

Minutes of the Hurricane City Council meeting held on September 19, 2024, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 3:30 p.m.

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

**Also Present:** City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Lynn Excell, Power Superintendent Scott Hughes, City Planner Gary Cupp, Planning Assistant Fred Resch III, Street Superintendent Weston Walker, City Engineer Arthur LeBaron, Building Official Larry Palmer, HR Director Sel Lovell, Water Superintendent Ken Richins, and City Recorder Cindy Beteag.

## **AGENDA**

### **3:30 p.m. Joint Work Meeting with the Planning Commission**

Council members present: Kevin Thomas, David Hirschi, Clark Fawcett, Joseph Prete and Drew Ellerman. Planning Commissioners present: Mark Sampson and Brad Winder.

Pro Tempore David Hirschi called the meeting to order and offered a prayer.

Gary Cupp introduced two topics for discussion: the General Plan Map updated and a lot split concept. There is consideration of changing an area in the fields designated as single-family to rural residential. Which would require lots to be one acre or half acre. Fred Resch III stated the area includes 400 South to Angel Heights and 180 West to 1100 West. There are currently some areas that are zoned smaller than what is proposed so they are not included in proposed change. Drew Ellerman emphasized that the Council needs to be prepared for developers requesting zone changes in this area. He noted that if Hurricane continues to develop at its current pace, this area will likely become a target for smaller lot developments. He likes the protection this would add. Mr. Cupp added that Sand Mountain, currently marked as natural open space, is part of the future annexation plan. The suggestion is to change its designation to recreational open space to accommodate the activities already occurring there. Joseph Prete inquired about the benefits of annexing Sand Mountain. Clark Fawcett responded that annexation would allow the City to control its zoning, pointing out that the County once proposed residential units around the area. Mark Sampson noted that Ralph Ballard recommended incorporating plans for future road developments into the annexation plan for the east area of Hurricane. This inclusion aims to secure funding for the City and improve traffic flow on SR-59.

Mr. Cupp next pointed out the area right off SR-7 around Sullivan Knoll. The plan suggests changing this designation to light industrial or business to better align with existing uses. He noted the intention to expand the industrial business zone toward SR-9 and mentioned additional areas, marked in hashed lines, that are being considered for updates based on discussions with the Planning Commission. The goal is to ensure the General Plan reflects the actual land use, particularly in areas that are currently designated as planned community but

have shifted towards commercial use. Councilman Ellerman suggested that on the west side of 2800, the first 200 to 300 feet should be designated as commercial, stating it's too large of a road for housing to along it. He also recommended extending this designation to at least part of 600 North. Mr. Cupp responded that zoning entitlements are already in place for that area. Councilman Ellerman clarified that while existing zoning remains, updating the General Plan to commercial would provide a backup option for future developments without affecting current entitlements. This way, if current plans don't come to fruition, the next development would have to align with the new commercial designation. Mr. Cupp noted that the current planned community designation already allows for some commercial options. Mr. Resch III mentioned he reviewed the construction plans for this area today and they have already started grading. Mr. Cupp stated that the Planning Commission will discuss this next week and make a recommendation to the Council. Mr. Sampson suggested adding industrial use on the East Bench. Councilman Ellerman agreed, though power and water aren't yet available. Arthur LeBaron noted that access to SR-59 would need improvements. Mr. Sampson asked if moving the airport to that area was still being considered. Councilman Fawcett stated that the FAA wouldn't help with that so it would be at the City's expense. Mr. Cupp pointed out that it's a scenic area where people may want to live, but if the Council wants it zoned for industrial use, they can do so. Councilman Fawcett emphasized the need for services in the area and suggested spreading out commercial zones to avoid congestion on SR-9. Councilman Thomas inquired how the Council felt about changing the field areas to rural residential. Councilman Prete expressed his preference for larger lots in this area. He noted that while developers could request smaller lots as projects arise, the current designation communicates to the public that larger lots are the desired standard. Councilman Ellerman agreed, saying it would protect the area. Councilman Thomas asked if future school sites should be designated. Mr. LeBaron responded that the school district owns land north of Dixie Springs and the Dunes, which should meet future needs.

