

Minutes of the Hurricane City Council meeting held on April 16, 2026, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 4 p.m.

**Members Present:** Mayor Clark Fawcett and **Council Members:** Joseph Prete, Dave Imlay, Lynn Excell, and Amy Werrett.

**Members Excused:** Drew Ellerman.

**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, Water Superintendent Kory Wright, City Planner Gary Cupp, Assistant Planner Fred Resch III, Power Director Mike Johns, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, Building Official Larry Palmer, HR Director Sel Lovell, and City Recorder Cindy Beteag.

## **AGENDA**

### **4:00 p.m. Work Meeting** – Discussion on Storm Drain Utility fees and Storm Drain impact fees

Colten Smith, representing JUB Engineers, reported that he has been working with City staff on the storm drain impact fee analysis and storm drain utility fee. He stated that a master plan has been completed, which identifies capital improvement projects and distinguishes the portion attributable to existing system deficiencies. Susie Becker, representing Zions Bank, participated electronically and presented the proposed storm drain master plan, including a list of projects and their anticipated timelines. She noted that the City is unable to issue bonds for operational costs. Mr. Smith then reviewed the estimated costs associated with each project and illustrated projected fee adjustments over a ten-year period. Ms. Becker continued by explaining that the financial tables outline projected revenues, rate structures, operational costs, and expenditures. She stated that the City has three primary options for addressing funding needs: increasing rates to fully cover costs, delaying capital improvement projects, or issuing bonds for eligible expenses. She demonstrated how incremental rate increases would impact available funding for planned projects, noting that smaller, gradual increases may result in higher overall fees over time. Ms. Becker further explained that the City currently charges \$4.00 per unit for the storm drain utility fee and is proposing to revise the calculation methodology for single-family and multi-family residential uses. Mr. Smith clarified that the proposed fees would be based on Equivalent Residential Units (ERUs), calculated according to impervious surface area, with commercial properties assessed at one ERU per 5,000 square feet. In response to a question from Councilman Prete regarding the nature of the capital projects, Mr. Smith stated that the projects include both new infrastructure installation and upgrades to existing storm drain systems.

Arthur LeBaron stated that impact fees and utility fees are significant and often scrutinized items, and stressed the importance of ensuring the Council is well-informed and able to effectively justify the proposed changes. He explained that the proposed fee structure was

developed with the intent of being equitable by establishing different rates based on land use. He noted that the proposal includes an increase to the storm drain utility fee from \$4.00 per month to \$11.00 per month, with an annual increase of 3%. Mayor Fawcett remarked that storm drainage infrastructure has historically been deferred but stated that it is an issue that must now be addressed. Councilman Prete requested a comparison of storm drain rates charged by other municipalities. Councilman Imlay inquired why the costs could not be funded through the General Fund. Mayor Fawcett responded that while this is an option, it would likely require an increase in property taxes, which he believes would generate greater public concern. Councilman Prete further questioned whether existing sales tax revenues could be used to offset some of the associated costs. Mayor Fawcett indicated that the City is already facing the need to reduce the budget by several million dollars, without accounting for these proposed projects. Ms. Becker presented a comparison of monthly storm water utility rates from other municipalities for the Council's consideration.

Ms. Becker explained the methodology used to calculate the proposed impact fees and outlined the anticipated revenue projections over the next several years. Councilman Excell observed that the magnitude of the proposed increase is largely due to the issue having been deferred for an extended period. Mr. Smith concurred, noting that many other communities are facing similar circumstances, with some experiencing even more significant increases. Councilman Excell stated that, if approved, it will be important for the City to clearly communicate to the public how the funds will be utilized and the benefits they will provide. Mr. Smith explained that the current plan anticipates initiating the first capital project in 2028, allowing time to accumulate funds and avoid bonding, with additional projects planned annually thereafter. Mayor Fawcett inquired whether the City has the capacity to issue bonds sooner in order to begin projects earlier and demonstrate progress to the public. Ms. Becker responded that the City could potentially issue a bond in 2027 for approximately \$5 million, which would reduce the need for higher initial monthly fee increases; however, this approach would result in higher overall costs over time. Councilwoman Werrett asked whether the proposed 3% annual increase could include a defined end date to allow for reassessment. Ms. Becker stated that while the financial model could be revisited if significant changes occur, it is generally recommended that such models be reviewed every three to five years. Mayor Fawcett suggested establishing a specific future date for formal review.

