

Minutes of the Hurricane City Council meeting held on March 19, 2026, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 4 p.m.

Members Present: Mayor Clark Fawcett and **Council Members:** Drew Ellerman, Joseph Prete, Dave Imlay, Lynn Excell, and Amy Werrett (online).

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Kurt Yates, Public Works Director Mike Vercimak, Assistant Public Works Director Weston Walker, Streets Superintendent Hayden Roberts, City Planner Gary Cupp, Assistant Planner Fred Resch III, Power Director Mike Johns, Recreation Director Tiffani Wright, Building Official Larry Palmer, Finance Manager Paige Chapman, Water Superintendent Kory Wright, HR Director Sel Lovell, and City Recorder Cindy Beteag.

AGENDA

4:00 p.m. Work Meeting

1. Discussion regarding the Cost of Service Study and the Power Pooling Agreement.

Mike Johns explained the cost of service study includes a new rate design with a Power Cost Adjustment (PCA). The PCA is new to the City and introduces a different rate structure. He noted the last rate study was completed in 2015, and several rate changes have occurred since then. He stated the most significant change is the implementation of the PCA, which acts as a pass-through for power costs. The new proposed rate design implements a slight increase in the base rates and a slight decrease in power rates, with the power rates subject to change when the City's cost to purchase power changes. He also reviewed the City's adopted cash reserve policy, which requires that the depreciation fund be maintained at 38% of depreciable assets, that the contingency fund be maintained at 1% of annual budgeted revenue, plus cash reserves of 10 months of operating and power cost expenses. These cash reserve levels identified in the previously adopted cash reserve policy will remain unchanged.

He stated the main question is why the City is implementing a PCA, noting that Jilian Jurczyk will provide more detail later in the presentation. He explained the change is largely due to the City falling under PacifiCorp's transmission umbrella, which has joined the Extended Day Ahead Market (EDAM). This requires the City to buy and sell power within a centralized market. Previously, the City could plan to come up short and purchase excess power as needed, but that will no longer be an option. He said this shift creates more uncertainty in the market but believes the PCA will help protect both residents and the City. He noted that in the past, the City experienced a large rate increase, whereas the PCA is intended to create smaller, more gradual adjustments. The PCA will be recalculated monthly in-house, and if it were in place now, rates would actually be decreasing. He added that the rate study recommends shifting some revenue from power rates to base rates. This adjustment lowers power rates while keeping the overall change in revenue neutral.

Councilman Imlay stated the Power Board has discussed the PCA for some time. He has had concerns about rate stability, noting it shifts some risk from staff to customers. However, he acknowledged it has been presented as a better way to maintain reserve funds. He added that using a 12-month lag should help limit fluctuations. Mr. Johns noted some local entities use a six-month rolling period, which allows for more variation. Councilman Imlay shared that when he first began working with the City, Hurricane's power rates were lower than St. George's, and that power rates have not kept pace with inflation. He noted the City still has some of the lowest rates until higher usage levels. Mr. Johns explained customers should not see overall bill increases, but rather a shift of costs from power charges to the base rate, keeping the change revenue neutral. Kaden DeMille stated he supports the PCA from an administrative standpoint but has some concerns as a resident, since others' usage could impact rates. He noted AMI meters will help customers monitor usage and identify lower-cost times. He believes the PCA has value and that current stable pricing makes this a good time to implement it. Councilman Imlay also raised concerns about the 12-month delay, noting that if power costs increase, the City may not recover those costs for a year. This could make it appear in financial statements that the Power Department is underperforming. He expressed concern about operating in the negative. Mr. Johns responded that this is why a 10-month operational reserve is maintained. Councilman Ellerman added that during the lag period, impacts are absorbed in reserve funds rather than the operating budget. Councilman Imlay concluded that a key benefit is reducing the need for future power rate increase requests.

Councilman Ellerman stated the change could impact residents on tight budgets the most. Mayor Fawcett noted the rolling average should help smooth adjustments over time and asked when the City would determine if a rate increase is needed. Mr. Johns responded that the City cannot wait too long between studies, noting the last one was completed in 2015. He said rate reviews should occur about every three years to serve as a guideline. Mayor Fawcett stated there should be a general rule that if reserves drop, a rate increase should be considered. Mr. DeMille responded that this is already addressed in policy. Mr. Johns read from the policy, stating that if funds fall below targets for twelve months, or are projected to do so, action must be taken to restore compliance, including raising electrical rates. He noted this ensures reserves are replenished. Councilman Ellerman asked about options for equalizing payments throughout the year. Michelle Prince explained that the utility office can help residents estimate balanced payments, though it can create challenges. She added that if the PCA is approved, it would appear as a separate line item on utility bills, though space limitations may need to be addressed. She also noted there is some lag time in transmitting data to Caselle. Matt Patterson clarified the PCA would appear as a single line item showing either a charge or a credit.

