

1 Minutes of the Hurricane City Council meeting held on March 1, 2018 in the Council Chambers at 147  
2 North 870 West, Hurricane, Utah at 5 p.m.

3 **Members Present:** Mayor John Bramall and **Council Members:** Pam Humphries, Darin Larson, Kevin  
4 Tervort, Kevin Thomas and Cheryl Reeve

5  
6 **Also Present:** City Manager Clark Fawcett, Assistant City Manager/Recorder Kaden DeMille, City  
7 Attorney Fay Reber, Police Chief Lynn Excell, Power Superintendent Dave Imlay, Public Works Director  
8 Mike Vercimak, Planning Director Toni Foran, City Engineer Arthur LeBaron, GIS Specialist Joe Rhodes,  
9 Clay Campbell Streets Superintendent, Blair Gubler Assistant Superintendent Ash Creek Sewer District  
10 and Fire Department Inspector Kevin Gildea.

11  
12 **AGENDA**

13 **5:00 p.m. Pre-meeting** - Discussion of Agenda Items, Department Reports

14 Blair Gubler – the Sewer District sold some of their baby goats and the new hay barn is under  
15 construction. All the work for the barn is being done in-house. Their department has been very busy  
16 with various projects. With regards to the Confluence Plant, they have chosen an engineer and now the  
17 design phase will start then it will go out to bid. They hope to have it completed in 2-3 years.

18 Clay Campbell – expressed concerns regarding the ordinance vacating the City owned right of way at 501  
19 South and 60 East. The terminology of “vacating” the right of way is what concerns him. He wants to  
20 make sure that the City would ensure an easement is in place to protect the roadway for access to the  
21 canal. A map of the property was shown and there are large trees that line the roadway and there  
22 appears to be a shed that is partially encroaching on the roadway. Mr. Fawcett explained that the  
23 property owners thought that they owned the road and planted trees and have maintained it. Mayor  
24 Bramall pointed out that a firetruck wouldn’t be able to get through there but a brush truck could fit up  
25 the roadway. Ms. Humphries stated that before making a decision, she would like to go out and walk  
26 the property. She also suggested that the Fire District go out and see what their interest would be in it.  
27 Mr. Campbell also reported that there is a movie production company in town. They called and  
28 requested road closures on 300 West by the high school. He was told that this closure was approved by  
29 the Chief of Police. Mr. Campbell requests that he is notified for any special event road closures.

30 Kevin Gildea – there were changes within the State laws regarding food trucks. Food trucks will now  
31 have inspection stickers displayed. The department has a reserve ambulance vehicle that has a  
32 significant mechanical issue that they have to make a decision to keep the vehicle or get rid of it. Mr.  
33 Gildea wanted to update Council regarding the Sand Hollow Condos and the Elim Valley projects. Both  
34 projects have called for pressure tests and inspections, but neither project has submitted their plans to  
35 them.

36 Chief Excell – ATV Jamboree is coming up and all permits and insurance are in place for the event. They  
37 have hired a new building maintenance person who is also the janitor for the middle school. Chief Excell  
38 stated that they will be working around his schedule and will be tracking his hours.

39 Dave Imlay – a department lineman apprentice passed his test to become a journey lineman today.  
40 Hurricane Power Department received an award for five years of no loss time accidents. The  
41 department focuses heavily on safety by conducting safety audits, monthly safety meetings, safety

42 awards, etc. Mr. Imlay has a resolution authorizing the carbon free power project power sales contract  
43 with UAMPS on the Agenda for Council's approval.

44 Mike Vercimak – Water Department staff has been at the Rural Water Association's conference in St.  
45 George this week. Pre-construction meetings were held this week regarding the Washington County  
46 Sheriff's project and the Zion Vista project. Things are moving forward with both projects.

47 Toni Foran – she attended the Planning Commission meeting last night. They received a site plan for an  
48 addition to Hurricane Rehab and Coronado Ridge submitted a plat for their next phase. An amendment  
49 for the final site plan for the Marla subdivision was submitted, but given the current lawsuit legal  
50 counsel will have to approve if the project can move forward or not. Planning Commission tabled the  
51 Sand Hollow RV Park final site plan because applicants decided to redesign the plan with some pull-  
52 through sites for RV's.

53 Arthur LeBaron – they received one bid for the 300 North project. The bid was received from Interstate  
54 Rock for \$1,653,822.90. They are hoping to get the project underway this spring and finished this fall.  
55 Mr. LeBaron is working with UDOT on multiple projects regarding master planned roadways and  
56 crossings in Hurricane.