Weston Walker presented a comparison of storm water utility rates among surrounding municipalities, noting a range of approximately \$8.00 to \$15.50 per month. Mr. LeBaron stated that the City is currently undertaking several major roadway projects that include storm drainage components. He explained that although the proposed utility fee revenues may not be used immediately, other funding sources are already being applied toward drainage improvements, and the City is consistently investing in storm water infrastructure. He further noted that certain operational costs, such as street sweeping services, are funded through the storm drain utility fee. Mayor Fawcett added that compliance with Municipal Separate Storm Sewer System (MS4) requirements is also funded through this budget. Mike Vercimak reported that staff continues to track labor hours within the Street Department related to drainage

activities, estimating that approximately 30% of staff time is dedicated to such work. He noted that while drainage infrastructure is not always visible to the public except during storm events, it requires ongoing daily maintenance and management. He also noted that the City tracks the value of drainage infrastructure constructed by developers and subsequently dedicated to the City, estimating that approximately \$3 million to \$5 million in drainage improvements are added annually. Mayor Fawcett added that the long-term maintenance of this infrastructure must also be accounted for in the overall financial planning.

Paige Chapman reported that current year storm drain operations are estimated at approximately \$5 million with projections increasing to approximately \$1.9 million in the following year. She noted that compliance with MS4 requirements necessitates a separate budget and indicated that the overall budget is projected to increase by approximately 72%. She further stated that, without any adjustments, the fund is projected to operate at an estimated deficit of approximately \$1.2 million. Councilman Imlay requested a comparison of the potential impact of a property tax increase versus an increase in the storm drain utility fee, stating that while he agrees the issue must be addressed, he would like to evaluate all available options. Kaden DeMille reported that property tax revenues totaled approximately \$3.6 million in the previous year and estimated that addressing the shortfall through property tax would likely require an increase of approximately 0.25%. Mr. LeBaron noted that certain entities are exempt from paying property taxes but would still be required to contribute under a storm drain utility fee structure. Mr. Smith added that the proposed fee model accounts for higher-impact users by assigning increased monthly fees based on usage, ensuring a more proportionate distribution of costs.

Mr. LeBaron stated that the information presented reflects staff's current recommendation. He invited Council to provide feedback for incorporation into the plan; otherwise, the item will be publicly noticed and scheduled for a decision at a future meeting. Councilman Prete expressed concern that while the City is behind on drainage improvements and must address new MS4 requirements, the proposal may be exceeding what is necessary. Mr. Walker responded that the proposal is intended to address both existing deficiencies and regulatory requirements. Mr. Walker further explained that during his time in the Streets Department, smaller drainage projects were attempted, but funding limitations prevented larger-scale improvements. He added that surrounding communities are currently charging impact fees that are more than double what is being proposed. Council indicated a desire for additional information to be presented at the next meeting. Mayor Fawcett asked about public outreach to inform residents of the proposal. Council agreed that public notification is important but stated they would like a clearer understanding of the issues and needs before proceeding. Mayor Fawcett requested a comprehensive presentation outlining the challenges, proposed solutions, and comparisons with other municipalities. Mr. Walker noted that drainage concerns vary by location, with some areas experiencing recurring issues while others do not. Mayor Fawcett explained that some projects on the proposed list are driven by capacity limitations, while others are needed for system improvements. Councilman Excell added that areas with known, significant drainage problems should also be prioritized. He acknowledged that the project list includes a balance of

system improvements and capacity upgrades but noted the need for transparency in how the plan will be implemented. Ms. Becker stated that Millcreek previously produced a public information video regarding similar efforts, which she will share as a potential resource for communicating with residents. She also reviewed how a property tax increase would be calculated should that option be considered.

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

Hayden Roberts stated that staff is currently repairing sinkholes on 3000 South and will subsequently move to 400 West to complete additional patching work.

Weston Walker stated they have approved five projects over the last week.

Mike Johns reported that the Advanced Metering Infrastructure (AMI) meter installation is progressing, with two units currently installed. He stated that staff is compiling data and verifying functionality before proceeding with additional installations.

Chief Yates stated that the three cadets currently attending the academy have successfully passed all required tests and are scheduled to graduate this weekend. He stated that the Washington County Fair will be held this weekend, and officers will be present to assist. He also noted that the department participated in the Special Needs Rodeo the previous weekend, which was a very positive event. He further reported that the individual involved in the Credit Union robbery has been sentenced to one year.

Paige Chapman mentioned the preliminary budget will be on the next agenda for approval.

Kory Wright reported that construction of the north irrigation pond is progressing, with all concrete poured except for the slide gates. He stated that the irrigation pond booster walls have also been completed. He noted that the first phase of piping is approximately one week from completion, and the second phase of funding is currently under review with DOGE. He stated that three employees are completing their CDL certification this week. He concluded by expressing appreciation to the Power Department for extending electrical service to the booster located on 1100 West.

