

Minutes of the Hurricane City Council meeting held on June 15, 2023, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 4:00 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, Police Chief Lynn Excell, Power Superintendent Scott Hughes, Public Works Director Mike Vercimack, Planning Assistant Fred Resch III, Street Superintendent Weston Walker, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, City Recorder Cindy Beteag, Finance Director Paige Chapman, Building Official Larry Palmer, and Water Superintendent Ken Richins

## **AGENDA**

4:00 p.m. Work Meeting regarding 1100 West.

Prayer offered by Doug Heideman.

Mayor Billings explained that this road alignment is not solely for developers and development. She noted that the City Council supports agriculture and understands that every roadway affects the adjacent property owner. All roads and power lines have had to go through someone's property at some time. Hurricane City is responsible for residents' health, welfare, and safety; this includes power, sewer, and water. The City Council feels strongly about properly utilizing taxes and is conscientious of its impact on the citizens. There is a lack of utilities in this area, and the roadway will benefit the community. Hurricane City hired a firm to design the roadway. After several public meetings, it was determined that this design was the least impactful and expensive. This meeting is meant to focus on the corridor rather than specific properties.

Glen Carnahan with Alpha Engineering explained that the firm was asked to review the alignment corridor from 400 South to 3000 South. This is an essential corridor for both transportation and utilities. He reviewed the three cross-sections, noting that the alignment follows the section line and does split property lines. The cost was too high to move the alignment around specific properties. Arthur LeBaron reported that the current focus is the right-of-way acquisitions from 1300 S South to the substation under construction. Councilman Thomas clarified that the City is only installing the transmission line now, and the road will only be developed as further development comes.

Rory Bringhurst asked for the total cost, infrastructure capacity, and how this will affect taxpayers.

Scott Hughes explained that the line is a 69 kV transmission line. He estimates that a straight line costs nearly one million a mile. Impact fees will pay for the transmission line, and developers pay for the distribution line. The transmission and distribution will be on the same line to minimize the impact on the residents. Mayor Billings reported that corridor funds are available to purchase property from willing sellers. The City is responsible for funding the corridor if there are no willing sellers.

Vicky Wiley is concerned that the power lines will cause health issues. She asked why it was necessary to move the power lines. Mr. LeBaron explained that the City's standard location for power is on the north or east side of the street, and his recommendation is to adhere to the City standards. Scott Hughes reported that the existing line is a distribution line, explaining that distribution lines require smaller structures than transmission lines.

Kenneth Heaton understands that impact fees fund the transmission cost. He questioned why the placement of the alignment when most of the development will be further west. He feels developers should share the cost of developing the transmission line.

Colt Stratton explained that two roads go around his property, and due to the sensitive lands, he can only develop two homes on the property. The City owns the right of way on 1100 West, and he questioned why the City is not using its right of way. As a developer, he is required to accommodate the master planned roads; there is a possibility that he will dead-end the road to prevent the City's access.

Councilman Hirschi understands how the residents feel; he hoped the intent of this meeting was to pursue other avenues. He feels the City Council needs to review the alternative costs and options.

Paul Farthing feels the analysis needs to be more comprehensive. He understands a straight line is cheaper, but there are ways to offset the cost of jogging the power line. He feels 1150 West was predetermined and should be re-evaluated.

Kelby Iverson feels going through the desert is a more appropriate option and suggested bringing in power from a different entity. The roads in the bench lake area are the widest part of the corridor, and a different corridor would minimize the impact on the community.

Mac Hall explained that twenty years ago, the City authorized him to find a route along 1150 West to the south fields. At that time, he advised the City to find an alternative route. Regarding the power line's cost, it might benefit the whole project to build it at an angle. It is important to keep the total cost in mind and not solely focus on the power line cost.

Don Wiley asked if the transmission line would run along the distribution line on 1100 West. Scott Hughes explained that it would temporarily run along the distribution line on 1100 West. However, to support the necessary capacity, the line must be upgraded.

Mayor Billings directed Alpha Engineering to research the City's existing easement on 1100 West. Councilman Heideman suggested declaring this area a special improvement district to increase the impact fees from developers.

