

Minutes of the Hurricane City Council meeting held on February 1, 2024, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 4:00 p.m.

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

**Also Present:** City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Lynn Excell, Power Superintendent Scott Hughes, Public Works Director Mike Vercimack, City Planner Gary Cupp, Street Superintendent Weston Walker, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, Building Official Larry Palmer, Human Resource Director Sel Lovell, Water Superintendent Ken Richins, Finance Manager Paige Chapman, Planning Assistant Fred Resch III, Parks Superintendent Darren Barney, and City Recorder Cindy Beteag

## **AGENDA**

### **4:00 p.m. Work Meeting**

#### **1. Discussion with Hurricane City Water Department**

Ken Richins and Dayton Hall attended the water seminar in Cedar City, Utah. The seminar was hosted by the State of Utah and Washington County Water Conservancy District (WCWCD). Dayton Hall reviewed WCWCD's 20-year plan and a presentation comparing the expected growth and the necessary water supply to support that growth. Mayor Billings reported that the District used 1.2 billion gallons of water less in 2023 compared to 2022, despite a five percent increase in connections. Mr. Hall stated the District has started the process of developing a reuse water project. Councilman Hirschi asked if converting to a sprinkler system would save more water than flood irrigation. Mr. Richins confirmed that a sprinkling system uses less water than flood irrigation.

Mr. Richins explained that Hurricane City was awarded a zero percent loan from the Division of Water Rights to fund the irrigation expansion project, Gould's Wash Well, Sky Ranch Well, and the Sky Ranch Tank. He noted the location of the wells and water tanks within Hurricane City. Glen Carnahan with Alpha Engineering reviewed the progress of the current projects. He reported that the Sky Ranch tank is feeding into the high-pressure areas. The Sky Ranch Tank will go to bid in September of this year, and construction will take one year. He provided an exhibit of the secondary water expansion project and explained that the project would be executed in two phases to minimize roadway disruption. He anticipates a two-year construction period for each phase. The Sky Ranch tank is in the design process, and the project will go to bid in September 2024. The Dixie Springs well is anticipated to come online this year. The Gould's Wash Well project has been split into two projects with an anticipated completion date in June 2024. The Sky Ranch Well will be completed in two phases, with an anticipated completion date of November 2024. Kaden DeMille asked for an update on funding from the Natural Resources Conservation Service (NRCS). Mr. Carnahan reported that the NRCS is still reviewing the project. However, they have provided a commitment.

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

Kirra Dixon thanked Crystal Wright from the Power Department for her assistance in setting up the online timekeeping system. Mrs. Dixon reported that each department received training in the online timekeeping system, and nearly all employees are now submitting timecards online. Mayor Billings recognized Mrs. Dixon for completing this goal and putting it into place.

**1. Presentation from the Drug and Gang Task Force Team**

Chief Excell introduced Detective Leslie and Detective Erickson with the County Task Force Team and thanked them for their commitment to protecting the community.

Detective Leslie explained that the Washington County Drug Task Force was created in 1997. St. George, Washington County, Washington City, Hurricane City, and Adult Probation and Parole supply detectives to work with the Task Force. Detective Leslie reported that four hundred and twenty pounds of methamphetamine, fourteen pounds of heroin, eleven pounds of cocaine, 189,000 fentanyl pills, and thirty-nine firearms were seized in 2023. He noted that three ounces of methamphetamine and seven firearms were seized during the execution of search warrants in Hurricane City. Fentanyl powder, fentanyl pills, and one and a half pounds of methamphetamine were seized during a traffic stop in Hurricane City.

Detective Erickson reported that the Gang Division is now named the Focused Operations Group. They focus on gang crimes, gun crimes, human trafficking, prostitution, sex crimes, organized crime, street crimes, and terrorism. He reported that drive-by shootings and vehicle thefts dramatically increased in 2023. Detective Erickson is actively working on Brady denial cases. He explained that when a felon attempts to purchase a weapon, a Brady denial case is opened. He is actively working on solicitation of prostitution, solicitation of a child, juvenile criminal activity, and tracking criminal and gang activity.