Tiffani Wright expressed appreciation to the Council members who attended and assisted with the Easter Egg Hunt. She stated that the Community Center roof project is expected to be completed within the next few weeks. She also noted that the elevator at Storm Court successfully passed inspection. She stated that the pickleball courts are currently being painted. The Peach Days Committee held its first meeting earlier in the week. She concluded by inviting the public to attend the production of *Mamma Mia!*, which will run through the 9<sup>th</sup>.

Larry Palmer reported that since the last meeting, the City has received development submissions including thirty-three single-family units, sixteen townhomes, three commercial buildings, and one duplex. He also noted an issue at Southern Estates, where a retaining wall collapsed due to an irrigation leak. He stated that staff is working with the responsible parties to address and repair the damage.

Darren Barney reported that construction of the pickleball courts is progressing well. He stated that the courts have been coated, lighting has been installed, and shade structures have been delivered and will be erected soon. He also noted that chain link fence posts are in place. He estimated that the courts should be playable in approximately two weeks. He mentioned that three employees have been promoted from Parks Maintenance I to Parks Maintenance II. He also announced that Patty, the department custodian, will be retiring next week and will be greatly missed. He noted that one replacement has been identified; however, the position effectively requires two staff members, and an additional opening currently exists. Mayor Fawcett inquired about the pickleball lighting due to the increased height of the fixtures. Mr. Barney explained that the new lighting technology is designed to reduce light spillage and will be less intrusive than previous systems. Councilman Excell requested an update on Veteran's Memorial Park. Mr. Barney responded that work is ongoing with volunteer assistance. He explained that delays were encountered due to issues with CAD drawings, but those issues have been resolved. He stated that staking for electrical work was completed last week and trenching is anticipated to begin next week. Mayor Fawcett noted that funding is available for the project but expressed a desire to utilize volunteer efforts where possible before allocating additional funds. He also suggested that landscaping for the project could be incorporated as a city-wide volunteer effort.

Gary Cupp stated he will send the sign ordinance to the Council after the Planning Commission makes a recommendation.

Fred Resch III reported that the Planning Commission did not meet last week due to staff attendance at a conference. Councilman Excell inquired about signage that had been placed on the airport fencing and questioned whether it was permitted. Mr. Cupp responded that a permit should have been obtained prior to installation.

Dayton Hall stated that a new item has been added under New Business as Item 7 to consider extending a development agreement. He stated that staff have been in discussions with the developer and that he recommends approval of the extension. He explained that the item was placed after the closed meeting on the agenda in the event the Council has additional questions that may need to be discussed in closed session. He noted that if no further discussion is required, the Council may elect to take the agenda out of order and hold the closed session at the end of the meeting.

Cindy Beteag reminded the Council of the scheduled budget retreat on May 5<sup>th</sup> at 4:30 p.m.

**6:00 p.m. - Call to Order –**

Mayor Fawcett welcomed everyone and called the meeting to order.

Prayer: Councilman Prete

Pledge: Gary Cupp

Declaration of any conflicts of interest

None declared.

Minutes of the Special City Council Meeting for March 30, 2026

Amy Werrett motioned to approve the Special City Council Meeting for March 30, 2026. Seconded by Lynn Excell. Motion carried unanimously.

Presentation on recycling - Kathy Freeman

Kathy Freeman showed a video on the recycling facility in Las Vegas and stressed how important it is for everyone to recycle. She then reviewed what items can be recycled.

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

No comments from the public.

### **OLD BUSINESS**

**1.** Consideration and possible approval of Zone Change Amendment Ordinance No. ZC26-05 to rezone a 0.522-acre portion of a 8.36-acre property located at 630 S 60 E from Residential Agriculture RA-1 to Single Family Residential R1-10; File No. ZC26-05; parcel no. H-362; Samantha Hinton, applicant

Cindy Beteag stated the applicant has requested this item be continued to the next meeting instead of tabling it.

Mark Sampson, Planning Commission Chair, stated that in considering a zone change request, the Commission is required to evaluate four established criteria. He noted that this particular request generated significant public interest, including a petition in opposition and multiple residents attending the Planning Commission meeting to express concerns. He stated that much of the opposition was based on misinformation and observed that this is not uncommon in zone change applications. However, he expressed concern regarding the hate on this application. He stated that the Planning Commission vote was divided, and he attributed the split in part to the level of public pressure and sentiment surrounding the application.