Councilwoman Werrett asked whether higher usage by some residents would impact rates for others and how the PCA would affect solar users. Mr. Johns explained tiered usage would still apply, but solar customers would be treated differently. Those generating power would not contribute to certain operational costs through the PCA, so their base rate would be adjusted to ensure they pay a consistent share of overall system costs. Mrs. Prince clarified that Sky Ranch residents would remain on the same rate structure and noted a new service would be needed

to properly track related revenue. Mr. DeMille asked about providing a bill comparison, and Mr. Johns confirmed it would be included in the presentation. Mrs. Prince expressed concern for residents on fixed incomes. Mr. Johns responded that the City has secured a block power purchase at a lower cost, which will help stabilize rates throughout the year. He added that purchasing power at lower rates when available will help support the PCA. Councilman Imlay noted that in the past, the City purchased power on the open market, even at peak prices, but changes with EDAM now require selling into the market and buying back power regardless of cost. He suggested the City could consider implementing the PCA as a trial. Councilman Ellerman asked about the status of AMI metering. Mr. Johns stated the rollout is already underway, with meters being stocked now, and estimated it will take about four years to complete citywide.

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

Chief Yates reported that during an introduction shift last week, officers conducted several traffic stops, including one that led to the seizure of 176 pounds of meth, valued at approximately \$1.2 million. He also shared that officers responded to a domestic call where the husband, a felon, possessed multiple firearms. A search warrant led to the discovery of several weapons. The suspect was arrested and charged with nine third-degree felonies for firearm possession and one misdemeanor for domestic violence. He added that Matt's Off-Road Recovery Games will take place this weekend, it is expected to draw thousands of visitors, and that traffic into the venue is already steady.

Larry Palmer reported that since the last meeting, the City has received permits for 22 single-family homes, 14 townhomes, one duplex, and two commercial projects—a veterinary clinic and the second-to-last building for the Dixie Man Cave development.

Paige Chapman stated the budget work meeting is scheduled for March 30th at 4 p.m. at the Storm Court. She asked the Council to submit the dinner orders to Millie Anderson in advance.

Kory Wright reported that the Water Department handled 16 emergency calls and discovered five new leaks today, including one on the Dixie Springs transmission line. They also had to start up two water sources this week, which typically doesn't occur until May. He updated that the Sky Ranch Tank has rebar installed for the walls, and the Sky Ranch Well requires drilling through a 100-foot lava cap before progress speeds up. The Goulds Wash Well is 220 feet deep. The concrete work on the Irrigation Pond is progressing, with two sections of the walls being poured each week, with completion expected in early June. Councilman Imlay asked when pressurized irrigation would be active in his area. Mr. Wright said residents should not remove flood irrigation until the ponds are operational, giving them the off-season to switch over. He hopes funding for phase 2 will be allocated in the next few weeks so work can begin.

Mike Vercimak stated they have four preconstruction meetings scheduled for next week. He thanked staff for their work.

Weston Walker reminded the Council about the MS4 contractor training on June 30th in St. George. He reported a recent increase in calls regarding illegal discharges and noted that many

development plans have been submitted electronically. He added that Oasis at Red Cliffs was approved today, which will connect to Fire Rock Phase 5.

Mike Johns reported that work on the Sky Mountain Substation is progressing, with underground installations underway. The power line on Old Hwy 91 is nearly complete, though crews were temporarily reassigned to assist with storm recovery efforts in the eastern U.S.

Gary Cupp stated they are starting to get full Planning Commissions agendas again. They are working on multiple code updates including the sign ordinance discussion that is on the agenda tonight.

Fred Resch III reported that the Planning Commission approved the final site plan for Culver's and a preliminary plat for a multifamily development in the Gateway PID area. He and Mr. Cupp conducted sign enforcement this week, collecting as many signs as possible. Signs with owner contact numbers were returned via calls, and larger signs will be removed with help from the Streets Department. He also filed a small claims case against an unlicensed vacation rental in a recreational resort area, with a court date set for May if not settled beforehand. Councilman Excell asked about signs in UDOT right-of-way that UDOT approved. Mayor Fawcett noted the City ordinance prohibits them. Mr. Cupp said he informed UDOT that off-premise signs are not allowed. Dayton Hall suggested Mr. Cupp follow up with UDOT to request that UDOT notify the City if a permit is issued. Councilman Ellerman recommended requiring written City approval before UDOT issues any permits.