Gary Cupp discussed the proposal to create a process for subdividing existing single family zoned lots into two individual parcels, referred to as a "domestic lot split." The aim is to encourage infill development and increase housing supply without raising density. The concept envisions maintaining density levels similar to that of accessory dwelling units (ADUs), thus providing families with affordable housing options and the ability to sell or rent the new lot. The proposal would allow for administrative approval of these splits in single-family zones where public facilities are already available. Qualifying lots would need to be a minimum of 10,000 square feet, but the plan suggests not strictly adhering to existing minimum lot size requirements. Additionally, reduced setbacks and potentially relaxed access requirements, including private access easements, are being considered. He emphasized that this is an initial concept and subject to further discussion and refinement. Councilman Ellerman expressed that he would only consider the proposed lot splits if the newly created parcels were sold rather than used as rentals. He noted that property owners already have the option to rent out their ADUs. Additionally, he pointed out that splitting the lots would result in the creation of another parcel, leading to increased taxes and impact fees for the owners. He stated he would not

support any lot splits in parcels smaller than the minimum size of the smallest zone in the City. Mr. Cupp highlighted that there are still several details to be worked out regarding the proposed domestic lot split, which aims to increase housing options without altering the existing density. The proposal will be circulated among all departments for input. The State may mandate something similar to this, so the goal is to proactively create a solution that aligns with the city's objectives. Further refinements will be made before bringing the proposal back to a future work meeting. Councilman Ellerman expressed interest in considering deed restrictions for additional protection.

The work meeting adjourned at 4:45 p.m.

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

Fred Resch III announced that the Planning Commission has approved the site plan for both the four-court gym and Applebee's.

Gary Cupp stated they have been working on the General Plan update and lot split concept. He invited anyone interested to attend the housing accelerator workshop scheduled for tomorrow. He noted that he and Mr. Resch III will be attending the Planning Conference on October 10-11.

Arthur LeBaron stated the 100 North project is currently out to bid, and a strong response is anticipated. The bid opening is scheduled for next week, with the bid award anticipated to be presented at the Council meeting on October 3. The advertisement for the four-court gym project has been circulated, with bids due by October 15. The award for this project will be included on the October 17 agenda. He explained the contractor on the 100 North project will have the authority to close road sections as work progresses. He is hoping to start the project by December 1<sup>st</sup>, but the contractor will set the schedule once it has been awarded. He mentioned there were a lot of changes to the Peach Days Parade, and a follow up meeting is planned for next week to evaluate the event's success.

Kaden DeMille provided an update on the new gym, noting that one of the floors has been completed, and painting is scheduled for next week. He anticipates the project will be finished by the end of the month and plans to send out pictures. The basketball hoops have been installed.

Weston Walker mentioned his team is currently focused on training new employees. They completed diagonal striping on Main Street before Peach Days, having initially done only one block, but will extend it further north upon the Council's approval, which was granted. A no-parking area was marked along 600 North near Valley Academy, along with the installation of a turn lane. The Quail Pipeline project is progressing, with paving scheduled for October 8<sup>th</sup>. They have already completed paving along Harrisburg. The entire project is expected to be finished by the end of the year.

Larry Palmer reported that since the last Council meeting, the City has issued permits for 22 single-family homes, 16 townhome units, and four commercial buildings, indicating a steady

influx of permits. He also noted that Standard Plumbing/Sprinkler World has opened, and the grand opening for Ace Hardware is anticipated to be around November 9<sup>th</sup>.

Scott Hughes announced that they are wrapping up several projects and noted that two employees have begun their apprenticeships, while one job opening remains. He invited everyone to attend Public Power Day on October 1st at 4 p.m. Additionally, UAMPS is hosting a Zoom call on September 30 at 2 p.m. and October 1 at 9 a.m. to discuss natural gas, and he encouraged participation in either session, as both meetings will cover the same topics, including the contract governing the operation of all the plants.

