

Minutes of the Hurricane City Council meeting held on September 3, 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, Public Works Director Mike Vercimak, Streets Superintendent Hayden Roberts, Water Superintendent Kory Wright, City Planner Gary Cupp, Assistant Planner Fred Resch III, City Engineer Arthur LeBaron, HR Director Sel Lovell, Parks Superintendent Darren Barney, Finance Manager Brendan Angus, and City Recorder Cindy Beteag.

AGENDA

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

Darren Barney showed pictures of how Veterans Park will look when it is completed and then showed the concrete that had been poured for the star center. He explained that the monuments will have the names of all the veterans in the valley around the star. They will be starting on the curb and gutter. He followed up on the benches at the pickleball courts and found that only two of them had been installed. He explained that the fill dirt has large rocks, making it difficult to install them. They will continue to work on it. The Parks Department has been busy setting up for Peach Days this week. They are also involved with setting up for the rodeo. He went out to the rodeo arena today and noticed that all the signs for no standing, smoking, or alcohol had been removed, and they don't know who took them. They will work on getting new ones.

Kory Wright reported that as of September 1st, the Stratton, West, and Dixie Springs wells had used 56.1% of their water rights. The Ash Creek and Toquerville Springs had used 56% of their water rights. He stated that last year they purchased 108 million gallons of water from the Water District, but this year they have only purchased 63 million gallons, saving approximately \$85,000 so far this year. He stated that on Monday night, a fire hydrant weld joint blew off and emptied the Sand Hollow Tank before it was found. Over one million gallons of water were lost. Crews are still busy fixing leaks. Councilman Imlay asked if the water tanks got really low during the power outage and if that is something that needs to be addressed during an outage. Mr. Wright stated that the Power Department worked great with them to get the power back on, but the SCADA system had some damage. They worked on it until late as people were still using a lot of water during the outage. Their generator worked, but they need to look at purchasing additional generators for other areas. He stated they will also be looking at a new SCADA system in the next couple of years. Councilman Spendlove asked when they would be filling the irrigation pond. Mr. Wright stated they are scheduled to come calibrate it on the 14th. Due to some scheduling conflicts, they plan to go live the last week of September. They are working on getting the fencing and gates finished before it is filled.

Sel Lovell stated there are two new hires for Police, one of which is a current employee who moved from Animal Shelter Attendant to Animal Control Officer. He stated they held interviews last week for positions in the Recreation Department, but he has not heard anything back yet. The website redesign is coming along, and he is hoping to get the new policy manual notifications out tomorrow. Councilman Spendlove asked about the Flock cameras. Mr. Lovell stated they are license plate readers. Councilman Excell explained that the City has an agreement with the State of Utah regarding the cameras and the system can only be accessed if there is a case and a valid reason to look at it. He asked who is monitoring the system. Mayor Fawcett asked how they know the information is not going somewhere else. Dayton Hall stated there are three automatic license plate readers in Hurricane. He explained that Flock is a brand name and the City does not have Flock cameras in Hurricane. The cameras are Motorola and do not take audio or video; they only photograph license plates. The City received a permit from UDOT to install the three cameras, and State law requires the City to adopt a policy regulating them, which the City has done. The policy requires monthly audits and a legitimate reason to access the system. Mayor Fawcett confirmed the City owns the cameras and controls the information collected. Kaden DeMille added that the cameras do not capture the driver, only the license plate.

Mike Vercimak stated his department is still assessing the flood damage and looking at remedies, policies, and procedures. Mayor Fawcett stated he would like to set up a meeting to go over all the information. He has some people who want to volunteer to help with this in the future. Mr. Lovell asked about the MS4 training and if the Council has had any trouble accessing it. Councilman Excell stated he has had trouble and it will not let him finish it. Mr. Lovell stated they are struggling to get 75% of employees to complete the training, which worries him because next year they have to reach 100%. Mr. Vercimak stated they need to find another way to send it out to everyone because Trailiant does not reach everyone.

Hayden Roberts stated the slurry seal project is wrapping up, with just some touch-ups remaining. His department has also been helping with the setup for Peach Days. They put pedestrian rails along State Street and have also been checking storm drains. Councilman Imlay asked about the drainage issue near Tractor Supply that the Council received a complaint about. Mr. Roberts stated he will have to research it. Councilman Excell stated he has met with the owner and will meet with Mr. Roberts in the morning to discuss it.

