West from Commercial to Business/Light Industrial

Kevin Tervort motioned to open the public hearing, seconded by Pam Humphries. Motion unanimously approved with Darin Larson, Pam Humphries, Kevin Tervort, Kevin Thomas, and Cheryl Reeve all voting aye. The location of the parcels was clarified on the map. There were no public comments.

Kevin Tervort motioned to close the public hearing, seconded by Pam Humphries. Motion unanimously approved with Darin Larson, Pam Humphries, Kevin Tervort, Kevin Thomas, and Cheryl Reeve all voting aye.

Consideration and possible approval of a General plan Map Amendment for parcels H -3-1-33-2452, H-3-1-33-2450, and H-3-1-33-2451 at approximately 80 N. 1510 West from Commercial to Business/Light Industrial – No representative of Nielson Development was present so Toni Foran explained the reason for the General Plan Map Amendment is because the owners want to have an open RV storage facility on the site. The storage is permitted only in areas designated industrial so the Planning Commission recommended they have the designation for the site changed. It has poor access and visibility to SR-9

and is behind several other businesses. The Planning Commission forwarded a recommendation for approval.

Kevin Thomas motioned to approve the General Plan Map Amendment as presented, seconded by Cheryl Reeve. Motion unanimously approved with Darin Larson, Pam Humphries, Kevin Tervort, Kevin Thomas, and Cheryl Reeve all voting aye.

Consideration and possible approval of a Zoning Map Change at 335 S. Commerce Street, lot 23 Fairgrounds Industrial Park, from M-1, Light Industrial, to M-2 Heavy Industrial to allow raw materials processing – Chad Call applicant

– Tony Buist represented the application, introducing himself at the Project Manager for On-Site development. He said they are proposing to build a building on this site for offices and a mixing facility. They are putting additives into an asphalt emulsion adding slate and other proprietary materials to create a new safer seal coat. He stated there is no health hazard with the materials mixing in the facility. Mr. Buist said the product cleans up with water, clarifying it is a very clean operation with not smoke and that this is not a hot tar product. He explained it is more like a wax coat on the asphalt to give it a longer life. Most of their customers will be wholesale.

Council members asked Mr. Buist if On-Site Development would be willing to offer a development agreement limiting the M-2 use to only this business to ensure there are no heavier uses on the property in the future in this M-1 subdivision. He discussed the options with the Council and agreed a development agreement would be offered. He asked if this is the same kind of agreement the gold refining business proposed for the Mikon Building signed and the Council said it was just the same.

Pam Humphries motioned to approve the Zoning Map Change at 335 S. Commerce Street, lot 23 Fairgrounds Industrial Park, from M-1, Light Industrial, to M-2 Heavy Industrial to allow raw materials processing with a Development Agreement limiting the M-2 use to this business with no emissions and the work contained within the building and the agreement to be recorded against the property. Motion was seconded by Kevin Thomas. Motion unanimously approved with Darin Larson, Pam Humphries, Kevin Tervort, Kevin Thomas, and Cheryl Reeve all voting aye.

Presentation regarding Days of '47- – Mr. Rick Neilson stated he is the president of Days of '47 Dixie Inc., the 501(c) 3 arm of the Days of '47. He told the Council their goal is to try to make the Days of '47 a state wide event. He is asking each of the local communities to appoint a representative to sit on the Days of '47 Committee, to approve allowing information on the Dixie Days of '47 in their newsletter, and to encourage each community to have an entry in the parade. He said events planned for this year include a National Dutch Oven Cook-Off and perhaps a Soap-Box Derby.

They hope to get contributions from the communities to support the Osmond Pioneer Heritage Program. Proceeds from their show will go to benefit the Osmond Hearing Foundation and help 10-15 young people from the area get help with hearing. They will be starting auditions on March 1st for the program with high school students from throughout the County.

Cheryl Reeve asked if Mr. Neilson was aware all the local communities have their own celebrations on the 23rd and 24th. He said they do understand and are hoping to extend their activities for the whole week to allow local communities to have their celebrations in the mornings and come to larger events at the fairgrounds or Hansen Stadium in the evenings.

The Council discussed the suggested donation range of \$3500 to \$5,000 from the City, which would have to be funded this year from the discretionary funds. Location of the program to be funded was discussed. While the committee is considering Tuacahn, the Regional Park, or Hansen Stadium, Dixie State University would like to host it at Hansen Stadium where they already have the restrooms, the concession stands, and parking.