Chief Excell reported that the Hurricane Police Department's August 2024 statistics showed an 11% decrease in total incident reports compared to August 2023. Arrests increased by 16%, fraud cases decreased by 80%, retail theft was down 60%, and traffic offenses rose by 108%. He highlighted the use of speed feedback signs, noting that one on 700 West tracked 27,108 vehicles in 15 days, and another on Sand Hollow Road recorded nearly 142,000 vehicles in less than a month. The data from these signs helps with more efficient traffic enforcement. He also addressed the recent graffiti issues in local parks, praising School Resource Officer Craig Stowe for successfully resolving all cases. Officer Stowe collaborated with Ace Hardware to obtain transaction details and surveillance footage, leading to the identification of a juvenile suspect. The suspect has been charged with nine counts of vandalism and will be required to pay restitution. He expressed gratitude for the success of the 911 event held at the fire department. On staffing updates, he announced the onboarding of a new police officer on the 30th of this month, a six-year veteran from Lehi Police Department. Additionally, an entry-level officer is set to begin mid-October and will attend the Utah Police Academy in Salt Lake City starting October 21st. A new Animal Shelter Attendant has been hired. Additionally, he is working on an alternate school crossing guard position to ensure coverage when needed. He commented how great all of the crossing guards are. Kaden DeMille clarified that the revenue generated from citations goes into the general fund, to which Chief Excell agreed, noting that they have seen an increase in revenue since the new prosecutor took office.

Ken Richins provided an update on the water department's activities, highlighting the progress on the Sky Ranch water tank design, which is nearing completion. The department plans to bid out the project next month to take advantage of favorable pricing in the fall. He noted that the West Well is performing well and will likely be shut off in early November until April. However, there have been ongoing issues with the Sky Ranch well, preventing it from being operational, and he will provide further updates as they become available. He will be attending a state groundwater study to address claims that the aquifer is being depleted. He mentioned that data from the West Well indicates the aquifer is not being over-extracted, as levels return to their original state from November to April. He believes the data will be valuable in countering the claims and assisting the state in its study.

Mayor Billings reported on a meeting with state engineers, who proposed holding a public meeting on December 17. Expressing concern about attendance during the busy holiday season, she sought the Council's opinion on whether to proceed with that date or postpone it

to January. The Council unanimously agreed to postpone the meeting to January for better public participation.

Sel Lovell noted that the only open position currently is for a journey lineman, along with some positions in the Parks department. He mentioned that the recent employee golf tournament was a success, despite one injury involving a broken finger. There were 62 employees who used their sick leave wisely that received gift cards and were entered into a drawing for larger prizes, indicating positive employee engagement.

Dave Houston reported that the seal coat project for the airport's ramp, runway, and taxiways has been completed successfully. The project required relocating all airplanes to accommodate the work. During the airport board meeting last Tuesday, no votes were taken, but several issues are being addressed that will need to be presented to the Council in the future. He also expressed gratitude to Weston and the Streets Department for their efforts in patching areas of the ramp and taxi lanes, which have been settling due to collapsible soil, noting concerns about potential damage to aircraft if not properly addressed.

Dayton Hall noted that there have been numerous meetings with the Water Conservancy District, during which questions about the Council's communication with the District arose. He clarified that he does not have a problem with Council members speaking to the Water District, viewing them as partners rather than developers. He mentioned that the Mayor attends all board meetings, while he serves as the city's representative in water group meetings, Ken Richins participates in technical advisory committee meetings, and Kaden Demille serves on the AAC Board so they are all available to answer questions too.

Kaden DeMille stated the new microphones have been installed.

**6:00 p.m. - Call to Order –**

Mayor Billings welcomed everyone to the meeting.

Prayer, Thought and Pledge led by Officer Kraig Stowe.

Declaration of any conflicts of interest

None declared.

Minutes of the Regular City Council Meeting for August 15, 2024, and special meetings August 22, 2024, and August 23, 2024

Kevin Thomas motioned to approve the minutes as written. Seconded by David Hirschi. Motion carried unanimously.