Chief Excell mentioned the motorcycle gang location in the community is no longer a threat. He reported that there are several active phone frauds taking place. Many scams pertain to callers claiming that the individual has an arrest warrant and demanding payment to avoid arrest. The Citizens Academy is in its third week and going very well. There are two records clerk positions open in the Police Department.

Darren Barney stated with sadness that an employee of seventeen years passed away due to health complications. He was a supervisor, and the position has been opened in-house.

Scott Hughes reported that the department is focusing on the dirt work and sub-grading for the new substation. The pole that blew over on 3700 West did not hit the ground or cause any power outages.

Larry Palmer stated that six single-family homes, two condominium buildings with twenty-seven units, one townhome, and three industrial building permits were issued last week.

Tiffani Wright commented the Easter Car Show and Egg Hunt are coming up in March. The Farmer's Market will open soon and plans to run every Saturday until November. Joseph will be the Spring play. They are still working on the rights for the summer show. The basketball

program started this week. Many Community Center programs are already full, but they are still taking registrations for any program with an opening. The high school swim team is using the pool, and swim lessons start in April.

Mike Vercimack reported that seven plans have been approved in the past two weeks. The utility locator completes over one hundred locates weekly, and the Public Works inspector completes forty inspections weekly. The department is still in the process of implementing the new subdivision requirements.

Paige Chapman stated the December's financial statements are now complete. She will send budget spreadsheets to department heads to prepare for the upcoming budget year.

Arthur LeBaron reported that Hurricane City received a planning fund grant from the Dixie Metropolitan Planning Organization to evaluate the location of the Turf Sod Road between Washington Dam and the cattle guard. The bid opening for the Frog Hollow Rehabilitation will be on February 6<sup>th</sup>. Hurricane City will have a booth at the Dixie Transportation Expo on February 13<sup>th</sup>. The Statement of Qualifications for the Storm Drain Master Plan is due on the 20<sup>th</sup>. Mayor Billings requested a work meeting to discuss roadway improvements and landscape strips.

Gary Cupp is planning to hold General Plan trainings during the staff meeting portion of the City Council meetings. The Planning Department is updating the water elements of the General Plan. Moving forward, the staff report will include details on how the water fits into the District's requirements. He attended the Zion Corridor meeting today. The meeting focused heavily on the Regional Trail System and proposed bus stops.

**6:00 p.m. - Call to Order –**

Mayor Nanette Billings welcomed everyone and called the meeting to order.

Prayer, Thought, and Pledge led by Mayor Billings

Declaration of any conflicts of interest

None declared.

Minutes of the Regular City Council Meeting for December 7, 2023, January 4, 2024, and January 18, 2024.

David Hirschi motioned to approve all minutes. Seconded by Joseph Prete. Motion carried unanimously.

Discussion with the Youth City Council on the beautification of commercial properties was moved to the next meeting agenda.

Presentation by the Rotary Club regarding the Easter Car Show

Clint Lawton, the President of the Rotary Club, thanked the City Council for their support. He reported that the funds raised from the Easter Car Show support projects throughout the City. They are raising money this year for the Veteran's Memorial Park.

#### Presentation on the subdivision ordinance

Fred Resch III reported that Senate Bill 174 was enacted on February 1, 2024. Hurricane City Council passed an ordinance to address the new requirements. He reviewed the updated subdivision, preliminary plat process, and final plat review timeline. One of the main changes is that preliminary plats must include full construction drawings. He stated pre-application meetings are generally held on Thursday mornings; they are not mandatory but are highly recommended. Per State Law, the Planning Commission is now the approval board, and subdivisions must be approved if they meet the ordinance.

