



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

City Council

David Hirschi
Kevin Thomas
Clark Fawcett
Drew Ellerman
Joseph Prete

Hurricane City Council Special Meeting Agenda

July 23, 2025
3:30 PM

City Council Chambers 147 N 870 W, Hurricane

Notice is hereby given that the City Council will hold a Special Meeting in the City Council Chambers 147 N 870 W, Hurricane, UT. [Meeting Link on Webex](#) Meeting number: 2630 456 5376 Meeting password: HCcouncil Join from a video or application Dial 26304565376@cityofhurricane.webex.com. You can also dial 173.243.2.68 and enter your meeting number. Join by phone +1-415-655-0001 US Toll Access code:26304565376. A silent roll call will be taken, followed by the Pledge of Allegiance and prayer by invitation.

3:30 p.m. - Call to Order

Prayer

Pledge of Allegiance

New Business

1. Presentation and request by Pecan Valley area developers served by Turf Sod Road for **City participation in financing and constructing a second paved access road** needed to satisfy the International Fire Code
2. **Closed Meeting** pursuant to Utah Code section 52-4-205 to hold a strategy session regarding a proposed development agreement and reasonably imminent litigation
3. Reconsideration and possible approval of **amending the Street Department's 5-year improvement plan** to include and prioritize the immediate construction of a second paved access road for development in the Pecan Valley area, currently only served by Turf Sod Road

Adjournment

I hereby certify that the above notice was posted to the city website, (www.cityofhurricane.com) posted to the state public notice website, and at the following locations:

1. City office – 147 North 870 West, Hurricane, UT
2. The Post Office – 1075 West 100 North, Hurricane, UT
3. The library – 36 South 300 West, Hurricane, UT

_____ for the City Recorder

noting that they have participated in the world championship twice and hope to return this year. Nicole Bennett highlighted that robotics is not just about engineering, but also about teaching communication skills and helping young people become functional members of society. She mentioned that they are seeking financial support to continue the program and attend upcoming competitions.

Mayor Billings acknowledged that the Council had approved \$772 in the budget for the robotics program this year and expressed pride in the team's work and their excellent presentation. Drew Ellerman offered to round up the amount to \$800 out of his own pocket if the team has named their robot. Ms. Bennett shared that their theme for the year was music, and inspired by the musical term "crescendo," they nicknamed their robot Zondo. Mark Sampson noted that in Texas, one high school has over 100 students working on robots with a seven-figure budget, supported by major sponsors like IBM and Intel. He emphasized the growing need for engineers in the field, calling robotics the future and urging the City to invest in these programs. He pointed out that robotics in Texas has become more popular than football. He thinks there are large companies willing to sponsor these teams. Kevin Thomas also made a personal donation to support the robotics team.

Public Forum – Comments From Public

OLD BUSINESS

1. Consideration and possible approval for the Street Department 5-year improvement plan - Mike Vercimak

Mayor Billings explained that she, Councilman Thomas, Arthur LeBaron, Mike Vercimak, Kaden DeMille, and Westen Walker recently held a meeting to outline the five-year road plan. Following this meeting, Mr. Vercimak compiled a proposed plan based on their discussions, highlighting the reasons behind the recommended projects. These discussions began last year during budget planning and included robust deliberations with the Council as well as public outreach to gather citizen input. The urgency to finalize the plan stems from the imminent start of the 100 North project, which marks the last project currently in the pipeline, necessitating the addition of new projects to maintain momentum. The proposed plan includes 8–9 projects, each at different stages of development over the next five years, to ensure continuous progress. Mr. Vercimak explained that multiple factors influenced the prioritization of projects, including the potential impact on the most residents, traffic improvements, and whether the project involves interconnections or local roads. Councilman Thomas actively participated in the discussions and planning process.