Presentation on the proposed Applebee's restaurant

Stan Synkoski presented the proposal for a new Applebee's restaurant, highlighting that the franchise, known as Apple Mountain, operates nine locations and will soon expand to Hurricane. Established in 2017, Apple Mountain is a family-owned business with the exclusive Applebee's franchise in Utah, employing over 450 team members across its locations. Within

three years of taking over the franchise, they were awarded Franchisee of the Year, and two of their nine managers have been recognized in the top 1% of their peers. He noted their strong community engagement, including serving over 5,000 veterans on Veterans Day last year, and their commitment to maintaining high standards for both interior and exterior restaurant conditions. With 25% of their sales coming from takeout, they aim to begin operations as soon as possible, with hopes of opening by early next year.

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

Jess Ellwanger addressed the Council on behalf of flight instructors at Hurricane Airport, expressing serious concerns about unpaid debts to the FAA that jeopardize safety and the airport's future. He noted that an expected grant for an Automated Weather Observing System (AWOS) may no longer be viable, leaving students training without essential safety measures. He stated that the City's failure to pay its debts could impact funding and support for the airport, posing risks not just for the airport but for the entire community. He clarified that the funds in question are not related to COVID-19 assistance, contrary to previous claims, and urged the Council to take the situation seriously. He concluded by stating that instructors are gathering information to communicate directly with the FAA regarding safety inspections and maintenance.

Dave Haller expressed his concern regarding the garbage management around new development more specifically the Hurricane Views development. He noted that the wind frequently blows debris out of the dumpsters, leading to a mess in the area. There is a need for closer monitoring of the situation, as large items are being scattered by the wind. He suggested that general contractors should face fines if they fail to maintain proper waste control.

Scott Freeman, a hangar owner and flight instructor, addressed the Council regarding the airport's recent challenges, particularly following the disapproval of a lighting project. He highlighted the airport community's proactive approach to noise abatement, resulting in one of the lowest noise complaint rates in the country. He referenced a letter from the FAA indicating that the City must repay a previous grant before any new grants, including for an Automated Weather Observation System (AWOS), can be issued. He expressed disappointment that the airport community was not adequately informed about the urgency of the repayment deadline, which could jeopardize future funding for crucial projects. He urged the City Council to consider the broader implications and work toward a resolution.

Mayor Billings addressed the situation regarding FAA funding, noting that the FAA mentioned the funds in question were COVID-related. She acknowledged the letters sent regarding this issue and clarified that the Council has yet to make a final decision. The FAA will halt further funding until the matter is resolved. She stated that the ongoing operations at the airport remain safe as nothing has changed. She praised Mr. Freeman for his efforts in managing community relations concerning noise complaints. She acknowledged the presence of trash in Hurricane Heights, stating it will be addressed.

#### **OLD BUSINESS**



1. Consideration and possible approval of Ordinance 2024-07 amending Title 10, Chapters 11, 13, and 50 to add a new zoning classification R1-4, residential one unit per 4,000 square feet. Hurricane City, Applicant

Kevin Thomas explained that this proposal originated from a developer who wanted a smaller zone in a location where it wouldn't typically be allowed. He has been working on creating a zone smaller than those currently permitted. Extensive discussions have been held to prevent issues like insufficient parking and narrow streets. Restrictions have been built into the proposal to ensure it benefits the community. Mayor Billings read the restrictions outlined in the meeting packet and expressed support for smaller developments to make housing more affordable, rather than just larger projects aimed at maximizing lot numbers. Councilman Thomas noted that a development agreement could be requested with the zone change to impose additional limits. David Hirschi added that while these could be good starter homes, he's concerned that it may just increase density without addressing underlying issues.