Hayden Roberts stated that crews are still working on patching and he is waiting for the chip-and-seal schedule, which he will share once available. He noted red paint on roads in Peregrine Point must be removed and that the HOA has been notified. He mentioned a recent employee resignation, but a new hire will start Monday. Additionally, the street sweeper, Layne Laviane, is retiring this month. Councilman Ellerman pointed out asphalt damage on 1760 West that needs repair, and Councilman Prete noted that 2300 South has narrowed over the years and should be reviewed.

Tiffani Wright announced a groundbreaking ceremony for the pool next Thursday at 10 a.m. and invited the Council to attend. She noted Easter weekend will be busy, with the Car Show at the Community Center, the Easter Egg Hunt at Three Falls, with a few additional hunts for other groups. It will also be opening weekend for *Mamma Mia*. She mentioned the St. George Market inquired about holding events at the Community Center on Sundays. Council agreed they are not in favor of opening the Center for Sunday events.

Sel Lovell apologized for not submitting the employment report. He stated the Court Clerk position is still open, though they believe they have a strong candidate. He also noted that staff continues to work on the website to determine the best path forward.

Kaden DeMille announced that the Young Eagles aircraft program will be held at the airport this Saturday at 9 a.m., and the Council is invited to attend. He also noted the Utah League mid-year conference will take place next month in St. George. While classes have not yet been posted, Council members interested in attending should let him know. Mayor Fawcett and Councilmen

Excell and Imlay confirmed they plan to attend. Councilwoman Werrett and Councilman Prete will check their schedules and confirm next week, while Councilman Ellerman will not be able to attend.

Dave Imlay reported that he attended the Fire District meeting yesterday. Calls have increased by 12% so far this year. The District will receive six new ambulances over the next year, designed with removable boxes that can be placed on another chassis. They also have two fire trucks on order, though delivery is expected in two years, and currently only one truck is in reserve. He noted the District was able to purchase an SU truck from the north at a good price and has a crew assisting with a fire in Nebraska. The District continues to focus on community outreach and mental health initiatives.

Mayor Fawcett shared that he met with Jeff Raisor, an aide for Senator Curtis, who reviewed his committee assignments and ways the City can engage. He also mentioned appearing on the radio this morning and noted he will have the opportunity to do so every third Thursday. He attended the Chamber of Commerce luncheon, where local mayors gave brief speeches, and expressed interest in visiting businesses monthly to hear their concerns. He invited the Council to participate in these visits as well.

Drew Ellerman reported attending last week's Airport Board meeting, where questions were raised about why hangars must follow commercial codes and pay commercial rates. Larry Palmer noted that while there are several situations that could be reviewed, it falls under the Power Department's authority. Councilman Ellerman asked the Power Department to review the requirement. Councilman Imlay explained that people were initially installing 100-amp services and then switching them out immediately afterward. To prevent this, the City stopped allowing 100-amp services.

Lynn Excell mentioned he attended the Planning Commission. He thinks they are a good group of people that study the issues that are brought to them.

Amy Werrett stated she went on a water tour throughout the City. She was impressed with the tour and thanked Mr. Wright for his time.

6:00 p.m. - Call to Order –

Mayor Fawcett welcomed everyone and called the meeting to the order.

Prayer: Pastor Kevin Brownlee

Pledge: Gary Cupp

Declaration of any conflicts of interest

None declared.

Minutes of the Regular City Council Meeting for March 5, 2026

Dave Imlay motioned to approve the March 5, 2026, minutes as written. Seconded by Drew Ellerman. Motion carried unanimously.

Public Forum – Comments From Public

Jonathan Zieber explained that he lives in Painted Sands and had concerns last year about a neighbor who was mistakenly issued a residential hosting license. He stated the license was not supposed to be renewed, yet violations have continued over the past year—he noted four documented violations, which he said gives the Council grounds to review and potentially revoke the license. He expressed frustration that guests have been parking on the road and that his complaints have not been addressed. He believes the City should act to revoke the license rather than making neighbors wait until it expires. He also raised concerns that City staff checked their business information to see if they had a business license without their consent, which he feels was inappropriate.

NEW BUSINESS

1. Public Hearing to take comments on the following;
 - a. A proposed ordinance confirming and adopting the environmental mitigation impact fee for the Washington County Habitat Conservation Plan

Joseph Prete motioned to go into a Public Hearing at 6:12 p.m. Seconded by Drew Ellerman. Motion carried unanimously.

Dayton Hall explained that the ordinance is not creating a new fee but confirming a fee that has been collected since the 1990s. Washington County adopted a plan requiring a portion of land to be set aside as a tortoise reserve to allow development to continue. All cities agreed to collect the associated fee and remit it to the County. The ordinance simply confirms that the fee was properly adopted and assessed. Councilman Ellerman noted the contract is renewed every five years and questioned whether the fee is still justified or merely generating revenue. Mr. Hall explained the City is obligated to supply the funds to the County under the contract, but the terms can be reviewed when the contract comes up for renewal.