Kenneth Heaton suggested going further west for the roadway. Arthur LeBaron explained that this had been included in a master plan for many years. The master plan's purpose is to guide appropriate development within the community. They have extensively studied the road widths; he does not recommend narrowing them.

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

Scott Hughes reported that the cost of power has dropped. However, they are preparing to use the generators. He reported that the underground work for the substation is nearing completion. He encouraged the City Council to complete their registration for the UAMPS conference.

Matt Goodrich reported that they are finishing the sewer portion of 650 South. They have received sixty percent of the Confluence Park design. He anticipates that the ninety percent design will be ready in September.

Ken Richins reported that Mayor Billings signed the notice to proceed with the irrigation meter installation project. The department will install meters in the southern part of town next week.

Lynn Excell reported that an officer is resigning, three officers are in field training, and the new recruits are doing great. A new officer, who just exited the military, is starting the Police Academy on the 26<sup>th</sup>. The flood trailer is being lettered today and can be used as early as next week. There are sandbags available to the residents, and the locations will be advertised on media sources.

Larry Palmer reported that thirty-four building permits were issued in the past two weeks. Jimmy Johns passed their final inspection and will open this month.

Tiffani Wright reported that lunches are being served at the recreation center, and summer programs are going great. They are receiving positive feedback from the road closure. However, it is a long walk for the elderly to get to the building from the parking lot.

Page Chapman reported that the budget is on the agenda.

Weston Walker reported that the repair on 650 South is complete and should be backed filled before the weekend. The meeting for Toquerville Falls was successful and produced several funding ideas. The meeting was steered more towards tourism, but the repeater site needs to be improved. The group will meet again next month.

Arthur LeBaron mentioned the traffic control is prepared for the 4<sup>th</sup> of July. The road work for the turn lane on 700 West is complete. Mayor Billings asked Kendra to post flyers and posters to direct residents to the correct radio station during the fireworks. Mr. LeBaron feels posters are the best solution to avoid littering the state park. Kaden DeMille suggested using a QR code.

Fred Resch III reported that he researched other City park model ordinances. He determined that no other city treats park models differently from manufactured homes and recommends removing the ordinance.

Kaden DeMille stated there is an open position in the GIS Department, Police Department, and Golf Course.

Mayor Billings reported that residents have asked her and the City Council to consider lowering the ADU acreage requirement to a half-acre. Councilman Prete feels this will turn single-family residential into multifamily, and this should not be approached lightly. Dayton Hall reported that the Planning Commission discussed lowering the acreage. However, they do not have any recommendations at this time. The City Council agreed to send the request to the Planning Commission for further discussion. Mayor Billing listed the candidates running for City Council and explained that the election date has changed to November 21<sup>st</sup>.

#### **6:00 p.m. - Call to Order**

Mayor Nanette Billings welcomed everyone to the meeting.

Prayer, Thought, and Pledge: Mrs. Ballard

Declaration of any conflicts of interest  
None declared.

#### **Public Forum – Comments From Public**

Tracy Sahleen reported that the Street Department came to her house last week to repair the sidewalk. She has had severe health issues and nearly lost her life, and it was hard for her to walk on the damaged sidewalk. She thanked the City and the Street Department for their work and compassion towards her and her husband.

#### **OLD BUSINESS**

1. Ordinance 2023-ZC-10: Discussion and consideration of a **Zone Change Amendment request and related agreement for property located at approximately 2174 West 3000 South to contain an extraction overly with the existing underlying zone remaining, RA-1, residential one unit per acre.** Parcel numbers H-3376-A and H-3375. Washington County Water Conservancy District Applicant.

Mayor Billings reviewed the history of the agenda item. The staff has been working on an agreement with the Water Conservancy District, which is ready for consideration. Balance of Nature is ready to start Liberty Village after the zone change is finalized.

Dave Sanders motioned to approve the zone change. Seconded by Joseph Prete. Kevin Thomas, David Hirschi, Doug Heideman, Dave Sanders, and Joseph Prete – aye. Motion carried unanimously.