Mr. Neilson said the parade will be held in Washington City and they are encouraging each community to come up with a new event not included in the Days of '47 celebration in northern Utah to attract more people down here.

The Council discussed using the money budgeted for the Peach Days Fireworks, which is about \$2,000. Kevin Thomas motioned to approve \$2,000 from the Peach Days funds and \$3,000 from the Council discretionary funds for the Dixie Days of '47 Osmond program. The Council discussed the motion and decided the money from Peach Days should not be approved until the Peach Days Committee has been consulted. Motion died for a lack of second.

The Council told Mr. Neilson they don't want to commit RAP tax funds until they have looked at applications from all the projects at once. There are a lot of good projects in the Hurricane community that might not get funded if it is all given away in other projects. They told him he will need to file the City's RAP tax application for any funding next year.

Cheryl Reeve motioned to approve \$3,500 for this year and a commit to have two entries in the parade, seconded by Kevin Thomas. Motion unanimously approved with Darin Larson, Pam Humphries, Kevin Tervort, Kevin Thomas, and Cheryl Reeve all voting aye.

Mr. Neilson said the parade will be in Washington City on July 23rd at 9 a.m. The Council discussed possible entries, including Kurtis Wittwer's wagon and team, the Hurricane Royalty float, and the High School Marching band.

Consideration and possible approval of an ordinance amending the Land Use code pertaining to walls, signs, and driveways on corner lots –Toni Foran and Arthur LeBaron explained the aim of the ordinance to clarify and simplify the heights of walls and location of driveways on corner lots. They confirmed the ordinance will make the location of driveways less restrictive. The Planning Commission has recommended approval.

Kevin Tervort motioned to approve the ordinance amending the Land Use code pertaining to walls, signs, and driveways on corner lots, seconded by Kevin Thomas. Motion unanimously approved with Darin Larson, Pam Humphries, Kevin Tervort, Kevin Thomas, and Cheryl Reeve all voting aye.

Consideration and possible approval of an application to join contiguous lots in a subdivision for lots B 206 and B 207 in Dixie Springs and lot C286 in Dixie Springs – American Heritage Homes has submitted this application to join portions of lot B207 to lots B 206 and C 286, eliminating B207.

Kevin Tervort motioned to approve the application to join contiguous lots in a subdivision for lots B 206 and B 207 in Dixie Springs and lot C286 in Dixie Springs abandoning the easements between the lots, seconded by Darin Larson. Motion unanimously approved with Darin Larson, Pam Humphries, Kevin Tervort, Kevin Thomas, and Cheryl Reeve all voting aye.

Discussion and possible decision on the street cross section for 400 South- Arthur LeBaron told the Council that when the transportation master plan was updated, the historical streets were designated for the cross section with a 5' planter strip and 5' sidewalk. On the 400 South design they have a conflict with the water line and storm drain that makes it better to use the standard curb, gutter, and sidewalk with no park strip on the south side. He said he supports the park strip cross section because it is more walkable and more attractive than a standard design with driveway cuts and no landscaping but in this case it does not work well on the south side. Additionally, the no park strip option on one side would allow a little more room for a striped bike lane and for lining up entries for the Peach Days Parade.

Tyler Turner of Civil Science supplied the cross sections showing Option 1 with the park strip on the north side only and Option 2 with no park strip on either side. Arthur pointed out that a park strip provides more than just landscaping because it provides separation and safety for pedestrians. The Council discussed the fact that some properties already have trees so the park strip would not need as many trees. They agreed they like the idea of the park strip and separated sidewalk but questioned how will homeowners would maintain them. Arthur said the City does need to pass an ordinance setting standards for maintaining the strips and requiring homeowners to do it, as is done in many other cities. The option of a rolled curb so there are no driveway cuts was discussed. Arthur pointed out the separated sidewalk creates an atmosphere where people want to walk on the sidewalks. The Council members reviewed the cost estimates for the options and noted that having the park strip only on the north side saves money and helps accommodate Peach Days parade. They recommended the engineers look at the option of putting rolled curb on the south side to avoid the driveway dips.

Kevin Tervort motioned to approve Option 1, seconded by Cheryl Reeve. Pam asked if the storm drain would have to be moved with Option 1. It will not. Motion unanimously approved with Darin Larson, Pam Humphries, Kevin Tervort, Kevin Thomas, and Cheryl Reeve all voting aye.