Gary Cupp mentioned that some newer developments already have smaller lots than those proposed, with prices around \$300K. Councilman Thomas added that if developers sold the lots directly for people to build their own homes, it could be more affordable. He stated everyone needs to work together to find solutions. Joseph Prete shared that when he was first married, he lived in a community with similar homes, but it was enhanced by amenities like trails and lakes. Without such amenities, he felt the homes alone wouldn't be as appealing. He acknowledged the need for affordable housing but stressed the importance of vetting this proposal properly. He pointed out that this is a zoning change, not a specific project, and while it can be halted if it's not successful, vested rights would still apply at that point. The Council needs to determine how they want the community defined. He also raised concerns about road width, arguing that if this zoning were permitted, streets should be wider to accommodate parking. Mr. Cupp added that this new zone would need to be evenly distributed across the city. Councilman Prete pointed out that they can't predict how many developers might take advantage of the new zoning, while Councilman Thomas argued that it provides an alternative to the higher-density developments they've been seeing. Councilman Thomas mentioned the recommended road widths would accommodate street parking. Clark Fawcett expressed his preference for 4,000-square-foot lots over the high-rise apartments being developed, stating that smaller lots are less disruptive to the community and its natural environment. Drew Ellerman mentioned that he is aware of other cities that have implemented similar zoning changes, and he plans to reach out to them to see how it worked. While he likes the idea of including trails, he noted that amenities like parks and trails increase costs, and given the current housing crisis, he believes it's necessary to scale back on these features. He supports the new zone and agrees with the 5- and 10-foot side setback requirements, adding that it should only be allowed next to smaller zoned areas.

Councilman Prete stressed that amenities are crucial for developments to avoid becoming slums, especially in dense areas, which benefit from breaks like parks. He suggested using a

Planned Development Overlay (PDO) to include such amenities. Fred Resch III added that they could incorporate a requirement for open spaces and amenities, similar to what is mandated for multifamily projects. Councilman Fawcett stated that he feels fairly positive about the proposal but would prefer waiting for Councilman Ellerman to research other similar projects before making a motion.

Clark Fawcett motioned to continue Ordinance 2024-07 to the first meeting in December to allow Councilman Ellerman time to speak to other cities that have adopted a similar zone. Seconded by Kevin Thomas. Motion carried unanimously.

Kevin Thomas stated he received an email after their discussion tonight with a site plan that meets the current ordinance that is being discussed. He showed the site plan with two open spaces and the floor plan for the house. It is about a five-acre development. They could do this with a PDO and development agreement. Councilman Prete stated an area three times the size of this would have more potential to be a slum area. Councilman Thomas pointed out they can discuss having smaller requirements. Mayor Billings stated connector streets are important. Councilman Fawcett agreed adding without them it just puts everyone back to the major roads to get around creating the bottlenecks they previously discussed.

Mayor Billings took new business 1 next. These minutes are in the order of the agenda instead of the order they were addressed by the Council.

2. Consideration and possible approval of an amended water savings agreement for the proposed irrigation expansion project. -Dayton Hall

Mayor Billings shared that she, along with Kaden DeMille, Dayton Hall, Ken Richins, and Mac Hall, met with the Water District earlier that day. The Water District approved a water savings contract to meet NRCS's requirement, and the District has signed the agreement. While the Nature Conservancy has yet to sign, they have expressed agreement with the terms. The Fish and Wildlife is not a signatory, but they also support the proposal. Mac Hall noted that while the Canal Company is on board, he was surprised by the project area and the acre-feet requirements, clarifying that he had misunderstood the map presented by Mr. Richins. After speaking with the Project Engineer, Mac Hall suggested that the City clarify the map and acre-feet details with the Water District before proceeding. The agreement currently limits the City to 6,000 acre-feet across the entire irrigated buildout area, not per development as initially thought, which could result in a shortfall, requiring the City to purchase additional water from the District. Dayton Hall recommended reviewing the key terms of the agreement to gauge the Council's position and agreed that updating the map is crucial. Mac Hall added that Interstate Rock will extend their bid, reducing immediate time pressure on the project.

Dayton Hall reviewed the terms of the proposed contract. Dayton Hall explained that the District will be allowed to divert up to 193.38 acre feet of the City's water into one of the