2. Discussion regarding **enforcement of the City's nuisance ordinances.** - Fred Resch III

Dayton Hall reported he made corrections to the draft and supports the form of the letters.

Joseph Prete reviewed the letters and feels the letters have the right tone. Councilman Heideman explained that the Beautification Committee is trying to approach these types of nuisances positively.

Joseph Prete motioned to approve the letters. Seconded by Doug Heideman. Dave Sanders, Kevin Thomas, David Hirschi, Joseph Prete, and Doug Heideman – aye. Motion carried unanimously.

## **NEW BUSINESS**

1. Consideration and possible **revocation of the Silver Flats Zone Change** due to the property owners not fulfilling the conditions of approval.

Dayton Hall reported that the last owner signed the development agreement, so he no longer recommends revoking the zone change.

2. Consideration and possible approval of an **Active Transportation Cooperative Agreement with UDOT** on a trail project along Sand Hollow Road - Arthur LeBaron

Arthur LeBaron explained this is an agreement between the Utah Department of Transportation, Hurricane City, Washington City, St. George City, and LaVerkin City to disperse trail funds. The City has budgeted a local match for the trail. He has discussed his concerns with the City Attorney. Dayton Hall reported that each City will sign this form of contract.

Kevin Thomas motioned to approve the Active Transportation Cooperative Agreement with UDOT on a trail project along Sand Hollow Road for \$179,400. Seconded by David Hirschi. Joseph Prete, Dave Sanders, Doug Heideman, Kevin Thomas, and David Hirschi – aye. Motion carried unanimously.

3. Consideration and possible approval of **Resolution 2023-25 declaring the proposed use of land qualifies as a valid public use** located at approximately 500 N State Street.

Arthur LeBaron explained that the resolution is required by statute. The goal is to create a good intersection on 500 North.

Kevin Thomas motioned to approve Resolution 2023-25, declaring the proposed use of land qualifies as a valid public use. Seconded by Dave Sanders. Joseph Prete, David Hirschi, Doug Heideman, Kevin Thomas, and Dave Sanders – aye. Motion carried unanimously.

4. Consideration and possible approval of **awarding a contract for Turf Sod Road Spot Improvements**

Arthur LeBaron reported the City only received a bid from Interstate Rock, and he recommends awarding the contract.

Doug Heideman motioned to approve awarding a contract for Turf Sod Road Spot Improvements to Interstate Rock for \$113,845. Seconded by Joseph Prete. Dave Sanders, Kevin Thomas, David Hirschi, Doug Heideman, and Joseph Prete – aye. Motion carried unanimously.

5. Consideration and possible approval of **Ordinance 2023-10 creating a Good Landlord Program**

Fred Resch III reported that this was adopted in the Moderate Income Housing Plan and is recommended by the state code. He explained that the business license fee is waived when a landlord completes the course.

Joseph Prete motioned to approve Ordinance 2023-10, creating a Good Landlord Program, subject to legal review. Seconded by Kevin Thomas. Dave Sanders, Doug Heideman, David Hirschi, Joseph Prete, and Kevin Thomas – aye. Motion carried unanimously.

6. **Public Hearing** to take comments on the following:

- a. 2023-2024 Fiscal Year Budget
- b. Proposed amendments to the 2022-2023 Fiscal Year Budget

- c. Agriculture Protection Zone on parcels H-3-2-3-344, H-3-1-4-21011, H-3-2-10-4471, and H-3-2-3-3315
- d. New impact fees for secondary water

No comments.

7. Ordinance 2023-ZC-13: Consideration and possible approval of a **Zone Change Amendment request located 191 W 600 N from MH/RV, mobile home/RV, to RM-1, multifamily 6 units per acre**, to build a duplex. Parcel number H-281-A-4-A. Silo One Investments LLC Applicant. Chris Potter Agent.