Dayton Hall clarified that seven commissioners were present at the Planning Commission meeting. He explained that an initial motion to recommend approval of the zone change was made but failed with a three-to-four vote. He stated that following additional discussion, a second motion was made to recommend approval with added wording, which passed with a four-to-three vote. Mr. Hall acknowledged that there may have been confusion among members of the public regarding the outcome but noted that the initial motion did not pass, and the final recommendation was approved only after the second motion.

Mayor Fawcett stated that he contacted concerned neighbors the previous evening to clarify that the applicant had requested the item be tabled. He explained that, if the applicant intends to move forward at a future meeting, the City should re-notice the item so the public is appropriately informed and given an opportunity to provide input on their concerns. Samantha Hinton stated her preference that the item be heard at the next available meeting. Mayor

Fawcett responded that he would prefer the item be tabled in accordance with prior communication to the public. He further stated that notice should be sent to affected neighbors to ensure they are informed of the updated scheduling and have the opportunity to participate.

Dave Imlay motioned to table Zone Change Amendment Ordinance No. ZC26-05 to rezone a 0.522-acre portion of a 8.36-acre property located at 630 S 60 E from Residential Agriculture RA-1 to Single Family Residential R1-10; File No. ZC26-05; parcel no. H-362 until May 7, 2026. Seconded by Amy Werrett. Motion carried unanimously.

## **NEW BUSINESS**

1. Consideration and possible approval of awarding a contract for the 700 West Pavement Rehabilitation Project - Arthur LeBaron

Arthur LeBaron explained that the proposed project will rehabilitate pavement from curb to curb along 700 West between SR-9 and Gould's Wash. He stated the work will include removal of existing pavement, cement injection, and installation of new asphalt pavement. He presented the bid tabulation and reported that the lowest responsible bid was submitted by Western Rock. He stated that staff is recommending awarding the contract to Western Rock. He noted that construction is planned to begin once school is out and is expected to be completed by the end of July. He added that this contractor has completed a similar project within the City in the past with successful results. Councilman Excell expressed a desire to see improvements extend further south, noting that the roadway in that area also requires attention. Mr. LeBaron responded that drainage issues in the southern section must be addressed prior to roadway reconstruction in that location.

Joseph Prete motioned to award the contract for the 700 West Pavement Rehabilitation Project to Western Rock in the amount of \$498,998.00. Seconded by Dave Imlay. Motion carried unanimously by a roll call vote.

Mr. LeBaron stated he will work with Western Rock on a traffic control plan. He recommends allowing them to work at night and do a full closure so it can be done faster.

2. Presentation on the Reuse Pipeline Project - Trinity Stout with WCWCD

Trinity Stout presented information on the proposed Regional Reuse System, explaining that recycled water is projected to comprise approximately 20% of the region's new water supply over the next 20 years. He stated that the reuse system is being developed in two phases: non-potable reuse and potable reuse. He presented a diagram illustrating the water cycle within the proposed system and noted that it is projected to produce approximately 24,000 acre-feet of water annually by 2042. He also reviewed the proposed regional system layout across the county. Councilman Prete asked about potential public concerns regarding the use of reused water. Mr. Stout responded that human waste is already present in natural water systems and is treated through natural processes, and he noted that water reuse is implemented in systems throughout the world. Councilman Imlay referenced the Payson Power Plant and expressed

concern about instances where reused water may not meet standards. He asked what safeguards would be in place to prevent similar issues locally. Mr. Stout responded that multiple safeguards are built into the system, and in the event of a quality issue, the water would be diverted to agricultural fields rather than delivered to end users. He noted that the system is designed as a controlled, slow, and safe process.

3. Consideration and possible approval of awarding a contract for Construction Manager/General Contractor (CMGC) services for the new City Hall and Police Station - Kaden DeMille

Kaden DeMille explained that this item is a continuation of the City's efforts toward construction of the new City Office and Police Station. He stated that the City issued a request for CMGC (Construction Manager/General Contractor) services and received significant interest, with thirteen contractors submitting proposals. He reported that the proposals were evaluated and ranked, with Big D Construction receiving the highest ranking unanimously. Mr. DeMille stated that staff is requesting approval to proceed with the selected firm for construction management services to advance the project. He explained that the selected contractor will be integrated as part of the project team during the design phase. Mr. DeMille noted that the design process is anticipated to take approximately eight months to one year. He stated that the project would not be rebid at that stage, as the contractor will already be engaged, which is expected to reduce change orders and improve overall project coordination. He added that, if the project proceeds as planned, construction is anticipated to take approximately eighteen months. He also noted that financing for the project will be brought back to the Council for approval at a future date. Representatives from the architect and Big D Construction were present to answer questions. Councilman Prete asked whether members of the contractor's team are local. Mr. Bundy responded that all individuals included in the proposal are based in Washington County. Councilwoman Werrett asked what criteria were used in the evaluation process. Mr. DeMille stated that proposals were evaluated based on team resumes, management approach, fee structure, experience on similar projects, and overall completeness and thoroughness of the submission.

