

Minutes of the Hurricane City Council special meeting held on January 29, 2024, in the Springdale Town Hall at 118 Lion Blvd, Springdale, Utah at 6 p.m.

Members Present: Mayor Nanette Billings and **Council Members:** David Hirschi, Kevin Thomas (online), Clark Fawcett, Drew Ellerman, and Joseph Prete.

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, City Recorder Cindy Beteag, and City Resident Willie Billings.

AGENDA

6:00 p.m. - Call to Order –

Prayer: Clark Fawcett

Thought: Mayor Billings

Kaden DeMille stated the City has never had a mission or vision statement but he thinks it is a great idea to adopt them. It is a good time of year to start this discussion because the budget season is starting. The budget is the road map for staff to know the direction of the City. He handed out a list of core values and asked the Council which ones stood out to them when they think of Hurricane City. He would like to work with Council in the near future to determine a mission statement and vision. Mayor Billings read a few of the surrounding city's mission statements. Drew Ellerman suggested having tag lines. Mr. DeMille explained that a mission statement is why we exist, but vision is what we want to become. Every decision the Council makes affects our vision so if it is set now, they can make sure they are working towards it. The final step will be our strategy of how to achieve our vision. He feels we have great departments that keep the City running. Clark Fawcett pointed out every ordinance that passes also gives direction to staff. Council needs to evaluate how the ordinance affects everything and if it isn't how they want things then the ordinance needs to be updated. Joseph Prete commented that when the State adopts a new ordinance it goes through each house and committee and is vetted from every angle so there are many eyes on each ordinance getting a better result. Council discussed changing the process, so the Council views it first at a work session and then give direction to the Planning Commission. Mayor Billings asked each Councilmember to write down a vision and they will discuss each of them in a future City Council meeting. Willie Billings stated the vision needs to be clear and articulated well and it needs to be in front of everyone all the time.

A survey was sent out prior to the meeting with the following questions. 1. What do you feel like should be the city's biggest priority for this year's budget? 2. What are some of your goals or what would you like to see accomplished while you are in office? 3. What do you feel like are some of Hurricane's biggest challenges right now? 4. With the possibility of less available funds, which of all of general fund departments do you feel needs to be our focus, from a financial perspective, this year? Mr. DeMille shared the results of the survey. For question one Council thought the gyms, swimming pool, water looping system, street maintenance and other

infrastructure needs, expansion of power, streets, and water lines were the biggest priority. The results for the second question showed goals or objections to finish the four-gym building, swimming pool updated, construct the Veterans Park, secondary water, build water tank, 1100 West transmission, finish substation, start the plans for 600 N. substation, connect 2300 S to Dixie Springs, improve communication processes, improve how we do business, look at our codes and standards on how they fit into today's culture, keep residential neighborhoods undisturbed, get more neighborhood commercial, provide good jobs and good services, provide good services to the people at reasonable tax, and have intentional and visionary planning instead of being reactive.

The results for the third question regarding challenges showed power, water, and road connections; the need for infrastructure to all developments and the looping the systems together; the generation of more revenue to grow police, recreation, and a City Fire Department affordable housing; good high paying jobs; lack of neighborhood commercial; funding for street improvements; keeping government small and in touch with the public; approved PID's, poor communication with the community, keeping growth at a manageable pace; and land use entitlements granted in the past.

Mr. DeMille stated on question four the biggest priority showed streets and recreation. Public Works was a close third. Mayor Billings explained the reason she put Public Works is the infrastructure and connecting it all. Clark Fawcett voiced frustration because the City had plans and funding for road improvements to 100 North in place when he retired but nothing has been done yet. He mentioned the engineering for three big road projects were combined and done at the same time and he would never do that again. It tied up the process. The process needs to keep going and not bottle neck. Mayor Billings thinks there needs to be another person in Engineering and Public Works. Mr. DeMille commented Covid created a situation we have never seen. He agreed engineering on multiple projects should never be done together. Mayor Billings presented a list of the five-year plan on road improvements. Mr. Fawcett wants to see a maintenance list for every road within the City. He also wants to evaluate the requirements on roads concerning curb, gutter, and the landscaping strip. Mr. Ellerman suggested putting a deed restriction in place that says they have to pay in the future when it is ready to improve instead of requiring a bond. Council would like to look at each street to see what is needed. They are seeing push back now because people don't want curb and gutter because of all the curb cuts.

Mr. DeMille stated they need to pay careful attention to what is put in place because it will have to be maintained in the future. He is projecting we will get \$3.3 million in new funding and there is \$7.9 million already in the budget. He showed a spreadsheet that can divide the projects by year and money. Council can go through and evaluate what roads are the priority. He suggested creating a position for a project manager. They could take the lead on all the projects and do plan review. Mayor Billings stated that person needs to be a coordinator that can lead. She doesn't want department heads offended but they can focus on regular maintenance and the project coordinator can keep new projects and infrastructure going. Councilman Thomas was excused at 8:00 p.m.