Mayor Billings reported that the Planning Commission voted five to one for a recommendation of approval. The dissenting vote was due to traffic concerns. Chris Potter reported that the only concern besides the traffic is keeping the driveway off 200 West. They may need a shared driveway with the neighboring duplex. Councilman Heideman has witnessed multiple people running the four-way stop, and he is concerned about the traffic and parking on 600 North. Mr. Potter feels that a shared driveway running north to south and extending the driveway on the east side will mitigate the parking concerns.

Councilman Thomas commented that there are many multifamily units in this section of town. He understands the need for affordable housing but does not want to continue setting this trend. Councilman Prete feels these homes are a good fit for the area, but his primary concern is the parking. Mr. Potter reported that the current driveway only allows the cars to back out onto the street. However, he intends to change the driveway to force the cars to exit straight onto 200 West. Councilman Hirschi is also concerned about the density on the north side of town, and this is one of the busiest four-way stops in town. Councilman Sanders voiced the same concerns.

Kevin Thomas motioned to deny the Zone Change Amendment request located 191 W 600 N from MH/RV, mobile home/RV, to RM-1, multifamily 6 units per acre, based on the poor conditions for parking. Seconded by Doug Heideman. Joseph Prete, Dave Sanders, David Hirschi, Kevin Thomas, and Doug Heideman – aye. Motion carried unanimously.

8. Resolution 2023-30: Consideration and possible approval of a **General Plan Amendment to adopt a Downtown Master Plan**.

Mayor Billings explained that the Downtown Master Plan had gone before the Planning Commission and was open for several Public Hearings. However, this is the first time the General Plan Amendment to adopt a Downtown Master Plan has been brought before the City Council. Tonight's agenda item is only a presentation. She read through the summary of the agenda item.

Ben Levensger reviewed the timeline for the project and explained that Master Plan is meant to be a vision for the area. They had a great turnout at the meetings, and he reviewed the feedback from the surveys. The consultant has identified a six block area representing the true core of the downtown area. He explained how each block was ranked during the assessment process. Based on market analysis, they have compiled a list of recommendations. The recommendations include first floor retail industries, implementing a vacant property ordinance, and incentives for developers or business owners. Public responses include a desire for curb, gutter, and striping on 100 North, creating curb bulb-outs, converting parallel parking spaces to angle parking, increasing signal timing, additional hardscape recreational surfaces, additional gathering places, and more vegetation to provide shade. Closing 100 West was a divided topic. However, there were more in favor of closing 100 West. The water concern was prominent in the survey; designing a rain garden and bioswales can help save water. The Downtown Master Plan includes recommendations to conduct a detailed leakage study to determine what money is leaving Hurricane City, adopt and enforce the international property maintenance code, develop a program to assist residents in rehabbing their homes, create defined crosswalks, incorporate biking lanes, and additional parking. He reviewed the map detailing the vision of the catalyst site.

Councilman Thomas reported that he previously commented that the church might be interested in upgrading its Family History Center. Some residents are concerned that the church might shut down the Family History Center if they are approached. That was not his intent.

Becky Holman is concerned about the lack of information regarding the Recreation Center. She is not in favor of the plan for dividing the blocks. Main Street Downtown and Main Street Rec Center are entirely different. Thirty two parking spaces are no longer accessible due to the closure of 100 West.

Clark Fawcett feels the community loves the current downtown area. He is not opposed to additional retail. He feels it is crucial to preserve the Family History Center.

David Stirland stated that plans usually come to fruition when they get passed. He agrees with Mr. Fawcett's comments. He does not think this plan is conducive to the Peach Days festivals.

Jarolyn Stout stated that the City Council follows plans as if they are laws and not a suggestion. The Peach Days committee is not in favor of this plan. The plan overlooks the existing events, and Hurricane City should support the successful event on the property. The plan will affect or eliminate Peach Days, pickle ball, and the car show. Hurricane City is fortunate to have this open space, and most community members do not want Hurricane City to mirror the image of St. George City. Hurricane is blessed to have the Family History Center.



Paula Arriola attended two open houses, and most of the residents were new. The car show donated their money to the all abilities park, and she questioned why the City was willing to remove the area utilized for the show.