Kevin Thomas stated he fully supports the recommendations. He stated priority 1 is 1400 West: SR-9 to 400 S and 150 South: 1515 W to 1400 W. This is where new Ace is and the road goes nowhere. This is a master planned road and citizens will want to access the commercial without having to go all the way around. David Hirschi raised concerns about 150 South, noting it has been a contentious issue. The Council previously installed a crash gate there to address these

concerns, but many residents likely oppose fully connecting the road. Mayor Billings clarified that the crash gate would be removed, converting 150 South into a full road to provide an additional connection for the area. Councilman Hirschi suggested postponing the development of that section until the entire road to 1760 West is completed. Arthur LeBaron advocated for opening the road, emphasizing that it is part of the master plan and would improve connectivity. Councilman Thomas noted that the crash gate was always intended to be temporary and believed residents understood this. Mr. LeBaron added that the connection would enhance Hurricane's grid system and improve traffic flow. Mike Vercimak suggested addressing the details during the engineering phase, focusing primarily on the 1400 West connection in the meantime. Councilman Hirschi expressed concerns about traffic flow, stating it would have been more logical if 1515 West extended to SR-9, as this alignment would prevent excessive stop signs and avoid reopening issues with the RV park.

Councilman Thomas stated the next priority is 100 South: Main to 300 West. This project would be a rehabilitation project. Utilities would be evaluated and brought to standard, curb, gutter, sidewalk and asphalt pavement would be installed. Some Right-of-Way issues may be encountered. Due to the location of the Recreation Center and the number of events that take place in the area makes this a candidate for the 5-year plan. Councilman Hirschi expressed his dislike for bulb-out curbing. Arthur LeBaron explained that the design aligns with the downtown master plan, emphasizing traffic calming, improved pedestrian accessibility, and creating a more walkable area. However, he acknowledged these improvements would reduce available parking. Councilman Prete questioned whether prioritizing aesthetics over parking was the right choice, especially given existing parking challenges in the area. He emphasized the need to balance functionality with appearance. Councilman Ellerman added that the proposed changes would eliminate half of the current parking. Councilman Fawcett noted that parking in the area is already limited due to nearby homes. Mr. LeBaron mentioned discussing the improvements with Peach Days Director David Stirland, who supports enhancing the area. Councilman Hirschi suggested retaining diagonal parking on the north side of the street and eliminating parking on the south side. Mr. LeBaron responded that the historic grid does not currently accommodate diagonal parking, so implementing this would require updating the city's standards. Councilman Ellerman voiced his support for one-way traffic during Peach Days to better manage the large crowds.

Councilman Thomas stated priority 3 is Main Street: 600 North to 975 North. He stated the road is deteriorated. This project will be a total rehabilitation of this section of Main Street. Utilities will be evaluated and replaced if needed. Roadway will be built to a uniform cross section. Off-site drainage improvements will be required as part of this project. This will complete an improved north-south connection from SR-9 to north city limit. This section of roadway is badly deteriorated chip seal. It is also very narrow and has no pedestrian facilities. Right-of-Way will need to be addressed on this project.

Councilman Thomas stated priority 4 is 650 South: 700 West to 1530 West. The area fronting this portion of 650S has experienced substantial growth in the last few years and is

experiencing increased travel demand. There are no pedestrian facilities on the roadway. This project would be a total rehabilitation of this roadway. Utilities would be evaluated and replaced if necessary. Drainage would be addressed for this area and curb, gutter, sidewalk would be installed. The biggest concern for this section of roadway is safety since the road surface is very narrow and there are no pedestrian facilities it is difficult to provide a safe path for vehicles and pedestrian especially school children. Right-of-Way will need to be addressed on this project. Mr. LeBaron stated this is a 60-foot master planned road. There are some subdivisions that have put in the master plan improvements but there is a lot more that needs to be done.

Councilman Thomas stated priority 5 is 700 West: Intersection of 400 South. This project will consist of evaluating and constructing a new intersection at 400S-700W. It is uncertain at this time what the best approach will be but a roundabout at this location is high probability. Depending on design of this intersection, Right-of-Way considerations will probably need to be addressed. It is also incumbent on this project to wait until the EIS for the Gould's Wash drainage project is completed and the need for improvements to the wash have been considered and accounted for. Mr. LeBaron stated he has talked to the EIS team about the Gould's Wash study. They are okay moving forward with this project as long as we observe certain flow criteria. Councilman Ellerman pointed out the wash will make the roundabout larger and more expensive. Mr. LeBaron agreed stating they will have to put in long structure. Options will have to be evaluated but staff feels there is sufficient room to accommodate it.