57

58 **6:05 p.m. - Call to Order –**

59 Pledge: Mayor Bramall Prayer: Clark Fawcett

60 Presentation of five year service award to Mike Ramirez. Clark Fawcett and Dave Imlay presented the  
61 award to Mr. Ramirez.

62 **6:15 p.m. – Public Forum – Comments From Public**

63 Paula and Sandy Shepherd – resides at 5175 West 3200 South in The Dunes at Sand Hollow. Mrs.  
64 Shepherd thanked Ms. Foran for her assistance over the previous two months. They love living in  
65 Hurricane and love seeing the night sky and the stars when they first moved in. Their home is on the  
66 edge of the Tava Resort at Sand Hollow project. On August 17, 2017 JP Excavating, Inc. started the  
67 excavation of 24 acres of land east of The Dunes. They stripped all the vegetation and the land has been  
68 exposed for six months. Mrs. Shepherd stated that their issue is with the blowing sand. When there is  
69 wind at Sand Hollow the sand is not contained within the Tava development. The sand blows over the  
70 tops of the silt fences, over the exposed ground and onto their property. Mrs. Shepherd submitted a  
71 video of her home during a sand storm with winds of over 50 mph. She also submitted pictures of her  
72 home after the sand storm. There have been three sand storms within the past six months. The sand  
73 builds up in the streets, sidewalks and gutters. It leaves a gritty covering on their cars, patios, gardens,  
74 lawns and has clogged their swimming pools and equipment. The sand also gets inside their windows,  
75 doors and throughout the interior of their home. Mrs. Shepherd also stated that there are many health  
76 concerns regarding the sand particles. She and her husband wear masks when the wind blows.

77 For the first three years they put up with the sand, but the Tava project has brought on more sand from  
78 the disturbed ground. Mrs. Shepherd found that three other southwest cities Albuquerque, Phoenix  
79 and Las Vegas that believe that it should be the party that is causing the damage and not the public  
80 sector being held responsible for the blowing sand containment. All three cities assessed fines against  
81 the developers or contractors for not controlling the sand and they believe that silt fences do not

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82 control blowing sand. Hurricane City has a fugitive dust ordinance and a violation of this ordinance may  
83 result in a revocation or suspension of the permit until compliance is assured to the satisfaction of the  
84 Hurricane City Building Department. Mrs. Shepherd said that it is her understanding that it could be  
85 years before homes are built in phase three of the Tava project which would mean years of having to  
86 deal with these sand issues. She offered solutions such as revegetating the disturbed land or installing a  
87 cinder block wall to help block the blowing sand.

88 Mrs. Shepherd filed a complaint with Utah Department of Environmental Quality, Division of Water  
89 Quality with regards to this project naming Paul Birmingham and Fairbanks Homes. Harry Campbell an  
90 Environmental Engineer came down to the Tava site to follow up on the complaint. Mr. Campbell stated  
91 that the developer was given two weeks to come up with a plan for revegetation to control the sand.  
92 He is allowed to offer suggestions to the developer of how to revegetate but he is not permitted to tell  
93 him which method to use. Whichever method is chosen, it must contain the sand. If not, then a fine will  
94 be assessed. Mrs. Shepherd has also contacted Rik Omback an Environmental Scientist with the Utah  
95 Department of Environmental Quality, Division of Air Quality. In an email, Mr. Omback will be coming  
96 down in March to meet with Mrs. Shepherd regarding the Tava project and stated he will be filing a  
97 complaint form and forwarded the fugitive dust rules for the State of Utah.

98 In addition to the sand issues, the new street lighting that was installed at the Tava project is too bright  
99 and intrusive. She and her husband can no longer view the stars. She is requesting that Tava phase two  
100 and three land can be revegetated and a cinder block wall can be erected on some of the perimeter of  
101 the project. Mrs. Shepherd stated that the Tava project has ruined their dreams and broken their  
102 hearts.

103 Mike Vercimak stated that he has concerns that the City had no knowledge that a person from the Utah  
104 Department of Environmental Quality was out here investigating, commenting, and filing paperwork on  
105 one of our projects. The City did not receive a phone call. We need to find out the details of what Harry  
106 Campbell did while he was here. If the State has stepped in and has given the developer two weeks to  
107 revegetate, then the City may not need to get involved. During project construction dust mitigation is a  
108 requirement. A water truck is required to be out there at all times and if a dust complaint is made, they  
109 go out and shut the project down. Here in southern Utah when we have winds of 50 mph, the sand  
110 blows everywhere. Mr. Vercimak added that when their subdivision was being developed this same  
111 situation happened. There is a period of time when the earth is disturbed and the subdivision is being  
112 built, that it is really difficult to control the blowing dust and sand.