Eric Sorenson noted that the noisy cars on state streets scare the children in the area. This area has many great activities, but taking space from those activities does not make sense. He commented that the pickleball courts need to be repaired.

Dave LeFevre thanked the City Council for this meeting. His biggest concern is the pickleball courts. The courts cannot stay the way they are, and he asked when the City will repair the courts.

Mayor Billings explained that repair of the pickle courts is in the City budget. Kaden DeMille explained that the plan is to reconstruct the courts. They may need to move the courts due to the problem with the tree roots.

Ken Ballard is against forcing unnecessary changes. There is no need to bring people to the downtown area; this plan will change the downtown atmosphere. It is important to consider noise pollution and the citizen's safety. His primary concern is the role of government. They should not dictate what the buildings should look like, and the City should not buy property to develop. He does like the additional parking and parks. He asked the City Council to step back and re-evaluate the proposal.

Bob Gowan volunteers at the Family History Center, which is an asset to the community. He applauded all of the comments made.

Michelle Peterson lives next to the Main Street Café, and they plan to stay here for the next thirty years. This will set a precedent for tall buildings. They left Washington City because of the increased development, and extensive development areas have increased crime. She is afraid of losing the precious green space.

David Hinton feels Ms. Stout said it the best. He would like more parking and green space but would hate to see the Family History Center leave.

Jeremy Pickering lives in the area and works for the City. Having a vision is a good idea, and he appreciates the work that has gone into this. He feels most citizens are struggling with the feeling that the plan is not capturing the community's needs. There needs to be more clarity as to how to implement this plan.

Fred Resch III stated that this is a 100-page document with recommendations, implementation, and strategies for the entire downtown area. The community center and pickleball courts will

be addressed in the upcoming Parks Master Plan. He would like the council to consider moving the catalyst site into the appendix as a future option.

Councilman Hirschi thanked the community for their input and Mr. Levenger for all his work. This was a reminder of the beauty that is already in the community. Mr. Levenger is concerned that the parking off state street will create noise pollution, and he suggested vegetation to block the noise. He stated it is not ideal for parking to be the first thing people see; a good comprise is a single-level retail building with parking in the back. Councilman Thomas stated that he liked the two-story buildings in the old downtown area, and the City needs commercial and professional offices downtown. He asked the citizens what they wanted to have on the strip from Tom's Clip Joint to the car lot.

Ms. Stout would like to extend the green space in front of the Community Center.

Mr. Stirland asked the City to present options based on the comments received tonight.

Ms. Holman thinks the surveys bias. She wants to make the area safer and more accessible.

A resident in attendance stated that she supports commercial development downtown and feels moving the greenspace to a secondary street would be safer.

Jeri Hinton attended the meetings; she did not feel allowed to say she didn't want something. The questions were yes or no without other options.

Mr. Sorenson commented that most attendees want to preserve the Family History Center and the pickleball courts.

Murna Trump would like to have a more significant rec center.

Michelle Peterson is not opposed to commercial development. She noted that she went to the meetings, and many the people did not understand what they were voting on.

Melody suggests taking sections from each part plan and producing something else.

Mayor Billings directed Mr. Levenger to bring two different renderings to the July 20<sup>th</sup> meeting. Mr. Levenger recommended another public input meeting before preparing additional renderings. Councilman Prete thanked everyone in attendance. He believes there is a need for more commercial gathering places. However, having millions of cars pass through State Street is not viable. Stopping the traffic for pedestrians would be a traffic nightmare. The City does need the tax revenue from commercial operations. He has serious concerns about the viability of accomplishing the vision in this area. He is concerned with the City's leadership role in the catalyst approach. Councilman Sanders feels that Peach Days is a big family reunion. He

understands that the buildings need to be torn down, and the consultant needs present ideas for the area. Councilman Heideman would like to hear suggestions for what the community wants for future generations.

David Hirschi motioned to continue the General Plan Amendment to adopt a Downtown Master Plan until July 20<sup>th</sup> to allow time for another public meeting. Seconded by Dave Sanders. Joseph Prete, Doug Heideman, Kevin Thomas, David Hirschi, and Dave Sanders – aye. Motion carried unanimously.