Councilman Thomas stated priority 6 is 900 South: 700 West to 180 W. Some of this roadway has been completed. The project will provide an east-west connection for the area and reduce travel demand on 400S. This will be a new build roadway for the most part and Right-of-Way will need to be acquired for this project. It will also provide a pedestrian way for children going to and from Three Falls Elementary.

Councilman Thomas stated priority 7 is 920 West: 400 S to 1500 S. Most of this roadway exists at the present time. 920 West will provide an important connection between 400S and 2060S and will relieve travel demand on 700W. This will be a total roadway rehabilitation project with the exception of a portion between 1300S and 1500S which will be a new build. Utilities will be evaluated and upgraded as needed and the road will be built to a standard road cross section providing for drainage and pedestrian ways. A storm drain that services this area will also need to be improved. Right-of-Way considerations will also be a part of this project. Mr. Vercimak explained this one was higher on the list but they want to make sure the irrigation project is completed first, so the road doesn't have to put tore up more than once.

Councilman Thomas stated priority 8 is 1150 West: 400 S to 2300 S. This project will be a mixture of new build roadway cross sections and partial build roadway. Considerations for utilities will be part of the project. Since this a large & considerable distance this project will probably need to be phased and built in sections. Right-of-Way considerations will be part of the project. It is shown in this 5 year projection and listed as number 8 priority so that possible design and preliminary engineering can get started sometime in this cycle.

Mr. LeBaron explained that the project list was developed by a core group to provide recommendations for the Council. While it may take more than five years to complete all the projects, the plan ensures that quality projects are identified and ready to move forward. Councilman Ellerman noted that the order of the projects is flexible and can be adjusted if new priorities arise. Councilman Thomas stated that the list serves as a starting goal. Mr. Vercimak highlighted that project progression depends largely on available funding. He also noted that some of the concerns raised during the discussion could evolve as projects advance into the engineering phase, offering opportunities to address issues more effectively.

Kevin Thomas motioned to adopt the five-year plan as presented. Seconded by Clark Fawcett. Councilman Hirschi proposed placing the section of 150 South between 1400 West and 1515 West on hold, questioning whether two stop signs in close proximity were effectively aiding traffic flow. Councilman Fawcett argued that the connection supports the grid system, which has been proven to improve traffic management, and emphasized that this step initiates the process for further evaluation. Councilman Prete inquired why 150 South does not extend to 1760 West. Councilman Thomas explained that the extension involves private property, and no development proposals have been made for that area. Mr. Vercimak added that significant property acquisition would be necessary. Mr. LeBaron noted that completing the connection is vital as half of the road is already built. Councilman Thomas acknowledged the concerns of nearby residents but stressed that the connection is in the community's best interest. Councilman Hirschi suggested prioritizing the construction of 1400 West before revisiting 150 South in the future. Councilman Prete agreed, recommending that 150 South should only proceed if it connects to 1760 West. Mr. Vercimak proposed including 150 South as an alternate project, while Councilman Thomas recommended that engineering for 150 South be conducted simultaneously to ensure readiness. Motion died with Kevin Thomas and Clark Fawcett voting aye. David Hirschi, Drew Ellerman, and Joseph Prete voted nay. Councilman Ellerman agreed he would like 150 South to go to 1760 West. Councilman Thomas pointed out roads usually get built as development comes in. These are immediate needs, and that section isn't an immediate need.

David Hirschi motioned to approve the five-year plan as presented with the exception of removing 150 South from the list. Seconded by Joseph Prete. Motion died with David Hirschi and Joseph Prete voting aye. Kevin Thomas, Drew Ellerman, and Clark Fawcett voted nay.

Drew Ellerman motioned to approve the five-year plan with the change to make 150 South its own priority item to be discussed further at the time of construction. Seconded by Kevin Thomas. Motion carried unanimously.

Dayton Hall pointed out the Council closed that dedicated road by ordinance. The Council voted to temporarily close that road and install the crash gate. The ordinance states the road can't be opened until it the Council votes to opens it again.



STAFF COMMENTS

Consideration and possible approval for the **Street Department 5-year improvement plan** -
Mike Vercimak

Discussion:

Mayor and City Council,

As you may be aware, the 100 North Improvement project was the last project in our pipeline of future street improvement projects.

In an effort to keep the city moving forward with street improvements, Public Works convened a workshop comprised of Mayor Billings, Councilman Thomas, Arthur LeBaron, Kaden Demille, Weston Walker and myself.