reservoirs or the river for the benefit of threatened or endangered species. Water that is diverted from the River by the Conservancy District will be used in the historical use areas, and the City will agree that the water will be limited to use in these areas. The City further agrees to not acquire more shares in the Canal Company than is necessary to deliver water for municipal and industrial purposes to the portion of the service area depicted in Exhibit B. Mr. Richins commented he thinks they want to limit the City building a treatment plant or something that would compete with them. Dayton Hall continued his review of the proposed contract, explaining that there will be water efficiency from this project. That saved water may be utilized by other irrigators. When the area is fully developed the Water District shall deliver water to this area for outdoor irrigation, but it won't be more than 6,000-acre feet per year. He stated since the contract was approved by the Conservancy District Board earlier in the afternoon, the City has been working to confirm that the limitation is workable. The City's water engineer thinks that will be really close but if we are off then we will have to buy more water from the District. Mayor Billings stated she doesn't think it is right to not let the City purchase water shares and keep the water in Hurricane. Mr. Richins explained we would need to pick up certain amount of acre feet depending on lot size. He doesn't think that is a game changer to approve it at 6,000-acre feet. He stated this isn't perfect but something like this will extend the life of the city.

Dayton Hall continued his explanation, explaining that all the parties will get together on an annual basis to discuss the operation of the agreement and the system. The City agrees that within this area the City will adopt the District's landscaping standards, including future standards. After negotiations today, the parties agreed to add language clarifying that future landscaping standards would not limit agricultural uses. Section 5 was inserted to protect the City's ability to move water within our system. This is a 20-year agreement. He mentioned there is a clause that states that the contract only comes into effect if the City receives the NRCS funding. Mr. Richins stated the only thing he is uncomfortable with on the map is the area along 600 North is not included. We need to disclose that the area is bigger than what we thought. He doesn't see a problem with not purchasing more water than what we can use. Mayor Billings asked he felt the allowed acre feet number needed to be readjusted. Mr. Richins stated he thinks we are pretty close. Dayton Hall asked if the Council had any other concerns other than the map. If they do, then it needs to be discussed but if that's the only thing then they can move forward if the other parties all agree to update the map. Mayor Billings mentioned NRCS stated they could apply for other funding if this is approved. Mr. Richins stated the next two agenda items aren't ready to be awarded yet and need to be continued so the Council can discuss financing options. He stated they may be able to negotiate with the contractor to build it in different phases. Mac Hall stated he thinks this is the best we are going to get. Dayton Hall pointed out they have been negotiating the specific terms of the proposed contract for months. The Council needs to decide if the conditions within the proposed contract are acceptable to receive the NRCS funding. If the conditions are not acceptable, then the City can take a step back and reevaluate the project.

Kevin Thomas motioned to approve the agreement including an updated map showing the boundaries. Seconded by David Hirschi. Motion carried unanimously.

3. Consideration and possible approval of a bid to construct phase 1 of the City's irrigation expansion project - Ken Richins

Ken Richins asked for this item and the next to be continued until October 17<sup>th</sup>.

David Hirschi motioned to continue to October 17<sup>th</sup>. Seconded by Clark Fawcett. Motion carried unanimously.

4. Consideration and possible approval of a bid to construct the irrigation pond, filters, and booster station for the irrigation expansion project - Ken Richins

Joseph Prete motioned to continue to October 17<sup>th</sup>. Seconded by Drew Ellerman. Motion carried unanimously.

5. Discussion regarding public infrastructure and possible approval to move forward with a power line extension to the area south of Sky Ranch - Mike Vercimak and Scott Hughes

Mayor Billings read the summary provided in the packet. "This item was continued from the last meeting. One of the applicants for this line extension was not present at the meeting and had requested the item be continued. Also, there were discussions regarding the details of the proposed power line extension, other needed infrastructure, and the status of the well currently being drilled to possibly support development in the area." Scott Hughes explained that originally five applications came to the Council together but since then they have come through individually. If they get approvals, then they will group them together moving forward. He stated they have been bringing these as a preliminary item that will have to come back for final approval but in the future, they only want to come to the Council once. He stated new business 2 and one that was approved previously could be lumped together with the first five. Clark Fawcett stated he wants to see the plan for all infrastructure not just power. Mayor Billings mentioned she met with the Sewer District, and they are moving forward with extending services through Copper Rock. She explained the City helped Copper Rock get easements and now they are not willing help other developments.