**9. Consideration and possible approval of Ordinance 2023-APA-01 approving an agriculture protection zone for parcels H-3-2-3-44, H-3-1-4-21011, H-3-1-10-4471, and H-3-2-3-3315. - Kenneth Heaton**

Mayor Billings provided a summary of the agenda item. Dixie Conversation District and the Planning Commission have recommended approval. However, Conservation District still needs to provide a letter of recommendation. Councilman Prete asked if the Conservation District had previously suggested denying approval of agriculture protection zones. Dayton Hall is not aware of any previous recommendation of denial. He reported that the ordinance allows the City to seek approval to condemn property within agriculture protection zoning. Mayor Billings reported that the Planning Commission recommended approval except for the build out of the master plan roadways and any space needed for the transmission line.

Kenneth Heaton feels that the community wants to maintain the smalltown dynamic. Hurricane is an agricultural place, and he does not want to lose his small family farm. The proposed roadway runs through his peach orchard and destroys his feed yard. The City has to return to the County Board if they plan to take the property for the roadway, and he feels the City will exercise its right to eminent domain. He is not convinced that the proposed roadway is the best option. It makes more sense for the roadway and powerline to go through the raw land. Councilman Prete appreciates Mr. Heaton's comments in the previous meetings. He understands that excluding the roadway in the agriculture protection does not accomplish Mr. Heaton's goal. It is vital to balance and embrace the growth and progress of the community.

Mayor Billings reported that other avenues were explored before the 1100 West proposal. 1100 West is the best solution for the least amount of money. Fred Resch III reported that the Planning Commission and staff's recommendation to exclude the master plan roadways is consistent with other approved protection zones. Councilman Hirschi asked if the City would have to reroute the roadway if the area was included in the protection zone. Mr. Hall explained that taking the property for the roadway is possible, but it is a complicated process. Councilman Heideman feels the alternative routes presented tonight are viable.

Doug Heideman motioned to approve Ordinance 2023-APA-01 approving an agriculture protection zone.

Councilman Prete explained that the City Council has yet to see the cost and modeling of the alternative options. It is important to make decisions based on all the information. The City Council is here to represent the City as a whole.

Melinda Rodemaker lives on 1100 West. She inherited farmland when her mother passed away. She promised her mom that the farmland would always remain within the family. She feels the developers should supply the infrastructure and implored the City Council to avoid taking her home.

Mayor Billings explained that an easement along the dedicated road enables the City to provide utilities to the area.

Councilman Prete stated that it is inaccurate to say that impact fees will cover the entire cost. They need all the information before they can make a sound decision.

Mr. Hall read from the agriculture protection code regarding eminent domain. If approved without excluding the master planned roadways, the City has to seek permission to exercise eminent domain. This would also eliminate the City's ability to have a master planned roadway for three other corridors. Councilman Heideman feels it is important to protect agriculture. Arthur LeBaron stated the transportation master plan is a framework for the buildout of the City. The City has gone through the process of legally adopting the transportation master plan. Excluding the roadways does not mean the City does not support agriculture. Councilman Hirschi feels it is premature to make any decision on the agriculture protection.

David Hirschi motioned to continue Ordinance 2023-APA-01 approving an agriculture protection zone until Alpha Engineering provides additional alternatives. Seconded by Joseph Prete. Doug Heideman, Kevin Thomas, Dave Sanders, David Hirschi, and Joseph Prete – aye. Motion carried unanimously.

**10. Consideration and possible approval of Ordinance 2023-11 adopting a secondary water impact fee.**

Mayor Billings read the summary of the agenda item. Ken Richins reviewed the current impact fee. The Conservancy District is allowing these systems because they plan to provide reclaimed water in the future. He thinks this is a win for the City and the District, and the goal is for development to pay for itself. Councilman Prete feels there will be a significant price escalation for the remaining water shares. Mr. Richins explained that impact fees are evaluated every five years. Dayton Hall reported that the impact fee statute governs impact fees, and staying within the capital facilities plan is essential. Glen Carnahan with Alpha Engineering explained the process of an impact fee study. Kaden DeMille noted that the City can bond to purchase water if necessary.