No comments from public.

Dave Imlay motioned to go out of Public Hearing at 6:15 p.m. Seconded by Lynn Excell. Motion carried unanimously.

2. Consideration and possible approval of Ordinance 2026-04 Confirming and Adopting the Environmental mitigation impact fee for the Washington County Habitat Conservation Plan

Mayor Fawcett stated that while Councilman Ellerman’s concerns should be explored, they shouldn’t prevent approval tonight. Councilman Excell suggested having a representative from the entity explain how the funds are used. Councilman Imlay agreed that an accounting of the money should be disclosed. Mayor Fawcett asked whether this was part of the renewal or simply confirmation of the fees being collected. Dayton Hall explained that the City is already under contract to collect the fee. He recommended approving it tonight to meet the contractual obligation, but noted it warrants further discussion. He will review the contract term dates and bring the matter back to the Council.

Joseph Prete motioned to approve Ordinance 2026-04 Confirming and Adopting the Environmental mitigation impact fee for the Washington County Habitat Conservation Plan. Seconded by Dave Imlay. Motion carried unanimously by a roll call vote.

3. Consideration and possible approval of Resolution 2026-17 Authorizing and Approving a 5-year Rate Design based on the results of the Cost of Service Study - Mike Johns

Jillian Jurczyk with Utility Financial Solutions presented the study, explaining that it includes three components: a financial projection, a cost of service study, and a rate design study. She stated that Hurricane is financially healthy but anticipates significant growth. The study proposes a Power Cost Adjustment (PCA) as the primary policy for revenue stability. She presented financial outlook assumptions and average capital spending, noting that cash balances are currently below desired levels. She also showed projected cash balances if the PCA were implemented without any rate increases. Mayor Fawcett confirmed that the study suggests the City may need to bond for some infrastructure. Kaden DeMille asked whether utility payments or impact fees would cover these costs. Ms. Jurczyk showed a chart separating impact fee cash from operating cash, which will be monitored independently based on the projects included in the study. Mr. DeMille asked if the projections included infrastructure committed by developers. Ms. Jurczyk said she would need to review the line extension policy to determine responsibility and noted that the forecast includes anticipated impact fee payments for those costs.

Councilman Prete asked where the cash target came from and how it would impact the average resident. Ms. Jurczyk explained the power fund cash reserve policy, which requires 38% of depreciable assets, 1% of the budgeted annual revenue, and ten months of operational and power costs to determine the reserve target. Councilman Prete confirmed the City hasn't been fully in compliance and described this as a course correction. He asked about consequences for falling below the policy. Ms. Jurczyk noted the reserve fund took a hit in 2020 and has been rebuilding since. Mike Johns added that staff agreed the cash reserve policy should remain as is. He explained the policy requires action if the fund is below target for more than twelve months, but the City is not out of compliance because steps are being taken to correct it. He highlighted this approach has minimal impact on residents, with gradual changes instead of large increases. Councilman Excell commented that the reserve fund is being rebuilt but questioned if this is the right approach. Mr. Johns said revenues have already been increased, so changes won't be drastic. Councilman Excell asked if there is a timeframe to rebuild the reserve. Ms. Jurczyk explained that the rolling twelve-month average mechanism balances power costs with revenue to protect the City from sudden bill spikes like those in 2022. No rate increases to base revenue are proposed; the goal is to stabilize revenue and gradually meet the target. Mr. DeMille added that this gradual climb will minimize the impact on residents.

Ms. Jurczyk continued by presenting the cost of service study, which compares the cost of providing power to projected revenues. She noted the numbers are closely aligned and showed examples of how each customer class would adjust to meet revenue needs. She then presented the rate design study, showing overall revenue adjustments. A sample residential bill

demonstrated that, with the PCA, the change would be revenue neutral, resulting in roughly a 0.02% increase per year for consumers. Councilman Imlay noted that starting power costs are 0.08, so if the PCA is lower, customers would see a savings. Councilman Ellerman added that without the PCA, there would be no customer credit, while the City's reserves would grow; the PCA benefits customers immediately and can work in both directions. Councilman Imlay agreed, noting the City is currently over-collecting, but the revenue will be needed later. Councilman Prete confirmed this approach hasn't been considered before. Councilman Imlay stated he wasn't previously a proponent, but both past and current Power Directors have convinced him of its value. He noted the PCA isn't permanent—if it doesn't work as intended, the City can revert to the previous method. Ms. Jurczyk added that the model can accommodate adjustments for large charges. Mr. Johns stated the Power Board unanimously recommended approval, clarifying that although Councilman Imlay wasn't at that meeting, the Board has reviewed the PCA over seven sessions. He noted that this approach provides financial stability for the City and protects residents. Another cost of service study will be conducted before this one expires. Mr. Hall confirmed that the Council can review rates at any time, and approval does not lock them into the PCA permanently.