During budget discussion this past spring the Council had 2 robust discussions about what roadways should be put on our 5-year plan and what priority they should have in the hierarchy of projects. The group used the list generated by those discussions along with the information received from the Public in two different polls that were taken about road projects and came up with a recommendation for the City Council.

Please find attached the list of projects the group arrived at and the priority of each project. Our analysis consisted of (1) the current condition of roads (2) result of improvements, i.e.: greater safety, connectivity, area of influence of each project, etc. (3) Right of Way acquisition required (4) relationship to other City projects, i.e.: pressurized irrigation expansion (5) engineering already done and (6) budget constraints. Our list also provided a short narrative about each project.

This list is provided as a basis for discussion, and we are hoping that the City Council will be able to reach an agreement on the project list so we may move forward with our planning.

If you have any questions, please feel free to contact me or any other member of the group.

Respectfully,

Mike Vercimak

Director of Public Works

Findings:

Recommendation:

Attachments:

1. 5 year plan 2

5 Year Street Improvement Plan

Priority	Location	Analysis and Rationale
1	1400 West: SR-9 to 400S 150 South: 1515W to 400W	This project will provide another connection between SR-9 and 400S and will located at a signalized intersection. This will help to distribute north-south traffic and relieve some stress from SR-9- There will be right of way acquisition needed for this project.
2	100 South: Main to 300W	This project would be a rehabilitation project. Utilities would be evaluated and brought to standard, curb, gutter, sidewalk and asphalt pavement would be installed. Some Right-of-Way issues may be encounterd. Due to the location of the Recreation Center and the number of events that take place in the area makes this a candidate for the 5 year plan
3	Main Street: 600N to 975 N	This project will be a total rehabilitation of this section of Main Street. Utilities will be evaluated and replaced if needed. Roadway will be built to a uniform cross section. Off-site drainage improvements will be required as part of this project. This will complete an improved north-south connection from SR-9 to north city limit. This section of roadway is badly deteriorated chip seal. It is also very narrow and has no pedestrian facilities. Right-of-Way will need to be addressed on this project.
4	650 South: 700W to 1530W	The area fronting this portion of 650S has experienced substantial growth in the last few years and is experiencing increased travel demand. There are no pedestrian facilities on the roadway. This project would be a total rehabilitation of this roadway. Utilities would be evaluated and replaced if necessary. Drainage would be addressed for this area and curb, gutter, sidewalk would be installed. The biggest concern for this section of roadway is safety since the road surface is very narrow and there are no pedestrian facilities it is difficult to provide a safe path for vehicles and pedestrian especially school children. Right-of-Way will need to be addressed on this project

5 Year Street Improvement Plan

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| 5 | 700 West: Intersection of 400S | This project will consist of evaluating and constructing a new intersection at 400S-700W. It is uncertain at this time what the best approach will be but a roundabout at this location is high probability. Depending on design of this intersection, Right-of-Way considerations will probably need to be addressed. It is also incumbent on this project to wait until the EIS for the Gould's Wash drainage project is completed and the need for improvements to the wash have been considered and accounted for. |
| 6 | 900 South: 700W to 180W | Some of this roadway has been completed. The project will provide an east-west connection for the area and reduce travel demand on 400S. This will be a new build roadway for the most part and Right-of-Way will need to be acquired for this project. It will also provide a pedestrian way for children going to and from Three Falls Elementary. |
| 7 | 920 West: 400S to 1500S | Most of this roadway exists at the present time. 920 West will provide an important connection between 400S and 2060S and will relieve travel demand on 700W. This will be a total roadway rehabilitation project with the exception of a portion between 1300S and 1500S which will be a new build. Utilities will be evaluated and upgraded as needed and the road will be build to a standard road cross section providing for drainage and pedestrian ways. A storm drain that services this area will also need to be improved. Right-of-Way considerations will also be a part of this project. |
| 8 | 1150 West: 400S to 2300S | This project will be a mixture of new build roadway cross sections and partial build roadway. Considerations for utilities will be part of the project. Since this a large & considerable distance this project will probably need to be phased and built in sections. Right-of-Way considerations will be part of the project. It is shown in this 5 year projection and listed as number 8 priority so that possible design and preliminary engineering can get started sometime in this cycle. |