Mayor, Council and Staff reports

Mayor Bramall	<p>Airport, Administration, Police, Animal Control, School Crossing Guards, Victim Services, Public Works, Engineer</p> <p>Mayor Bramall mentioned a possible donation of the property at the beginning of the Hurricane Canal Trail. Owners are willing to donate after an appraisal.</p> <p>He said he is talking with attorney to create agreements with the City and Districts if the feasibility study comes out in support of building the Sports Park</p> <p>He reported the junior rodeo group wants to learn steer roping and calf roping at the City's rodeo grounds so they want to keep their livestock at the grounds. He said the City may need to fix up the fencing. Bryce King said the Recreation Department was concerned with liability having those animals on City property. He estimated the fencing requires up to \$3,000 in repair work. Cheryl Reeve commented the Peach Days Rodeo organizers would rather have money spent on more bleachers.</p> <p>The group discussed a need to move the rodeo grounds to the property south of the airport. They predicted there will be phone calls during baseball season about the smells, the noise, the flies, and perhaps the danger to small children. All agreed the facility does not have adequate fencing around the holding pens to use it as a rodeo facility. Different types of fencing materials were discussed and the Council was asked to prioritize what is going to happen with the property where the rodeo grounds is now located. Any new fencing should be material that can be moved to the new location. Mayor Bramall said the livestock owners have agreed to move out the calves and steers during weekend tournaments. Signs at the pens now state no overnight keeping of animals is permitted. There was no decision on this issue.</p> <p>Mayor Bramall asked the Council members to follow State Legislative issues and sign up for updates from Utah League's Cameron Diehl.</p> <p>Mayor Bramall raised an issue with a canal pipeline serving the Wadman property on 1500 South. A new natural gas line was put through the canal pipe per Mac Hall's instruction when he was working for both the City and the Canal Company. Mayor Bramall said he believes the City is liable for a \$3200 repair bill. Clark Fawcett asked for clarification and learned from Mayor Bramall that the pipe has not been used in 10 years. Mac was also working for the canal company and they did not want the pipe used to supply water at that location.</p> <p>Kevin Thomas moved to pay for it. Fay Reber explained this is not an agenda item and it</p>
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	would require proper notice on an agenda to be approved. A suggestion was made to approach the Canal Company about this issue.
Kevin Thomas	Emergency Management, Streets & Drainage, Youth City Council – Kevin asked if he should attend the land meeting scheduled in two weeks rather than the City Council meeting. He was encouraged to attend.
Pam Humphries	Court, Water, Power, Solid Waste – Pam reminded the Council that in November they gave the U-Haul operator until the end of January to clean up the property. It does not look improved. Fay Reber will send a letter inviting Mr. Gardner to come explain to the Council. Ms. Humphries asked about the height of the house at 200 South and 300 West. She was told the Solid Waste meeting will be held next Monday at 8 p.m. Pam briefly mentioned the excellent workshop she attended in Phoenix with Toni Foran, Clark Fawcett, Lynn Excell, and Arthur LeBaron where they focused on flooding dangers in Hurricane.
Darin Larson	Planning Commission, Economic Development, Planning Department, Building and Inspection, Recreation – no report
Cheryl Reeve	Parks & Cemetery, Swimming Pool, Board of Adjustment, Historical Preservation, Tree Board, Beautification – Cheryl invited everyone to a workshop at the Community Center on March 12 th from 10-12 p.m. for a discussion on trees suitable to our area. She invited everyone to join the pool clean up next Friday at 9:30 a.m.
Kevin Tervort	Ash Creek Special Service District, Golf Course, Industrial Park, Mosquito Abatement, Fire District Kevin reported the new ladder truck will end up in LaVerkin to cover the hotels. He said the Fire District is going to buy the Coral Canyon property from Washington City so there are no obligations to Washington. Washington City has not decided whether they want to participate and something needs to be done now. The Board is leaving the decision in Chief Kuhlmann’s hands and an Interlocal Agreement is in the works. Mr. Tervort mentioned the call volume is up – in January 2015 there were 143 calls and this year 210 calls. He reported the Fire Chief in Leeds is no longer working there so the agreement with Leeds will be re-worked.
Clark Fawcett	City Administration – Clark Fawcett told the Council the application for events and projects to apply for RAP tax funding is ready and applications are due by March 11 th .

Fay Reber asked the Council about a scheduling a meeting with Heath Snow, attorney with Cypress Financial, about the position the City wants to take with the Elim Valley Development Agreement. All agreed the best date and time would be 11 am on Friday the 19th.

Meeting adjourned at 8:50 p.m.