Drew Ellerman motioned to approve Resolution 2026-17 Authorizing and Approving a 5-year Rate Design based on the results of the Cost of Service Study. Dave Imlay asked for an amendment to the motion to add that if the budget gets overwhelmed the power department doesn't get held into an austerity spending. Kaden DeMille stated the reserves are getting better and with this change it will have to be looked at differently. Lynn Excell stated if that happens then it should go back to the Council if the Power Director can't work it out with the City Manager. Amendment not added. Seconded by Lynn Excell. Motion carried unanimously by a roll call vote.

4. Consideration and possible approval of a Proclamation regarding the discharge of fireworks

Mayor Fawcett explained every year by April 1st the Council must adopt a Proclamation that designates where fireworks are allowed. In previous years they had been restricted to certain parks to help with fires. It was recommended by the Fire Chief to approve condition 3 again this year. Councilman Excell pointed out some of the parks are getting overrun and it's getting dangerous. He questioned if those areas could be expanded. He stated Dixie Springs and Three Falls are overcrowded. Chief Yates agreed Dixie Springs is dangerous. He explained the problem is that the City fireworks are lit off at the lake, so everyone goes to the Dixie Springs Park so they can watch both. Dayton Hall stated that the four designated parks are defined in the ordinance, so any expansion would require updating the ordinance first. Mike Vercimak stated there will be a large park in the Gateway PID area that would be a good location. Mr. Hall added it would be wise to consult with the Fire District on suitable sites. Councilman Imlay stated he hates to celebrate Independence Day by restricting rights. Councilman Prete added that if we add other locations then we might drop other locations. Councilman Excell stated this is just trying to keep fires away from the hillsides and dry areas. Mayor Fawcett reminded the Council that adoption by April 1st is required. Mr. Hall recommended approving the current

Proclamation to meet the deadline, with staff bringing an updated ordinance and Proclamation for review at the next meeting.

Joseph Prete motioned to approve a Proclamation regarding the discharge of fireworks. Seconded by Dave Imlay. Motion carried unanimously by a roll call vote.

5. Consideration and possible approval of Ordinance 2026-05 Amending Title 3, Chapter 2 regarding liquor control

Dayton Hall explained the proposed changes affect two areas in the code. The first change is to update the references to state code to match the new state code numbers. The other change is adding a provision that states if the Utah Alcoholic Beverage Services Division doesn't enforce the provisions, then the City Police Department may enforce those rules according to the administrative rule. Chief Yates explained that it would be for on-premises and off-premises. He explained his concern is if the State doesn't take action, then the City should have the option to enforce it. Councilman Prete stated he would like language that states we can enforce the rules, but we aren't required to. Mr. Hall stated they could change it to "the police are authorized to but not obligated to". Councilwoman Werrett asked if there would be any jurisdictional problems if this were to go to court. Mr. Hall explained this is an administrative procedure so it wouldn't go to court, and the City, by adopting the State's rule, could enforce the rule through an administrative process.

Joseph Prete motion to approve Ordinance 2026-05 Amending Title 3, Chapter 2 regarding liquor control subject to the sentence under 3-2-15 being changed to say, "the Hurricane City Police Department is authorized but not obligated to enforce the provisions of that rule in accordance with applicable law". Seconded by Lynn Excell. Motion carried with Drew Ellerman, Joseph Prete, Lynn Excell, and Amy Werrett voting aye. Dave Imlay abstained.

6. Consideration and possible approval of a contract for the design of Purgatory Road - Arthur LeBaron

Arthur LeBaron stated this is an interesting project because it positions Hurricane City as the lead with multiple jurisdictions involved. The first part of the project is redesigning the intersection at the DMV. The second part is a 60% design from the city limits to SR-7 over the Virgin River to determine the necessary right-of-way. Civil Science will manage the contract, with a total design cost of \$955,100. All funding comes from the corridor preservation fund and the Dixie MPO fund. Mayor Fawcett noted that he and Mr. LeBaron presented the project to Washington City and received positive feedback. Mr. LeBaron added that Congresswoman Malloy's office indicated community project funding would require secured right-of-way first. Mayor Fawcett said he will continue exploring other congressional avenues. Councilman Excell clarified that Hurricane's portion is not paid from the City's budget. Mr. LeBaron explained the funds will come from state-administered UDOT funds. Councilman Ellerman noted that any excess costs would come from Hurricane for intersection work. Mr. LeBaron noted the importance of the road extension and being a good partner, and encouraged pursuing outside funding as the project progresses.