Arthur LeBaron stated the Peach Days parade is fully staffed. He stated they have made some major changes to the parade route over the last few years, and it now ends in a different location with hard road closures. There are no major changes this year, but he asked for feedback if they see any concerns. He thanked staff for helping with the event. He also received the notice of award for the grant for the H property. Mayor Fawcett stated he would like to make a plan for improvements as soon as it closes. Mr. LeBaron stated he would like to get lights to the property first. He stated there will be a preconstruction meeting next week for the second access to the Sand Hollow exit. They are also starting the design for the second phase of that project. The 100 S project is advertised and has received a lot of interest. There was a prebid meeting for the clubhouse this week, and it was standing room only.

Gary Cupp announced that there will not be a Planning Commission meeting next week as they will be attending a conference. The next meeting will be on the 24th. He mentioned that Lorin Lowe has submitted his General Plan request, but it does not include any zone changes or site plans. He stated staff attended a workshop this week regarding future town centers. When the maps are available, he will send them out. The new City campus and other areas along 600 N., 3000 S., and the Sand Hollow corridor were suggested as future town centers. Mayor Fawcett mentioned he has received concerns from some business owners who are frustrated that flag signs are not allowed. He expects them to come in and talk to the Council.

Fred Resch III stated they followed up with the businesses this week regarding the flag signs. He stated they told the businesses that were upset to talk to the Council. He also stated that animal nuisance complaints need to be directed to Animal Control, not Code Enforcement.

Dayton Hall stated that regarding the signage at the Equestrian Park, drinking and smoking are prohibited at all City parks by ordinance. Therefore, even if the signs were removed, it is still not allowed. Councilman Imlay suggested putting out message boards to remind people that it is not allowed.

Kaden DeMille explained that the City applied for CIB grant funding from the State for the Police Station. The first round indicated there were not enough funds, but after additional funds became available, they applied. He and Mayor Fawcett drove up this morning to attend the meeting where the funds were being awarded. However, they received a phone call when they were four minutes away and were told that the Board had reviewed the agenda and removed some applicants they did not feel fit the criteria. Hurricane City was removed from the agenda and was not considered. Mayor Fawcett explained that the main purpose of the funds is to benefit communities in areas that have significant mineral mining activities. Most of the funds go to those communities, but anyone can apply. The Board stated they wanted to save some of the money for the next round. He was disappointed they removed the City from consideration the day of the meeting instead of reviewing it ahead of time. Mr. DeMille stated this was a funding option, but it was not considered at the beginning, so they will go back to the original plan. There will be a parameters resolution at the second meeting in October for the Council to consider.

Cindy Beteag explained that since switching platforms for posting the Council packets, there is no longer a place to post the summary. The Council confirmed they still want the summary emailed to them. Mrs. Beteag reminded the Council to let Millie Anderson know if they want to attend the Utah League conference. Lastly, she let the Council know that she will be out of town the week before the October 1st meeting, so the packet will not be sent until the Monday before the meeting.

6:00 p.m. - Call to Order –

Mayor Fawcett welcomed everyone and called the meeting to order.

Prayer: Councilman Prete

Pledge: Kaden DeMille

Declaration of any conflicts of interest

None declared.

Minutes of the Regular City Council Meeting for August 20, 2026

Amy Werrett motioned to approve the August 20, 2026, minutes as written. Seconded by Dave Imlay. Motion carried unanimously.

Public Forum – Comments From Public

Jamie Stevenson stated he built a home on 850 West and has some concerns about the flood last month. As part of an after-action report, he asked the Council to look at the infrastructure that contributed to the flooding. He stated the bridge on 700 West is very old and low, and when debris backed up, it pushed water down 700 West. Secondly, the parcel the City owns in the Pecan Meadows subdivision has a low point that contributed to the water flow. Lastly, there is only one drainage for the neighborhood. He stated no homes along the wash flooded. The issue was Pecan Meadows, where the bridge overflowed and the low parcel owned by the City contributed to the flooding. He stated it flooded from the front of the wash, not the back. He asked the Council to look at and walk the area. A lot of residents showed up on Sunday, and he thanked everyone for helping.