#### Public Forum – Comments From Public

Chris Wyler with Pecan Valley Resort explained that the resort could not obtain a Certificate of Occupancy (CO) before completing the clubhouse. He feels it will be beneficial for the City Council to tour the project to determine if the clubhouse should hold back the Certificate of Occupancies. Mr. Wyler reported that homeowners are seeking permission to utilize their homes personally. He explained that the homes would only be used as nightly rentals once the clubhouse was complete. Councilman Ellerman explained that per building code, buildings can only be used once a CO is issued. Dayton Hall clarified that Mr. Wyler is asking the City Council to reconsider their previous ruling to not allow COs on the resort's second phase before the completion of the clubhouse. Megan Walker reported that each home has a private pool, pickleball courts, and home theaters. She asked if this could be considered as alternative compliance.

#### OLD BUSINESS

1. Consideration and possible approval of an **assignment of the Hurricane Airport Land Lease** for hangar pad 7S 3W. Dave Houston/William Johnston

Dayton Hall reported that during the previous City Council meeting, questions were brought up regarding the ownership of the hangar. After researching the hangar pad information, it has been determined that the ownership is not in question.

Clark Fawcett motioned to approve the assignment of the Hurricane Airport Land Lease for hangar pad 7S 3W. Seconded by David Hirschi. Joseph Prete, Drew Ellerman, Kevin Thomas, Clark Fawcett, and David Hirschi – aye. Motion carried unanimously.

2. Consideration and possible approval of Resolution 2024-11 to **request the Washington County Water Conservancy District and State Trust Lands Administration to dedicate property** for the widening of Sand Hollow Road to its master-planned width.

David Hirschi motioned to approve Resolution 2024-11. Seconded by Joseph Prete. Kevin Thomas, Drew Ellerman, Clark Fawcett, David Hirschi, and Joseph Prete – aye. Motion carried unanimously.

3. Consideration and possible approval on a **preliminary plat for Sandwater Estates, a 153 lot single family subdivision** located at 4200 W 2300 S. Richardson Brothers Custom Homes, Applicant. Karl Rasmussen, Agent.

Mayor Billings reviewed the summary provided in the packet. Karl Rasmussen provided maps detailing the proposed access trail between lots 135 & 134, noting the location of the future detention basin. He reported that this item was previously continued pending a contractual agreement. The applicant requests to table the item to allow them to bring the plat forward when they are prepared to proceed with the project. Dayton Hall stated the contractual obligation proposed by the applicant does not correctly guarantee that the roadway will be built to service the subdivision. Councilman Ellerman asked if it is best to deny the item, requiring the applicant to go through the updated process when they are ready to proceed and waiving the applicant fee. Rick Richardson asked what the parameters would dictate them moving forward. Dayton Hall explained the applicant must provide approved construction drawings showing adequate public facilities for the development and proper bonding.

Drew Ellerman motioned to deny the preliminary plat for Sandwater Estates, a 153-lot single-family subdivision located at 4200 W 2300 S because infrastructure is not in place. The fee will be waived if the same project is brought forth within eighteen months. Motion died for lack of a second.

Clark Fawcett motioned to table the preliminary plat for Sandwater Estates, a 153 lot single family subdivision located at 4200 W 2300 S, for up to six months. Seconded by Joseph Prete. David Hirschi, Clark Fawcett, and Joseph Prete – aye. Kevin Thomas and Drew Ellerman – nay. Motion carried.

## **NEW BUSINESS**

1. Consideration and possible approval of the **local consent for a beer garden** at the Washington County Fair

Joseph Prete motioned to approve local consent for a beer garden at the Washington County Fair. Seconded by Drew Ellerman. Clark Fawcett, David Hirschi, Kevin Thomas, Joseph Prete, and Drew Ellerman – aye. Motion carried unanimously.

