

Minutes of the Hurricane City Council held on Thursday, January 21, 2016 at 5 p.m. in the Council Chambers at 147 N. 870 West, Hurricane, Utah.

Members present: Mayor Pro-Tempore Pam Humphries, Council members Darin Larson, Kevin Tervort, Kevin Thomas, and Cheryl Reeve were present.

Staff members present: City Manager Clark Fawcett, Assistant City Manager Kaden DeMille, City Engineer Arthur LeBaron, Police Chief Lynn Excell, GIS Specialist Joe Rhodes, Fire Chief Tom Kuhlmann, Public Works Director Mike Vercimak, Power Superintendent Dave Imlay, and Planning Director Toni Foran.

Mayor Bramall was present as a citizen during the 5 p.m. portion of the meeting.

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

Discussion regarding alignment of Purgatory Road Arthur LeBaron said he recommends a contingency from Hurricane meet with a contingency from Washington City to discuss this issue. The alignment Hurricane and Washington felt was intuitive was where a corridor already exists and has a straight shot to the bridge. He said most NEPA issues will go away with the County Commission cooperation. The Milkvetch discussion should be held with the BLM with the understanding there could be some mitigation required, including having to purchase more habitat somewhere else to replace it. He stated he believes Hurricane City should have the discussion with Washington City about the alignment and a true second access out of the fairgrounds. Funding is going to be an obstacle as this is potentially a \$12 million project. A lot of the land is still unincorporated county and the County's facilities are a huge trip generator.

Arthur felt the project would have to be self-funded and cost should be split three ways. He suggested a special appropriation from Congress outside the money that could be available through the MPO.

Mayor Bramall mentioned the impact of the State Driver's License and Motor Vehicle offices in the area. Kevin Thomas said he feels the City representatives should meet with Washington City

It was clarified the milkvetch is not actually growing in the area but the habitat is suitable.

Mike Vercimak mentioned that Washington City is going to build from the bridge over the Virgin River along their existing right of way to the Landfill Road.

Arthur explained the concern with National Fire Code and future building. He explained 4F properties under NEPA regulations and stated the County could sign a de-minimus letter for the Shooting Park but have not appeared willing to do so.

John Bramall said the bottom line is deciding who wants to go to the meeting and how much is Hurricane willing to commit.

Clark Fawcett said he does not believe the County understands the impact they have had on this area. They came in and built facilities without looking at the implications for a second access. He commented he could not see telling industrial lot owners they cannot develop. He pointed out the east alignment opens up private property for development but it is property in the unincorporated County.

Cheryl asked about the road Washington City plans to build.

Tom Kuhlman reported on the Fire District remodeling of Fire Station 1 to include more offices and some training space. He said they will be going back to the CIB meeting to find out about whether their request for a grant for the Coral Canyon Fire Station and possibly some fire apparatus has been funded. He said there is a meeting is tentatively scheduled with Washington City. They wanted Hurricane District to respond to Coral Canyon but don't want to help pay for the station.

Chief Kuhlman was excused at 5:30 p.m.

Chief Excell reported they just completed the process of sorting through 37 applicants and have selected a 4 year veteran from Washington City to hire. This officer is a drug detection expert and a phlebotomist and should not require the 8-10 weeks of field training and instead can be on duty within 2 weeks.

He told the Council to have the Police Department year- end report at the next meeting.

Chief Excell said he will represent the City at the funeral for the officer killed in the line of duty in West Valley City.

He explained the speed detection device used between January 12th and 19th. The device revealed that only two streets were over the 25 mph. It handled speeds on 14,420 vehicles during that time period. They did have one driver who was going over 50 mph. The chief said this equipment is a box mounted on a pole and does not notify drivers of their speed like the speed box trailers. The Department is trying to get a replacement speed box that can do traffic counts.

He explained the report that is given to the Council on the police activity and said it helps the Council understand what is going on in the community so they can answer questions. He invited the Council members to come ride with a police officer.

Cheryl Reeve asked about the new yellow lines on SR-9 with a solid outside line and broken inside line.

Chief Excell explained the broken line indicates the middle lane can be used to as a left turn lane.

He discussed with the Council the plan to install new "Open Range" signs in the Bench Lake/Sand Hollow area. There have been some collisions at night, especially with black cattle.

Mike Vercimak reported crack sealing is proceeding. The sand filter at the West Well project is moving forward and the Water Department will have the well back in operation in the spring with no sand in the water.

The departments are meeting weekly with Interstate Rock on Grandpa's Pond with a projected end date of March 31, 2016. Mike said staff and the JUC are working on several projects that are working through the process. He pointed out these projects do take staff time to review the plans.