OLD BUSINESS

1. Consideration and possible approval of Zone Change Ordinance No. ZC26-11 to rezone a 0.85-acre parcel from Residential Agricultural 0.5 (RA-0.5) to Recreation Resort (RR); and a 0.5-acre parcel from Agricultural 5 (A-5) to Recreation Resort (RR); both parcels are located within the Pecan Valley Resort area; File Nos. ZC26-11 and PSP26-08; Parcel Nos. H-4-2-15-118 and H-4138-F; Chris Wyler, applicant; Brandee Walker, agent

Dayton Hall explained that the Council considered this item at the last meeting. The general indication was that they were open to rezoning the property to add it to the resort, on the condition that it could not be developed until the second access is in place. An agreement was provided in the packet, which he has reviewed. Chris Wyler stated he has no concerns with the agreement but asked if it affected the second and fourth phases. Mr. Hall explained that the restrictions for the second access only apply to what is defined as additional property in the draft development agreement.

Dave Imlay motioned to approve Zone Change Ordinance No. ZC26-11 to rezone a 0.85-acre parcel from Residential Agricultural 0.5 (RA-0.5) to Recreation Resort (RR); and a 0.5-acre parcel from Agricultural 5 (A-5) to Recreation Resort (RR); both parcels are located within the Pecan Valley Resort area; File Nos. ZC26-11 and PSP26-08; Parcel Nos. H-4-2-15-118 and H-4138-F; subject to the proposed development agreement. Seconded by Merlin Spendlove. Motion carried unanimously by a roll call vote.

2. Consideration and possible approval of Ordinance 2026-22 Superseding Ordinance 2026-19 to amend 8-6-1 regarding the monthly drainage utility fee

Mayor Fawcett stated there are issues that need to be worked through before this can be implemented. Arthur LeBaron agreed that the technical side of implementation will be difficult, but staff can work through it. He stated the Council discussed this at the last meeting and directed staff to put it into a new ordinance that will supersede the previous one. Mayor Fawcett explained that one of the problems is when there are multiple tenants, they will need to be split so they are not double charged. Mr. LeBaron stated there are over 500 properties that will need to be evaluated. Staff will go through each property one by one to set up the tiers and then come up with a plan for ongoing properties. Mayor Fawcett stated they need to be consistent, so they are all treated the same. Councilwoman Werrett clarified that a home-based business would pay the residential fee and that the second year does not start until July 2028. Mr. LeBaron explained that any tier over \$100 per month will receive a four-year implementation plan. Councilman Excell confirmed the proposed letter will go out to all the businesses explaining what will happen.

Amy Werrett motioned to approve Ordinance 2026-22 Superseding Ordinance 2026-19 to amend 8-6-1 regarding the monthly drainage utility fee. Seconded by Lynn Excell. Motion carried unanimously by a roll call vote.

Councilman Imlay commented that this was a very difficult fee to implement. He asked for a ledger to see revenues coming in and expenses going out on a quarterly basis. Mr. DeMille stated that can be provided.

NEW BUSINESS

1. Consideration and possible approval of awarding the bid for the next phase of the irrigation expansion project– Kory Wright

Kory Wright explained they are ready to award the contract to Interstate Rock for the next phase of the irrigation expansion project. He stated this has taken a lot of time and discussion with staff and thanked everyone for their help getting it to this point. He stated it is a good project for the residents and everyone involved has the best interest of the residents in mind. Interstate Rock is the lowest bidder in the amount of \$6,568,824.50. He mentioned they have had this bid on the table for a few months, and Interstate Rock has not raised the price even though costs have increased. Councilman Imlay stated Interstate Rock did an amazing job on the first phase.

Kaden DeMille mentioned he received an email from the engineer last night. They have been trying to determine how this will be funded. He stated that from a financial standpoint, they are not ready to make a recommendation based on the information received. He stated this will be a loss for a number of years until more people can be connected to the system, and they need more time to review the numbers. Councilman Excell stated Phase 1 will be starting soon and asked when citizens will start paying the fee. Mr. Wright explained they need to establish a rate, and once the system is connected to a property, they will start paying it. He stated that people who have irrigation but are not connected to the system pay a higher culinary fee. Councilman Excell stated he understood that when the system is connected, culinary rates

would increase. Mayor Fawcett stated that will need to be coordinated because he wants to give people a good opportunity to connect to the secondary system before they are charged a higher fee. He stated the decision to move forward was made with Phase 1, and now they need to finish the system so there are more people paying for it. He does not think they can go back without making it worse.