Dave Imlay motioned to award a contract for Construction Manager/General Contractor (CMGC) services for the new City Hall and Police Station to Big D. Seconded by Amy Werrett. Kaden DeMille clarified the contract will follow tonight is the proposal. Dave Imlay amended the motion to include the contract shall be reviewed by the City Attorney first. Seconded by Amy Werrett. Motion carried unanimously by a roll call vote.

4. Consideration and possible approval of Resolution 2026-19 approving a Memorandum of Understanding between the cities of St. George, Ivins, Santa Clara, Washington, and Hurricane, for the purpose of establishing a coalition to guide local planning and implementation of stormwater management practices and procedures

Weston Walker explained that the item is a Memorandum of Understanding (MOU) that has already been signed by other partnering communities. He stated that the agreement formalizes the City's participation in a regional coalition and commits the City to having a representative attend quarterly meetings. He added that participation also supports contractor training efforts. He noted that there is no financial obligation associated with the agreement and emphasized that it is intended solely to facilitate regional cooperation and coordination. He stated that both he and Roger Blaser currently attend the meetings as part of ongoing training and orientation. Councilman Excell asked why smaller surrounding communities are not included in the agreement. Mr. Walker responded that those communities are not designated as MS4 entities and therefore are not required to participate. Councilwoman Werrett asked whether there are any disadvantages to approving the MOU. Dayton Hall responded that there are no known disadvantages associated with approval.

Lynn Excell motioned to approve Resolution 2026-19 approving a Memorandum of Understanding between the cities of St. George, Ivins, Santa Clara, Washington, and Hurricane, for the purpose of establishing a coalition to guide local planning and implementation of stormwater management practices and procedures. Seconded by Dave Imlay. Motion carried unanimously by a roll call vote.

Mayor Fawcett took new business 7 and then 6 out of order and addressed them next. These minutes are in order of the agenda.

#### 5. Mayor, Council, and staff reports

Dave Imlay congratulated the Power Department for their score on reliability.

Joseph Prete stated he hopes his recommendations on the staff reports were received in a positive way. He appreciates everything staff does.

Councilman Excell stated he has received a request related to the Youth City Council but noted that there is currently no designated leader overseeing the program. Mayor Fawcett responded that Emily Butler has confirmed her willingness to serve as the leader for the Youth City Council. Councilman Excell asked whether oversight of the Youth City Council could be assigned to another Council member.

Amy Werrett stated she enjoyed going to the training last week. She confirmed Mayor Fawcett was ready to meet about the neighborhood councils moving forward.

Mayor Fawcett reported that a meeting is scheduled for the following day with Senator Curtis to discuss Purgatory Road. He also stated that Three Falls Elementary extended an invitation for the Council to read to students on the 27<sup>th</sup> and encouraged participation, requesting that members respond if they are unable to attend. He noted that his first public event as Mayor will take place on Saturday, which will be a hike on Cinder Knoll. Cindy Beteag added that the SR-9 cleanup is scheduled for Tuesday at 5:30 p.m., with volunteers asked to meet at the Community Center. Mayor Fawcett stated that Doug Heideman has requested that the Beautification Committee be reactivated. He expressed his opinion that the committee should not continue

but indicated that if the Council wishes to proceed, recommendations for appointments would be needed. Gary Cupp reported that staff has identified two potential options for replacement of the Appeals Board and is continuing to work on the matter.

Kory Wright reported that approximately 300 of the City's 8,500 water customers are currently signed up for the water app. He stated that staff will continue efforts to increase participation and encourage additional sign-ups. Councilman Prete suggested setting up an informational booth during Peach Days or a similar community event to help residents register for the application and increase engagement.

6. Tentative Closed Meeting held pursuant to Utah Code section 52-4-205, upon request Joseph Prete motioned to go into closed session at 7:10 p.m. to discuss litigation, acquisition of land and water, and negotiation of a development agreement. Seconded by Amy Werrett. Motion carried unanimously.

7. Consideration and possible approval of a 35-day extension of the term of the Development Agreement for Sand Hollow Mesa Project -Dayton Hall

Lynn Excell motioned to approve a 35-day extension of the term of the Development Agreement for Sand Hollow Mesa Project. Seconded by Joseph Prete. Motion carried unanimously.

**Adjournment:** Joseph Prete motioned to adjourn at 8:40 p.m. Seconded by Dave Imlay. Motion carried unanimously.