

Minutes of the Hurricane City Council meeting held on August 6, 2026, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

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

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, City Engineer Arthur LeBaron, Building Official Larry Palmer, HR Director Sel Lovell, Parks Superintendent Darren Barney, Recreation Director Tiffani Wright, Ash Creek Sewer District Superintendent Mike Chandler, and City Recorder Cindy Beteag.

AGENDA

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

Kory Wright stated the Goulds Wash Well is almost to 700 feet, with only another 100 feet needed to reach the required depth. The Sky Ranch Well drill rig ran for a week before breaking down again. The Sky Ranch Tank is full of water and is in the process of completing the leak test, and the booster pump for the Sky Ranch Tank is complete. The Water Department has been busy with a lot of leaks in Dixie Springs. They have had many late nights, but morale is good.

Chief Yates reported that during July there were 782 incidents, consisting of 34 arrests, 525 citations issued, 1,063 stops, and 34 accidents. Accidents are down 17%. He stated officers are focusing on traffic enforcement and trying to get people to slow down. He stated officers were called out to an incident last Saturday in Colorado City where an armed individual was barricaded in a house. They were able to get him out before having to use force. Lastly, there was another unfortunate drowning accident at Sand Hollow today.

Sel Lovell reported that there are currently a lot of job openings, and that number will continue to expand. They are interviewing for custodian and maintenance positions. He reviewed the current open positions. Staff is also still working on the website redesign.

Tayt Picklesimer introduced himself and stated he was recently hired with the Power Department. He has lived here his whole life and hopes to retire here. He stated he graduated two months ago from the SLICT program.

Mike Johns added that after graduation, Mr. Picklesimer won first place in all the categories at the lineman rodeo. He will be a great asset to the crew. He stated all the generators are running full time. They have been running longer this year due to the EDAM requirements. The week of August 16th, crews will put up the Peach Days banners. Councilman Imlay explained that with

EDAM, it is different than in the past. They need to keep the generators running because the City is making money on the energy market.

Mike Chandler stated that early this week the Washington County Water Conservancy District was notified that the draft environmental assessment for the Reuse Project has been issued and is open for comments. He explained that this is the pipeline that connects the St. George Regional Reclamation Facility to Ash Creek's facility. This will allow them to run water anywhere from Gunlock to Chief Toquer Reservoir. He stated the details are in St. George News, but if anyone has any questions, they can reach out to him. He stated they have projects coming up in the Pecan Valley area as well as in Sand Hollow by the new interchange. He explained that as those projects near completion, they will move to a mechanical treatment facility instead of the lagoons. The new treatment facility is up and running in Confluence Park. The discharge water is being applied to the land in the park. It is working well, and he is pleased with the technology. Lastly, he has been working on the MOU with the Fire District for confined space rescue agreements.

Mike Vercimak reported that they have held two preconstruction meetings since the last Council meeting and kicked off a couple of new subdivision projects. One development received preliminary acceptance from the JUC, so they can begin pulling building permits. They have also issued a notice to proceed on a grading permit for Black Ridge. They have issued a request for an airport consultant. Councilman Excell stated that the wall was just built in the Sky View Subdivision, but there is no curb, gutter, or sidewalk. Mr. Vercimak explained that frontage is required as that section is developed. They skipped down two streets and put the first row of housing on the second street, which allowed them to delay the improvements along the public street. He stated this process has not always worked well for the City, and they are trying to come up with a way to make it better so the improvements are installed at the beginning.

Hayden Roberts stated they have been working on the spillway off 600 N. The monsoon rains have created a drainage issue at this location. They are working on installing a spillway and outlet structure that will drain down 2800 W. The crews are also working with the schools to get all the crosswalks painted before school starts. He sent maps for the slurry seal, which will start on Monday. Councilman Imlay stated that at the end of the school year, there was a group that came in to talk about the Three Falls walkway. He asked if the City decided to do anything. Mr. Roberts stated he did meet with the principal, but the road is too narrow to put anything there. He did tell them they could put up no-parking signs. He stated 400 West needs to be done first.

Weston Walker mentioned the MS4 training video that has been distributed. He stated that 75% of employees need to complete it this year, but next year it will be 100%. He encouraged everyone to finish it. He stated it is a quick training video that explains what MS4 is. There are a couple of other changes coming regarding MS4 enforcement, including a fee schedule. The MS4 report is required by the first of October.