Dave Imlay motioned to approve the contract for the design of Purgatory Road to Civil Science in the amount of \$955,100. Seconded by Amy Werrett. Motion carried unanimously by a roll call vote.

7. Consideration and possible approval of awarding a contract for the Sand Hollow Interchange Drainage Improvements project - Arthur LeBaron

Arthur LeBaron explained this is a partnership project with UDOT. In 2020 the interchange at Sand Hollow and SR-7 was constructed. Since then, we have had some major storms that have caused erosion on Hurricane's side. It is not fair for the City to incur the cost to maintain an improvement that the state built when the improvement is not durable. The City agreed that we will maintain it in the future if UDOT would pay to install the updates to make it durable. UDOT committed to pledge the funds if the City would bid and oversee the project. The project was approved a couple months ago, and the low bid was ACAD who has been doing a lot of work in the area. They recommend awarding the contract to them.

Amy Werrett motioned to award the contract for the Sand Hollow Interchange Drainage Improvements project to ACAD in the amount of \$221,882. Seconded by Joseph Prete. Motion carried unanimously by a roll call vote.

8. Consideration and possible approval of appointing a Mayor Pro Tempore

Mayor Fawcett explained he requested this item on the agenda. While it's easy to designate someone if he is absent from a meeting, staff needs clarity on who can sign documents if he is out of town. Dayton Hall stated the Council can vote for a Mayor Pro Tempore to serve in the Mayor's absence for up to one year, specifying that it only applies when the Mayor is unable to serve. Mayor Fawcett said he asked Councilman Prete to take that position.

Lynn Excell motioned to appoint Joseph Prete as the Mayor Pro Tempore for one year if Mayor Fawcett is absent or unable to serve. Seconded by Drew Ellerman. Motion carried unanimously.

9. Discussion on Storm Court scheduling - Dave Imlay

Councilman Imlay said a citizen contacted him about local clubs having limited access to the courts. He suggested discussing whether the courts should focus on revenue or be more available to the community. Tiffani Wright explained that scheduling currently follows a priority list: first recreation programs, then citizens (with at least one court always left open for drop-ins), followed by the school district, and then clubs and competitive teams. She noted this isn't a written policy but has been the department's ethical practice. She hasn't received complaints about courts being unavailable. Councilman Excell asked what unmet requests citizens have. Mrs. Wright said people drop in or reserve courts, but there is always at least one court available. Councilman Prete asked about games at schools and priority scheduling. Mrs. Wright confirmed no games are held at schools and explained reservations are handled first-come, first-served, with no one being bumped. The policy limits reservations to one year, but so far bookings haven't gone beyond eight months.

Mayor Fawcett asked how to balance priority booking when the schedules of other clubs and teams aren't known. Mrs. Wright said she is trying to maintain a fair balance for all sports and limit how much each group can schedule until the process is running smoothly. Mayor Fawcett agreed and stated they need to give the system time to see how it works. Councilman Prete emphasized that the gyms were intended for the community and asked if anything promotes local clubs. Mrs. Wright noted that after the last tournament, many groups reserved courts over the break and that there is currently space for citizens, though demand is increasing. Councilman Prete asked about local clubs booking tournaments. Councilman Excell reminded that reservations are first-come, first-served and questioned how to deny someone who requests a court first. Mayor Fawcett said gyms should be available to locals, but teams must take responsibility to book—they can't sit empty waiting for local teams. Councilman Imlay suggested staggering booking timelines for different courts so they aren't all on the same schedule.

Councilwoman Werrett asked how many courts are reserved for tournaments. Mrs. Wright said this weekend four courts were reserved, though some groups only use one court a few times per week. Mayor Fawcett asked about scheduling certain courts for practice while leaving others open. Councilman Prete noted that tournaments generate significant revenue but stressed the need to ensure enough room for local teams. He suggested opening the calendar to locals first. Councilman Imlay added that the courts should generate enough revenue to cover the employee managing them, while Councilman Excell pointed out that if they don't, taxpayers are subsidizing it. Mayor Fawcett explained the system is subsidized like the pool, with users covering costs. He said tournaments may bring in extra revenue, but that isn't the main goal. He recommended letting Mrs. Wright continue managing scheduling, and once the system is established, adjustments can be made. Councilman Ellerman agreed, noting this is new and should be given a year to balance out. He noted the focus is on local access, but residents need to proactively book courts.