2. Consideration and possible approval of **supporting the Hurricane Valley Symphony**

Debbie Thorton, Julie Curtis, and William Wixom-Burdick, with Hurricane Valley Symphony, were in attendance. Debbie Thorton read the symphony's mission statement. She reported that the symphony is now a 501C3. However, they are asking the City Council to allow them to use the City logo, City newsletter, and social media to advertise their programs. Kaden DeMille mentioned several entities are requesting to use the City's logo and platforms as an advertising

outlet. He is not opposed to supporting the symphony or other nonprofit organizations. However, he feels there needs to be a policy in place to govern that use.

Clark Fawcett motioned approval of supporting the Hurricane Valley Symphony, recognizing that Hurricane Valley Symphony is an essential asset to the community, allowing logo use as a sponsor, and staff approval of advertisement. Seconded by David Hirschi. Drew Ellerman, Clark Fawcett, and David Hirschi – aye. Kevin Thomas and Joseph Prete – nay. Motion carried.

3. Consideration and possible approval of a preliminary plat for **Trails at Sand Hollow, a 673-unit multifamily development located at 4000 W Sand Hollow Road**. Brad Mabey, Applicant. Karl Rasmussen, Agent.

Mayor Billings reviewed the summary provided in the packet. Karl Rasmussen anticipates that the roadway will be completed in June. The bond is in place, and the water, sewer, and power are stubbed to the property.

Joseph Prete motioned to approve preliminary plat for Trails at Sand Hollow, a 673 unit multifamily development located at 4000 W Sand Hollow Road. Seconded by Drew Ellerman. Clark Fawcett, David Hirschi, Kevin Thomas, Joseph Prete, and Drew Ellerman – aye. Motion carried unanimously.

4. Presentation and discussion of **parks and trails master plan**

Gary Cupp reported that the second Public Input Workshop was held last week. Two hundred twenty-eight surveys were completed. Fifty-five percent of survey respondents feel the City meets the demands for programming and facilities. Mr. Cupp reviewed the presentation prepared by the consultants. The most used parks per the survey are Grandpa's Park, Community Center, Pioneer Park, and Dixie Springs. Survey respondents would like to have a variety of parks with an emphasis on parks along the river and connecting the gaps in the existing trail system. Mr. Cupp reviewed the results for the top ten recreation programs and discussed the safety concerns indicated in the survey responses. The drafted plan will be available for the public in March, and the finalized draft will be available in June.

Kevin Thomas was excused at 8:00 p.m.

5. Discussion and possible approval of **putting the pump track back up somewhere in the City**.

Tiffani Wright stated the pump track was originally located north of the Fine Arts building. It was removed due to continuous vandalism. The skating community adamantly wants an adequate pump track in the community. Councilman Fawcett feels the vandalism will continue regardless of the location. Mayor Billings asked if placing the pump track in its original location, with strict safety rules and a perimeter fence, was feasible. Darren Barney stated other communities fence and lock their track; he noted that it is crucial to have a camera system to discourage vandalism. Tiffani Wright will research more appropriate locations and report back to the City Council.

David Hirschi motioned to continue the discussion and possible approval of putting the pump track back up somewhere in the City. Seconded by Joseph Prete. Clark Fawcett, Drew Ellerman, Kevin Thomas, David Hirschi, and Joseph Prete – aye. Motion carried unanimously.

**6. Consideration and possible approval of Resolution 2024-12 appointing Kerry Prince to the Power Board**

David Hirschi motioned to approve Resolution 2024-12. Seconded by Joseph Prete. Clark Fawcett, Kevin Thomas, Drew Ellerman, David Hirschi, and Joseph Prete – aye. Motion carried unanimously.

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

No closed meeting was held.

**Mayor, Council, and Staff Reports**

Mayor Billings reviewed and provided her notes on the Mill-Creek Commons Tour.

Councilman Prete thanked the power and water department for hosting the Youth City Council meeting. He expressed his gratitude for the Council Retreat. He feels it was an excellent opportunity to discuss concerns and issues.

**Adjournment: 8:56 p.m.**