Arthur LeBaron reiterated that regarding Mr. Vercimak's comments about road frontages, they have recognized the problem with development because there is an impact even if they start in

the middle of the development. This problem is on their radar. He stated that regarding the issue with the school, it is nice to have open dialogue with all the other entities they work with.

The 100 S project is almost ready to advertise. Since this project is on a tight schedule, they want to get going right after Peach Days. He stated they might need to schedule a special meeting to award the bid. The 650 S project is more complex, and they are getting to the point where they need to engage with the property owners. They will schedule an open house for those who will be impacted on September 9th from 6-8 p.m. at the Community Center. He has been working with utilities on how the new drainage fee will roll out. He stated there are some facts he wants to make sure the Council is aware of before this rolls out. He mentioned an email that was sent out, which he pulled and reviewed, showing how the fee is calculated by impervious surface area. He explained he made tiers in increments of 5,000 square feet, but the problem he saw with the top two account holders is that the monthly fee would be over \$7,000 a month. So, he made the top tier anything over one million square feet. He showed how the fee was calculated for each tier and explained that the proposed tier revenue is very close to the revenue that is needed. He asked if it needed to be discussed further before it was implemented. He stated it is not fair to charge the same thing to big businesses that have more of an impact than residential property. Councilman Imlay stated it is not fair to have them build detention ponds and then have to pay a higher fee. Mr. LeBaron stated all development has to provide detention. He stated there are cities that offer credits for development if they go above and beyond, but it is very hard to calculate a fair credit, so the engineer's recommendation was to not offer that. Mayor Fawcett stated the Council passed this and he was fine with it until he saw the numbers. He stated the Council had a public hearing, but they did not talk about the impact on the businesses. He asked if they needed to do anything else before the fee was implemented. He stated it cannot be a flat \$11 because then the funds will not be where they need to be. He pointed out the Council did not see the numbers of what the rates would be increased to for businesses and he thinks it needs to be discussed further. He agreed this is a more correct way to assess the fee, but it is a large jump that businesses will not be ready for. Councilman Prete stated he does not want businesses to leave town. Mayor Fawcett asked for this to be put on the next agenda to discuss approving an amended resolution.

Gary Cupp stated there is a full Planning Commission agenda next week, including several items that could come to the Council afterward. He explained that the Water District owns about 610 acres on the west side of Sand Hollow Reservoir. They have requested a zone change for multiple different uses on the property. He stated they do not have all the details on the development yet, but it looks like it could be close to 3,100 lots. It will go to the Planning Commission next week. Mayor Fawcett stated this is a similar situation to the application that Loren Lowe brought to them.

Fred Resch III stated there was an owner who was operating multiple illegal vacation rentals who had to pay a \$5,000 fine and agreed to stop renting. He also sent out two more citations this week for other violations.

6:00 p.m. - Call to Order –

Mayor Fawcett welcomed everyone and called the meeting to order.

Prayer: Chief Yates

Pledge: Merlin Spendlove

Declaration of any conflicts of interest

Councilman Spendlove declared conflict for new business 2 because he is employed by the lowest bidder.

Public Forum – Comments From Public

None.

CONSENT AGENDA

Mayor Fawcett explained that the Daughters of American Revolution had a presentation for the Council so the following two items would be considered individually instead of a consent agenda.

1. Consideration and possible approval of a proclamation designating September 17 through 23 as Constitution Week – Karen Shuman, Daughters of American Revolution

Valorie King, a member of Color Country Chapter of the Daughters of American Revolution, detailed how the constitution was created and how the Daughters of American Revolution have a mission to preserve that constitution. She stated they are asking the Council to proclaim September 17-23 as Constitution Week. Mayor Fawcett read the proposed proclamation.

Joseph Prete motioned to approve a proclamation designating September 17 through 23 as Constitution Week. Seconded by Amy Werrett. Motion carried unanimously.

2. Consideration and possible approval of Resolution 2026-29 Appointing Merlin Spendlove to the Ash Creek Special Service District Board

Lynn Excell motioned to approve Resolution 2026-29 Appointing Merlin Spendlove to the Ash Creek Special Service District Board. Seconded by Dave Imlay. Motion carried unanimously.