Mr. DeMille stated the City has invested heavily in the police department over the past few years. Operational costs will increase with the gym. Mr. Fawcett stated the Council needs to look at future projects because putting all the money towards four gyms could cripple the City for a few years. Mayor Billings pointed out there are grants available. Mr. Fawcett questioned if they want to push that hard because then next year we will pay out of the general fund for operational costs of the gyms. Council decided they would hold a work meeting to discuss the recreation projects. Mr. DeMille stated the four-gym building could be built by next year but that could push other projects back. Council decided to not put the RAP tax application out because it will be used to help fund the four gyms. Mayor Billings mentioned the School District and Washington County have said they will contribute some funds towards the improvements to the pool. Mr. DeMille asked if the Council was in favor of putting a walking path inside the four-gym building around the top. If they are, he estimates it would cost just over five million for the building and track. However, there would be other additional costs because it would require an elevator. Council discussed creating passes for citizens to use all the recreation amenities. They directed Mr. DeMille to move forward with the four-gym building and include the track.

Mr. Fawcett asked if are we in a good position with wages or if additional funds would need to be set aside for that. Mr. DeMille explained they spent a lot of money to get everyone where they are and moved the increase to January instead of July. He stated the City offers a lot of benefits. He feels we are competitive and have a great culture.

David Hirschi asked about the golf course remodel. He stated a new clubhouse would have to be bonded but if we remodel then we have the funds. It would be incredible, and we are missing out on a lot of revenue by not having it. Mr. DeMille stated the golf course is self-funding so the remodel can move forward if that is what the Council wants. Council wants to move forward with the engineering on the remodel.

Copper Rock is asking for full sponsorship of their tournament. Mr. DeMille stated if we are putting in the gyms, we need every penny. Mr. Ellerman doesn't think they can continue with full sponsorship but they need to do something. Mr. Fawcett suggested taking some money from our golf fund to sponsor the tournament. Council agreed supporting for one more year at eighty-five thousand but with all the benefits that they offered for a three-year commitment. If they don't agree to that, then we will only do the twenty thousand that was set aside from RAP tax.

Willie Billings stated the big attractions need to be spread out throughout the city to help with streets and traffic. Mayor Billings commented that we need commercial and neighborhood commercial. There needs to be a good balance between residential and commercial. Mr. Hall stated if the Council doesn't want particular types of zone changes, then they need to communicate that to the planning staff so the planning staff can advise applicants as to what types of zone changes the Council is likely to support. Mr. Prete stated the Planning Commission and Council need to look at the overall vision of the City when reviewing applications. Mr. Fawcett stated the staff report should include whether the application meets

the General Plan and what the staff's recommendation is. Mr. Ellerman mentioned as the Planning Director for Washington City, he can't turn in a report without his recommendation. Mayor Billings feels it is important to know the staff's recommendations. She wants more information in the summary from the Planning Commission. The Council needs candid information of what staff's concerns are and if there is a concern how big of a concern it is. In the summary Joseph Prete would like to know who submitted it, the history of the item, if the attorney has reviewed it, the Planning Commission's dialogue, map of where it is located, and staff's concerns. Mr. Ellerman suggested having every department sign off on every item before it comes to the Planning Commission or Council. Items are not placed on any agenda until everything on the application is completed. Mr. Hall stated staff is currently making changes to ensure that incomplete applications are not placed on the agenda. Mr. Prete stated the agenda is going to change over the next few months with the preliminary plats not coming to them. It is a good time to focus on the goals and visions. He thinks they need to review the General Plan more often. Mr. Ellerman would like to remove multifamily as a permitted use in commercial. Mr. Prete would like sunset clauses in any PID approval. Mr. Hall stated if they see a PID application in the future and they are in favor of it, then he asked them to continue the item to allow him time to review the governing documents.

Mayor Billings asked Mr. DeMille to send out the core values that were listed at the beginning of meeting. She wants the Council to report at each meeting on what is going on in the departments they are over. She also asked Department Heads to be more specific about what is going on in their department when they give their reports. Council feels it is important for staff to be open and friendly and for the Council to have an open-door policy for residents. Mr. DeMille mentioned they are going to Mill Creek Common tomorrow for a field trip to see the City center. He envisions something similar in nature for the future project to the west of the City Office. We are out of space at the office. It needs to be addressed.

David Hirschi motioned to adjourn at 9:10 p.m. Seconded by Drew Ellerman. Motion carried unanimously.