The engineers are starting to work on the plans for the 400 South re-construction from 300 West to 100 East. They are trying to determine if Questar, Baja, and Century Link plan to do any work as part of the project.

Mike responded to a question about timing for the 300 North project. He said this project may get addressed in 2017 when the water line project is planned.

He explained the pressurized irrigation line does go across Gould's Wash on 920 West and into Seville Subdivision. The water could in the future be extended to properties on 400 South.

Council members thanked Mike for his work.

Cheryl Reeve asked about 400 West and collapse of the road. Mr. Vercimak explained the storm drain pipe in the street has leaking gaskets and the water caused the collapse.

Clark Fawcett reported he asked the Department Heads to create a year- end report based on questions he asked. He said the reports will be forwarded on to the Council members in dropbox. He encouraged the Council members talk to department heads after reviewing them and go out to see what is going on in the departments.

Kaden DeMille asked Council members to sign up for a time slot at the Parade of Homes display.

Mayor Pro-Tem Humphries called for a break at 6 p.m.

She called the meeting back to order at 6:07 p.m. A Boy Scout led the Pledge of Allegiance. Darin Larson offered a prayer.

Kevin Tervort motioned to open the public hearing, seconded by Darin Larson. Motion unanimously approved with Darin Larson, Kevin Tervort, Kevin Thomas, and Cheryl Reeve all voting aye. Hearing opened at 6:10 p.m.

Public hearing to take comments on the following:

Amendments to the 2015-2016 budget – Clark Fawcett explained the budget has to be adjusted if revenues come in higher than expected or expenditures are higher. One revenue item was the money the County paid the City to take their winning seed display to the State Fair. Other adjustments to revenue included the insurance payment for fire damage to the restroom at Three Falls Park; adding the money for the fence to the airport income; a historic grant for the Hinton Home at the Hurricane Park; money that came to the City for the Sports Park feasibility study that was then transferred to the non-profit handling the study; increases in grant revenues; plan review fees; RAP tax revenues; and various other increases shown in the record of the amendment included with the record of the meeting. Increased expenses included the bond for the park improvements; money spent on the Main Street Trailhead; design work for the ballfields and Dixie Springs park; and other items shown in the record of the amendment included with the record of this meeting.

Mr. Fawcett explained his use of a capital project fund for replacement of equipment that was used to purchase some vehicles for public works, the cemetery, and police. Departments will sign a lease agreement with the City and their budgets will pay back the cost over three to five years at 1.5% interest to re-fund the capital project fund. The police will be handled a little differently because their vehicles had a five year lease without the residual value so when they are sold the residual value will go back into this capital project fund. This fund will help also with purchasing computers rather than using contingency lines in every budget.

There were no public comments.

Kevin Thomas motioned to close the public hearing, seconded by Kevin Tervort. Motion unanimously approved with Darin Larson, Kevin Tervort, Kevin Thomas, and Cheryl Reeve all voting aye. Hearing closed at 6:20 p.m.

Consideration and possible approval of a resolution approving amendments to the 2015-2016 Budget

Darin Larson motioned to approve the amendments to the 2015-2016 budget as presented with the additional for airport. Motion seconded by Kevin Tervort. Motion unanimously approved with Darin Larson, Kevin Tervort, Kevin Thomas, and Cheryl Reeve all voting aye.

Kevin Tervort motioned to reopen the public hearing, seconded by Darin Larson. Motion unanimously approved with Darin Larson, Kevin Tervort, Kevin Thomas, and Cheryl Reeve all voting aye. Hearing reopened at 6:22 p.m.

A proposed abandonment of a portion of 2170 West Street – Toni Foran explained the location of the road where the Council has previously approved a dedication plat to move the road to a new location. This will abandon the old location and be recorded when the new dedication plat is recorded. Joe Rhodes provided a map and the location was explained. There were no public comments.

Kevin Thomas motioned to close the public hearing, seconded by Kevin Tervort. Motion unanimously approved with Darin Larson, Kevin Tervort, Kevin Thomas, and Cheryl Reeve all voting aye. Hearing closed at 6: 25 p.m.

Consideration and possible approval of an ordinance abandoning a portion of 2170 West Street.

Kevin Tervort motioned to approve the ordinance abandoning a portion of 2170 West Street, seconded by Kevin Thomas. Motion unanimously approved with Cheryl Reeve, Kevin Thomas, Kevin Tervort, and Darin Thomas all voting aye.