Councilman Excell stated Interstate Rock was the low bidder and asked if continuing the item would affect them. Chase Stratton stated they are okay with continuing it to the next meeting. Councilman Excell stated getting the system online should reduce the amount of culinary water used and asked if that would help reduce the amount of water purchased from the District. Mr. Wright explained that water in the valley is pulled from the West Well and Toquerville Springs. The more water they can pull from those sources for homes, the less water they have to pull from the Cottam Well. The water purchased from the District is not from this well, so it would not be affected as much. He stated it would help by taking outside watering off the culinary system. Once the project is completed and people are connected, they will have a better idea of what the revenues will be. Mr. DeMille stated most of the City's cash outlay has already occurred. If they do not complete Phase 2, it will limit what they can do in the future. The discrepancy is in the operations and maintenance costs. He stated he was skeptical of the project at first, but as the cost of water increases, it will be beneficial for residents in the future.

Mayor Fawcett stated that when the first section of irrigation was installed in town, the Council did not make it mandatory for people to connect. However, if you build in those areas now, it is mandatory to connect. There will be no connection fee for residents connecting to the new system. Mr. DeMille asked if connecting should be mandatory. Councilman Werrett asked if that would make a big difference. Mayor Fawcett explained that the more people connected, the more people will pay into the fund. He stated the operational costs are the problem until they get enough people on the system. Councilman Imlay stated he does not like forcing people to connect because it could be very costly for some people. Councilman Spendlove asked if they could have a dual system. Mr. Wright stated they would need a swing check and explained that if the systems become cross-connected, it could create problems. They would need to educate residents on what a swing check is and how it works. Councilman Spendlove asked if it would be a flat rate or based on how much they use. Mayor Fawcett stated it would be a flat rate, but the State could change that in the future since they are the ones who required the water to be metered.

Joseph Prete motioned to continue approval of awarding the bid for the next phase of the irrigation expansion project to the next meeting. Seconded by Lynn Excell. Motion carried unanimously.

2. Mayor, Council, and staff reports

Councilman Excell mentioned the Youth City Council has a fundraiser on the 19th that he will not be able to attend and asked others to attend. He mentioned a letter the Council received about the weeds in the Gateway PID. Mayor Fawcett stated he would like to send a letter to all

subdivisions that are in violation and ask them to get the weeds cleaned up. Councilman Excell stated it is a safety hazard when weeds are over the sidewalks and that there are landscapers in the area who are not taking care of them. He asked Mr. Resch III to get pictures next week and document which subdivisions are in violation, focusing on the PID area. Steve Nation stated the overpass at 3000 S. and SR-7 is difficult to see through the tumbleweeds. Councilman Excell explained that UDOT is responsible for that area. He mentioned seeing a disabled veteran cutting weeds along SR-9 so he could use the sidewalk. He recommended a cleanup project to remove weeds along SR-9 and the sidewalks and stated they need to have conversations with UDOT about addressing the issue. Mayor Fawcett stated the City needs to clean up all City property if they are going to ask others to clean up their property.

Councilwoman Werrett asked for town hall information before the first meeting. Mayor Fawcett stated he will send it out before the first meeting.

Councilman Spendlove stated he went to the Ash Creek facility during the power outage, where they had power and held their monthly meeting. They discussed the budget, an MOU with the Fire District that was tabled, and another MOU with the Water District. They invited anyone interested to come take a tour of their facilities.

Councilman Prete confirmed they are meeting at 8 a.m. for the Peach Days parade. Mayor Fawcett mentioned that there will be awards on Friday and asked the Council to be out and about talking with residents.

Councilman Imlay stated that with the power outage, it was cool to see that what they have been training for over the last 20 years worked. Everyone communicated and worked together well. He explained what caused the power outage and what they did to bring it back online.

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

A closed meeting was not held.

Adjournment: Joseph Prete motioned to adjourn at 7:10 p.m. Seconded by Dave Imlay. Motion carried unanimously.