Councilman Prete thinks this gym will be the busiest place in the area, so a policy needs to be put in place before that happens. Councilman Excell stated if they don't come up with a balance then it will be a nightmare. Councilman Prete suggested only approving a small number of reservations and then reach out to the local clubs. Mrs. Wright said she feels pressure to fill the gyms weekly to cover costs, which is why she's following current practices unless directed otherwise. She mentioned she proposed an hourly rate, and she likes that best, but the Council approved a block of time instead. Councilman Ellerman stated it should be hourly. Councilman Prete thinks they should charge more for nonresidents. He stated that when a local runs it they can reduce the costs for local players to develop our youth. Those youth contribute to the local schools, and they are helpful to the community. Councilman Ellerman stated when he was coaching teams, they would host tournaments to raise money for the players. He doesn't mind working with the local teams. Councilman Prete noted that youth sports talent doesn't always align with financial resources, making local clubs important for revenue. Mayor Fawcett questioned how you define a local club. Mrs. Wright said it's tricky since some clubs have players from outside the area. Mayor Fawcett thinks it needs to be the majority of the

participants to get the local rate. Councilman Excell recommended Mrs. Wright coming back with a recommendation on how to solve this if she is comfortable doing that. He doesn't think the Council needs to micromanage. Mayor Fawcett agreed. They have given her their direction, let her try to make it work. If there are problems, she can bring it back to them. Councilman Excell stated he would like to see these policies in writing. Councilman Prete suggested reaching out to the local clubs. Councilman Imlay suggested bringing how much it costs to staff the gyms to the budget discussion. Councilman Prete asked if she had enough coordinators to staff the new gyms. Mrs. Wright stated she has a few new positions in her budget to help with all the changes.

10. Discussion and possible direction regarding proposed amendments to the sign ordinance - Gary Cupp

Gary Cupp explained staff has been working on updating the sign ordinance and they thought a discussion should be done with Council and Planning Commission before moving it forward. The main reason for the update is due to State code updates regarding political signs. He explained we currently have no provisions in our ordinance for elections, but we want to mirror the State's. He added that the electronic message center signs are getting popular, but we don't have any standards. He wasn't sure how the Council wanted to handle them, but they have a few recommendations. Staff also wanted to add provisions in the code to allow the Planning Commission to approve signs of greater height and size. The Planning Commission wanted to address flagpole heights. He stated they are proposing language that better defines what campaign signs are, where they can be located, and that they must comply with state law. Mayor Fawcett pointed out signs have been allowed in planter strips and if one does it then they all do it. He asked if that needed to be addressed here. Mr. Cupp explained the State law is addressing that if it is in front of home. Mayor Fawcett stated it needs to be addressed for other locations and enforced. He thinks there should be a few more City owned places that allow the bigger signs. He mentioned during the last election he also saw signs being posted in landscape strips without the owner's approval, but they didn't dare move them. Mr. Cupp stated that will be addressed in the ordinance.

Mayor Fawcett stated the City needs to be ready to enforce if they are placed in areas they are not allowed. Councilman Prete asked if we could require who created the sign to be on the sign. Councilman Imlay suggested only allowing one name per sign. Councilman Ellerman stated that is hard because of freedom of speech. Dayton Hall stated there are disclosure requirements in the election code. He questioned how involved the City should be in policing State-mandated disclosure requirements, especially since political signage will also include non-municipal elections. Councilman Prete stated now that it is being enforced it may help with some of the problems. Mr. Hall stated the proposed code allows political signs in park strips that are approved by the owner and then only areas that the city designates. Councilman Ellerman stated he is not in favor of sign everywhere on public property. He thinks they need to change that they are not allowed everywhere and only designate a few locations.

Mr. Cupp explained the colored text is the proposed changes and the strike throughs are the recommended removals. Councilwoman Werrett suggested on K.4. to change it to five days instead of three. Mr. Hall stated the State hasn't signed the bill yet, but the proposed Utah Code is to allow fourteen days for political signs to be removed after the election, so staff is considering following what the State approves. Mr. Cupp clarified that is only signs in roadways. Council agreed on five days for the other signs. Mr. Cupp continued by stating they are proposing to not allow wind/banner signs. He stated since the current ones are temporary, he doesn't think they would be grandfathered in. Councilman Ellerman pointed out that they aren't allowed under the ordinance either. Councilman Excell stated if they pass this then will they be able to enforce it. Mr. Cupp stated that by next year they will need a dedicated code enforcer. Councilman Ellerman stated he likes the no flashing. Mr. Cupp explained they can have a scene sign, but it can't be flashing or strobing and it can't be distracting.