Consideration and possible approval of a zone change from MH/RV to R-1-8 for Sage Pointe Subdivision Phases 1 & 2 and lots 24, 25, 31-A, 31-B in Green Acres North View Subdivision, and parcel H-311-B-34

The Council members looked at the location of the map to be changed and clarified the lots. Darin Larson commented the Planning Commission recommended approval.

Darin Larson motioned to approve the zone change from MH/RV to R-1-8 for Sage Pointe Subdivision Phases 1 & 2 and lots 24, 25, 31-A, 31-B in Green Acres North View Subdivision, and parcel H-311-B-34, seconded by Kevin Tervort. Motion unanimously approved with Cheryl Reeve, Kevin Thomas, Kevin Tervort, and Darin Thomas all voting aye.

Consideration and possible approval of a subdivision lot line adjustment between lots 4 and 5 in South Orchard Estates

– Interstate Rock was represented by agent Rand Lemmon. He explained they are trying to realign the lot line so the water meters are one on each lot and to fit a buyer’s house plan.

Motion to approve the subdivision lot line adjustment was made by Kevin Tervort, seconded by Cheryl Reeve. Motion unanimously approved with Cheryl Reeve, Kevin Thomas, Kevin Tervort, and Darin Thomas all voting aye.

Consideration and possible approval of a final plat for My Subdivision Phase 2 – Barbara Goetsch applicant, Rand Lemmon agent

– Mr. Lemmon explained this is a single lot subdivision. The mylar is being reviewed and will be signed by the City Engineer. The Planning Commission recommended approval.

Darin Larson motioned to approve the final plat for My Subdivision Phase 2 subject to getting all final signatures on the mylar, seconded by Cheryl Reeve. Motion unanimously approved with Cheryl Reeve, Kevin Thomas, Kevin Tervort, and Darin Thomas all voting aye

Consideration and possible approval of a preliminary plat for Hinton Estates, a 9 lot subdivision located at approximately 1130 South off 700 West

– Jason Campbell of J.C. Financial LLC and his engineer Karl Rasmussen explained the lots will be along a cul-de-sac road about 450’ long and the existing house will be on lot 1. Council members asked about the soil. Mr. Rasmussen stated they are having a geotechnical engineer prepare a report. He pointed out the property has been irrigated for over 100 years so should be well settled.

Kevin Tervort motioned to approve the preliminary plat for Hinton Estates, a 9 lot subdivision located at approximately 1130 South off 700 West ex with the conditions they follow all the staff and JUC comments and follow the recommendations from the staff report in preparing construction drawings and the final plat. Motion seconded by Kevin Thomas. Motion unanimously approved with Cheryl Reeve, Kevin Thomas, Kevin Tervort, and Darin Thomas all voting aye

Mayor, Council and Staff reports

Kevin Thomas	Emergency Management, Streets & Drainage, Youth City Council – no report
Pam Humphries	Court, Water, Power, Solid Waste – Pam asked if anyone has checked on the U-Haul

	business. Clark Fawcett stated he has checked on it and does not see any improvement.
Darin Larson	<p>Planning Commission, Economic Development, Planning Department, Building and Inspection, Recreation – Darin reported the Car Barn was approved for a conditional use permit for automotive repair and the only condition is for Ash Creek review of plans. KJ Patterson company is cleaning up the old American Legion property and will be moving their tile manufacturing company from California into the old Chums building.</p> <p>Darin said he met with the Recreation Department. They are planning to resurrect the Hurricane Half Marathon two weeks before the St. George Marathon. The course will be at the Sand Hollow Golf Course on the back nine and it will be one of the prettiest in Southern Utah.</p> <p>A triathlon is also being organized for June using the pool for beginners and youth. Sponsorships for new scoreboards from local businesses are being solicited.</p>
Cheryl Reeve	Parks & Cemetery, Swimming Pool, Board of Adjustment, Historical Preservation, Tree Board, Beautification – Cheryl said she will come get an update on budget.
Kevin Tervort	Ash Creek Special Service District, Golf Course, Industrial Park, Mosquito Abatement, Fire District – Kevin reported the Golf Course has been wet, windy, and cold so far this month. Fire District moving forward with plans for a fire station near Coral Canyon and a new fire truck.
Clark Fawcett	City Administration

Toni Foran reported for Fay Reber that he would like to arrange a meeting with the Mayor, City Manager, and a council member to discuss the Elim Valley development Agreement with Cypress Financial representative.

Darin Larson motioned to adjourn the meeting, seconded by Cheryl Reeve. Meeting adjourned at 6:45 p.m.