NEW BUSINESS

1. Consideration and possible approval of the reassignment of hangar 7S 3W to Paul Mona – Mike Vercimak

Mike Vercimak explained that there is a small T-hangar that sits west of the other hangars at the airport. Paul Mona is trying to purchase the hangar and assume the lease. The Airport Board recommended approval of the lease reassignment. He mentioned that Mr. Mona also wants to improve the area in front of the hangar. He has checked with the Airport Consultants, and they did not see any problem with that.

Dave Imlay motioned to approve the reassignment of hangar 7S 3W to Paul Mona. Seconded by Merlin Spendlove. Motion carried unanimously.

2. Consideration and possible approval of awarding a contract for the construction of Exit 19; 3200 West Improvements – Arthur LeBaron

Arthur LeBaron explained that this is the first phase of the second access into Sand Hollow State Park that the City is partnering on with UDOT, the Water Conservancy District, and Utah State Parks. He stated this portion will finish the interchange at Exit 19 on the south end of the lake. It has been advertised and they received three bids. All the bids received were below the engineer's estimate. Interstate Rock was the lowest bidder. Everything is in order, so staff's recommendation is to award the bid to Interstate Rock. Councilman Excell asked about funding. Mr. LeBaron explained this is funded by outside funds. The City obtained a grant from the State of Utah Outdoor Recreation Program that will be used for this project. This project is scheduled to be completed by the end of the year.

Amy Werrett motioned to award the contract for the construction of Exit 19; 3200 West Improvements to Interstate Rock in the amount of \$1,480,841.86. Seconded by Lynn Excell. Motion carried unanimously by a roll call vote.

3. Discussion regarding vacation rentals in commercial zones – Mayor Fawcett

Mayor Fawcett explained that Cory and Miranda Hinton came to talk to him about purchasing the property south of Standard Plumbing to develop a vacation rental complex. They met with Planning staff and were told they cannot do it there anymore because of the zoning. They wanted to talk to the Council to see if they were interested in changing the code to allow it because this property is a little different since it is not right on the highway. Cory Hinton stated the property is a different situation because there is a home built in the middle of the storage units. Miranda Hinton stated the current owners are renting out the back two units. The property is just over half an acre, and she stated they cannot fit the 10 or more units required by the code. Gary Cupp explained that commercial zones have a use table, which was updated last year to no longer allow vacation rentals in commercial zones. If there are 10 units or more, it would qualify as a hotel, which would be a permitted use. Mr. Hinton stated the property is surrounded by storage units and backed up to commercial businesses, so it is pretty secluded. Mrs. Hinton mentioned other properties in Hurricane that have something similar. Mayor Fawcett explained that those uses were allowed before the code was changed.

Council members asked why the code was changed. Mayor Fawcett explained the City did not want to use commercial property for vacation rentals because it is not the highest and best use of the property. Mr. Cupp stated the main reason is because the City wants commercial properties to generate more tax revenue. Councilman Excell understands the reasoning for this the Hinton's request at this location, but he is concerned it will set a precedent. He stated once you allow it in one spot, everyone will want it. Mrs. Hinton asked what the Council wanted to see there. She stated it is not an ideal property for commercial use. Councilman Imlay stated that right now it has a residential use, and he is not in favor of making an exception this close to when the code was changed. Mayor Fawcett stated the only thing that made him think twice about it is how the property sits. Mr. Hinton stated if they received an exception or changed the zoning, they would leave the property as is and rent the units out, but in the future, they might

look at doing events there as well. Councilwoman Werrett asked if there was a legal workaround to make this work. Dayton Hall stated there is usually a way to make it work legally if the Council wants to. However, the new ordinance was approved last year, and if the Council starts making exceptions, they are sending a message that they are willing to work around it. Councilman Spendlove asked if they bought the home, would they be required to live there. Mr. Cupp stated it could be rented long term. Councilman Imlay asked if having two ADUs on the property was a violation of the code. Fred Resch III stated a remodel was done on one of the outbuildings that was not permitted, so he cannot verify what is there. Councilwoman Werrett agreed that this is not an ideal commercial location, but she does not want to make an exception. The Council agreed.