Councilman Ellerman stated dimming requirements are needed. Mr. Cupp questioned how big of sign the Council wants to allow. He stated right now the limit is 200 square feet. Mayor Fawcett feels it should be smaller than that. Councilman Ellerman explained they could base the size allowance on property size and street frontage up to a maximum size. He stated the note under the Planning Commission standards about being harmonious is too ambiguous. He thinks there needs to be standards. He agreed that every sign needs a permit. He stated section F prohibits Billboards and those are the biggest ones that sue. He asked staff to review that section to make sure it is allowed. He stated section L allows animated signs. Mr. Cupp clarified it doesn't allow animated, only mechanical ones that are spinning or moving which is defined in the definitions. Councilman Ellerman pointed out in section O, items 3 and 4 state the same thing. He clarified there are requirements for location placement. He stated they need to update the table to not allow overhang in the public right of way. Councilman Excell suggested drafting all the changes discussed tonight and then schedule a joint meeting with the Planning Commission. Councilman Ellerman asked if we allow flying signs on flagpoles can we limit what is allowed to be put on there. Mr. Hall explained this ordinance only regulates the height not what is being displayed because of freedom of speech.

- 11.** Consideration and possible approval of Zone Change Amendment Ordinance No. ZC26-02 to rezone a property located at 515 N 360 E from Mobile Home/RV Park (MH/RV) to Highway Commercial (HC); File No. ZC26-02; Parcel No. H-SMME-18-B; Interstate Rock Products, applicant; Chase Stratton, agent

Councilman Ellerman mentioned this was discussed when they did the property exchange. Councilman Excell stated the Planning Commission recommended approval with a vote of 5 to 2. Gary Cupp stated Commissioner Ballard voted against it because he thought the four-way would negatively impact State Street and Commissioner Iverson voted nay because he didn't understand the agreement. Councilman Imlay stated the property currently has MH/RV zoning but if this is approved, they will have commercial. He is concerned for the surrounding property owners. Councilman Excell stated they are on State Street so they must realize it could change along that road. Mr. Cupp stated the abutting neighbor did oppose the zone change due to that reason. Councilman Imlay asked if something could be done to separate the zones. Mr. Cupp

stated the code requires that. Councilman Excell stated this will help with the traffic safety in this area.

Drew Ellerman motioned to approve Zone Change Amendment Ordinance No. ZC26-02 to rezone a property located at 515 N 360 E from Mobile Home/RV Park (MH/RV) to Highway Commercial (HC). Seconded by Lynn Excell. Motion carried Drew Ellerman, Joseph Prete, Lynn Excell, and Amy Werrett voting aye. Dave Imlay voted nay.

- 12.** Consideration and possible approval of Zone Change Amendment Ordinance No. ZC26-04 to rezone a property located at 1188 S 920 W from Residential Agriculture RA-1 to Residential Agriculture RA-0.5; File No. ZC26-04; Parcel No. H-3-2-3-335; Marja Riitta Nugent, applicant; Karl Rasmussen, agent

Karl Rasmussen stated the General Plan has this area designated as agriculture half acre and that is what they are proposing. The Planning Commission recommended approval. Mr. Rasmussen explained the neighboring property will purchase this parcel and combine it with their property. Councilman Imlay confirmed the house along 920 West will still be a half-acre lot. Councilman Excell mentioned a concern at the Planning Commission meeting that someone would try to subdivide it or build something else. He agreed that nothing else should be developed on this parcel. Mr. Rasmussen stated that it wouldn't be allowed. Councilman Imlay added that he talked to the neighbor and there were no concerns.

Lynn Excell motioned to approve Zone Change Amendment Ordinance No. ZC26-04 to rezone a property located at 1188 S 920 W from Residential Agriculture RA-1 to Residential Agriculture RA-0.5. Seconded by Dave Imlay. Motion carried unanimously.

- 13.** Consideration and possible approval of Resolution 2026-16 Authorizing and Approving the Amended and Restated Power Pooling Agreement with Utah Associated Municipal Power Systems; and related matters

Mike Johns explained the reason for this amendment is because Pacific Corp joined the EDAM market. As part of that market, we will operate in a bilateral market where we can buy and sell resources to the pool. With the EDAM market it changes it to a centralized market and it requires us to sell and buy our resources to the pool. He stated there are details that dictate what happens with individually owned generation but that won't affect ours because we opted to keep our generation out of the pool. He stated there is legal language that is being updated and the City Attorney has reviewed it all. He stated if we don't do this then we won't have power because it must come through the pool. Dayton Hall explained this was vetted by the attorneys for each entity and UAMPS, and he was involved in that discussion, which went on for multiple months. The proposed contract is the product of that discussion, and it is a fair approach to accomplish the purposes of the City and UAMPS.

Dave Imlay motioned to approve Resolution 2026-16 Authorizing and Approving the Amended and Restated Power Pooling Agreement with Utah Associated Municipal Power Systems; and related matters. Seconded by Drew Ellerman. Motion carried unanimously by a roll call vote.

14. Mayor, Council, and staff reports

No additional reports were necessary.

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

A closed meeting was not held.

Adjournment: Lynn Excell motioned to adjourn at 9:20 p.m. Seconded by Joseph Prete. Motion carried unanimously.