Kent Stevens online explained they are the property owners south of Sky Ranch. He stated they have an alternate route to get sewer there if for some reason the easement through Copper Rock doesn't work. Again, Councilman Fawcett stated he would like to see the plan for all infrastructure not just the power. Then he would feel comfortable approving them moving forward. Patrick Jacqueline stated they have will serve letters from the Water Department and Ash Creek. They have done all the soil and drainage testing. The fire chief wanted sprinklers installed in the homes due to water flows. Councilman Prete asked about the status of the well.

Mayor Billings explained the tank will bring the flow rates and if the quality of water in the well isn't enough then it will be used for irrigation.

Kevin Thomas motioned for a limited and preliminary approval to continue exploring the powerline extension to the area south of Sky Ranch. Seconded by Drew Ellerman. Motion carried unanimously.

### **NEW BUSINESS**

1. Consideration and possible approval of a proclamation joining Washington County Youth Coalition (WCYC) in a 2024-2025 Alcohol-Free School Year for Youth - WCYC Coalition

The Washington County Youth Coalition introduced themselves and explained they are asking for the Council's support in a healthy community. They presented new proclamation declaring 2024-2025 alcohol free year for the youth. They read the proposed proclamation. Mayor Billings thanked the Coalition for bringing this to the Council and recognized Hallie Bridges for all her work in helping with this. She stated the Council's goal is to support not only recovery from addictive behaviors but also focus on prevention efforts to protect people from future addiction issues.

Joseph Prete motioned to approve the proclamation. Seconded by David Hirschi. Motion carried unanimously.

2. Discussion and possible approval of a Power Line Extension request for Hurricane Cliffs. - Todd Getz

Rick Richardson stated they are in the same situation as the other applicants, but they don't have the same issues with the other utilities.

Kevin Thomas motioned for a limited and preliminary approval to continue exploring the powerline extension request for Hurricane Cliffs. Seconded by Drew Ellerman. Motion carried unanimously.

3. Discussion and possible approval of a Power Line Extension request for Strawberry Fields. -Kyson Spendlove

Scott Hughes explained this development is on 400 West. This property is unique because the power feeding from 650 South and the power coming from 1300 South don't meet. There is also power coming across the fields but if this moves forward the old dairy line will be eliminated. He stated the line going south is underground but the line running north is overhead. They would upgrade the line through this subdivision and then it would go underground.

David Hirschi motioned for a limited and preliminary approval to continue exploring the powerline extension request for Strawberry Fields. Seconded by Kevin Thomas. Motion carried unanimously.

4. Consideration and possible approval of an Asset Purchase Agreement with Rocky Mountain Power to purchase power line infrastructure and associated easement extending east from Angell Heights over the Hurricane Hill. -Scott Hughes

Scott Hughes reminded the Council they talked about this in a closed session a few months ago. He got the head nod to continue negotiating this purchase. This agreement added five more poles past the Honeymoon Trail which upped the price up a little. The value here is the easement we will gain that will help facilitate a solar farm if it is built.

David Hirschi motioned to approve the Asset Purchase Agreement in the amount of \$17,794.00. Seconded by Joseph Prete. Motion carried unanimously by a roll call vote.

5. Discussion and possible approval of a power connection fee update. -Scott Hughes

Scott Hughes explained the current connection fee is for residential that includes the price of the meter. This can be a 200- or 400-amp services. The 400 amp takes a bigger meter but, in the past, they were similar in price. They have raised the price of the larger meter by more than double. The proposed rate will cover the cost of the meter. Cindy Beteag stated this item needs to be done by Resolution which a draft has been put in front of the Council. Dayton Hall read the Resolution.

Joseph Prete motioned to approve Resolution 2024-35 approving a power connection fee update. Seconded by Kevin Thomas. Motion carried unanimously by a roll call vote.

6. Mayor, Council, and staff reports

None reported.

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

Dayton Hall stated there are three items to discuss; Strategy session to discuss collective bargaining, pending litigation, and sell or purchase of real property. Joseph Prete motioned to go into closed session at 8:53 p.m. for the items Mr. Hall stated. Seconded by Clark Fawcett. Motion carried unanimously.

**Adjournment:** Drew Ellerman motioned to out of the closed meeting and adjourn at 10:15 p.m. Seconded by Joseph Prete. Motion carried unanimously.