4. Mayor, Council, and staff reports

Councilman Prete asked about the status of the Sand Hollow Mesa settlement agreement. Dayton Hall stated the other party has finally signed the amended development and settlement agreements. The documents were taken to the County Recorder on Monday.

Kaden DeMille stated they have received the first round of numbers on the City Campus, and the numbers came in higher than they were estimating. He had included some contingencies in his calculations, so when those were included, his number was closer to the estimate. He thinks they can make it work, but it was a conservative estimate. He added that he also had them quote a shooting range in the Police Building, but it came in around \$1 million. He was going to cut that component unless it is something the Council wants. He explained that once the design is completed in September, they will start on the construction drawings. Based on that timeline, they could start moving dirt by the latter part of the year for the Police Station. They are trying to get the groundwork done on the Police Station first because it will take longer. Councilman Imlay recommended minimizing change orders to help with costs. Mr. DeMille added that the pool was supposed to pour concrete today, but the vapor barrier was missed, so they had to pull the rebar and redo it. Councilwoman Werrett asked if the shooting range could be rented out to help make up some of the revenue. Chief Yates stated that would be too much of a liability.

Cindy Beteag stated there will be a tour to Ash Creek Sewer District's new facility on August 18th and 19th at 8 a.m. if the Council would like to go with staff.

Councilman Imlay stated he would like to address ADUs and consider limiting their size. He would also like to discuss rural road cross-sections so curb, gutter, and sidewalk are not required. Mayor Fawcett explained there are already a number of road designs, so they could review them to see if there is already an option that would work. Councilman Imlay stated a lot of people do not like the planter strip.

Councilman Prete stated he has received a few inquiries about the hospital across from Walmart and asked if there was a status update. Mayor Fawcett stated they had a meeting last week with the group, and they brought in some investment bankers. He stated it sounds like it is still in the process, but with the history of proposed hospitals being brought into Hurricane,

he is somewhat skeptical. Mike Vercimak mentioned that there is a small hospital currently being built between Wasatch Trailers and the liquor store. It will be a general hospital with 20 beds and a surgery center. Councilman Prete asked about the timeline for the Entertainment Center by the movie theater. The Building Official was gone so he could not answer, but Councilman Spendlove stated it is getting closer. Councilman Prete asked if the town meetings had been confirmed and when the other Council members needed to attend the other meetings. Mayor Fawcett stated the times and places are confirmed, but each Councilmember needs to reach out to the other Councilmembers to attend their meetings. Councilman Prete asked about the structure for the meetings. Mayor Fawcett stated they still need to have a discussion about that. He asked for suggestions so they can cover the same information at each meeting, but he wants citizens to be able to voice their concerns. Councilman Spendlove asked how the meetings will be advertised. Mayor Fawcett stated it will be on all social media, and he mentioned it on the radio. He also thought about making a flyer to hand out during the Peach Days parade. Councilwoman Werrett suggested sending it out to the schools so they can include it in their weekly updates. Mayor Fawcett stated they also might send out the notification through Yoppify. Councilman Imlay suggested putting up neighborhood signs notifying citizens when the meetings are. Councilman Prete asked if the Council would be in the Peach Days parade or if there were other activities they needed to participate in. Mayor Fawcett stated they will be in the parade and there is an award ceremony. He asked the Council to be there for both activities and to give him recommendations on who should receive the award.

Councilwoman Werrett asked for a status update on replacing the chair for the Historical Committee. Mayor Fawcett stated he is still working on it.

Tiffani Wright stated there was a full theater on the preview night for Frozen. They have had some slower nights, but they are hoping it picks up. Utah Prep will be using all four courts at the Storm Courts during the day during the slower time of the day. She stated it is a big reservation for the City and will be a good partnership. There are a lot of people using the walking track at the gym. The fall programs all start next week.

Mayor Fawcett stated he has been trying to get activities going each month for people to join the Mayor. On August 22nd at 10 a.m., he will be at the Community Center with small seed displays for kids to build. The displays will then be displayed at Peach Days, where he will judge them and give awards.

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

A closed meeting was not held.

Adjournment: Amy Werrett motioned to adjourn at 7:12 p.m. Seconded by Dave Imlay. Motion carried unanimously.