Dave Sanders motioned to approve Ordinance 2023-11 adopting a secondary water impact fee. Seconded by Doug Heideman. Kevin Thomas, Joseph Prete, David Hirschi, Dave Sanders, and Doug Heideman – aye. Motion carried unanimously.

**11. Consideration and possible approval of Resolution 2023-29 clarifying the scholarship program for Miss Hurricane**

Mayor Billings reported that Miss Hurricane and the Pageant Directors have asked to clarify the scholarship. She reviewed the proposed resolution, noting how the Miss Hurricane Pageant serves the community.

David Hirschi motioned to approve Resolution 2023-29 clarifying the scholarship program for Miss Hurricane. Seconded by Kevin Thomas. Roll call vote. Dave Sanders, Joseph Prete, Doug Hirschi, Kevin Thomas, and Doug Heideman – aye. Motion carried unanimously.

**12. Consideration and possible approval of Resolution 2023-27 approving the 2023-2024 Fiscal Year Budget**

Kaden DeMille explained that the budget is based on fund based accounting. The proposed general fund budget is \$18,350,501. This is an increase of \$1.1 million over the prior year. The overall budget is \$72,480,137. This is an increase of \$6.9 million over the prior year. There is an increase in the water budget to accommodate wells and repair the Sand Hollow water line. The additional generator was eliminated from the Power Department budget. Mr. DeMille noted the roadway project included in the budget. Paige Chapman included a budget summary in the packet. Mayor Billings asked if the Copper Rock tournament was included in the budget. Mrs. Chapman reported that they had included \$20,000 in the RAP tax fund for the Copper Rock Tournament. The City Council can increase or decrease that contribution. Mr. DeMille prefers that any additional funding for Copper Rocks is taken from savings.

Kevin Thomas motioned to approve Resolution 2023-27, approving the 2023-2024 Fiscal Year Budget as presented. Seconded by Dave Sanders. Joseph Prete, Doug Heideman, David Hirschi, Kevin Thomas, and Dave Sanders – aye. Motion carried unanimously.

**13. Consideration and possible approval of Resolution 2023-28 approving & adopting amendments to the 2022-2023 budget.**

Kaden DeMille reported \$1.7 million in unanticipated revenues, which will be used to offset expenses.

Kevin Thomas motioned to approve Resolution 2023-28, approving & adopting amendments to the 2022-2023 budget. Seconded by Doug Heideman. Joseph Prete, Dave Sanders, David Hirschi, Kevin Thomas, and Doug Heideman – aye. Motion carried unanimously.

**14. Consideration and possible approval of a polling location for the 2023 Election**

Mayor Billings read the summary of the agenda item. Councilman Hirschi wants a polling location. Councilman Thomas stated that this does not solve his concerns with elections. Councilman Hirschi feels the citizens want a location to vote in person. Penny James Garcia agrees with Councilman Hirschi. Voting in person is patriotic; citizens will vote in the person if the option is available.

David Hirschi motioned to approve having a polling location for the 2023 Election. Seconded by Kevin Thomas. Joseph Prete, Dave Sanders, David Hirschi, and Kevin Thomas – aye. Doug Heideman – nay. Motion carried.

Cindy Beteag reported receiving a variance to bypass the whole house vacation rental waiting list for having an ADA compliant vacation rental. She advised the property owner that the administration does not have the authority to grant that variance. The City Council is not in favor of approving that variance.

Kaden DeMille reported receiving the reverse engineering on the gym spaces. He reviewed the location, available utilities, and potential design of the building. Mayor Billings reported that the American Legion recommended a pavilion area on the north side.

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

Joseph Prete motioned to go into a closed meeting for the purchase of the property. Seconded by Dave Sanders. Kevin Thomas, Doug Heideman, David Hirschi, Joseph Prete, and Dave Sanders – aye. Motion carried unanimously.

**Adjournment:** 11:45 p.m.