113 Clay Campbell stated that the Streets Department is responsible for the northern access to the property  
114 but not inside streets of the subdivision. They just did a punch list for the project and the sand on the  
115 sidewalks was included on that punch list. Mr. Campbell said that they have contacted the contractor  
116 regarding cleanup of the sand on the northern access. He said that his department can go out and clean  
117 the sand one day and it's back the next day. He said that this happens within multiple subdivisions and  
118 different properties down here. Mr. Campbell stated that subdivisions take time to develop and he  
119 understands the Shepherd's frustrations. Toni Foran said that Tava is a phased project. The lots that are  
120 across the street from the Shepherd's residence are not scheduled and it is unknown when the  
121 developer will be coming in with a final plat. They have built all the roads, sidewalks, curbs and gutters  
122 and they cleared the subdivision, but she does not know when houses will be built.

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123 Sandy Shepherd stated that when the wind started blowing and the sand became an issue, he made  
124 several phone calls. He contacted the CEO of HG Management at Sand Hollow, Paul Birmingham, and  
125 Toni Foran. Mr. Shepherd said that they could deal with the natural amount of sand, but the past six  
126 months has been more than a natural amount. Mayor Bramall inquired as to why the Shepherd's didn't  
127 call the City. He reassured them that had they contacted him, the issue would have been addressed and  
128 resolved. Mayor Bramall also gave out his cell phone number for any future needs. Mr. Fawcett  
129 requested contact information for Mr. and Mrs. Shepherd, Harry Campbell and Rik Omback. He would  
130 like to have a meeting with city staff to strategize and coordinate our efforts with the State going  
131 forward. This is going to take a little time to get these efforts coordinated. Mr. Fawcett also stated that  
132 this is probably something that needs to be addressed by Council going forward with future  
133 developments when the dirt is off balance. Provisions need to be right and revegetation needs to be in  
134 place.

135 Mr. Shepherd wanted to address the street lighting recently installed at the Tava Resort. He stated that  
136 the lighting is too bright, intrusive and remind him of living in a big city. The lights are unshielded and  
137 ruin his night sky views. The lights shine through his bedroom window coverings. The street lights in  
138 The Dunes subdivision are down shining shielded lights that protect the night sky views. Mr. Shepherd  
139 presented a photograph that compares both street lights. He suggested maybe changing the light bulb  
140 to something less intrusive would be a permanent solution. In the meantime, because there are no  
141 structures on this phase of the project that maybe the street lights don't have to be turned on. Mr.  
142 Shepherd also mentioned that in January 2016 Council was amenable to implementing a night sky  
143 ordinance. Mayor Bramall commented that the protection of the night skies hasn't been enforced but it  
144 has been encouraged.

145 Toni Foran stated that the lighting that was chosen is an old Hurricane City standard light. She  
146 recommended the use of a different light and fixture to the developer but Dixie Power wouldn't let the  
147 developer use the down lighting because of the cost and maintenance required to maintain them. Mr.  
148 Imlay also commented that the light fixture that was chosen is a shielded light and that this area is  
149 serviced by Dixie Power not Hurricane Power and they have different standards. Mr. Fawcett advocated  
150 that Mr. Imlay contact Dixie Power to encourage them to use a different light bulb or something to aid  
151 in the protection of the night sky.

## 152 **NEW BUSINESS**

### 153 **1. Police department 2017 year-end report-Lynn Excell**

154

155 Chief Excell gave a handout and a presentation to Council regarding the department's activity for 2017.  
156 In his review, Chief Excell reported an overall increase in citations and accidents, aggravated assaults  
157 and motor vehicle thefts. There was a decrease in arrests with their busiest months being May, August  
158 and December. He stated that there was a decrease in the travel time it takes from when an officer is  
159 assigned to a call to when he arrives at the scene and a decrease in time when a person calls dispatch to  
160 when an officer arrives at the scene. Chief Excell also highlighted the major cases of 2017 along with  
161 some of the evidence collected and some stolen/recovered property items. Animal Control handled  
162 562 incidents which is an increase from the previous year. They also issued 54 citations. There were  
163 156 dogs and 232 cats that were adopted from their department. This year the department was able to  
164 put together an Emergency Preparedness trailer or Flood trailer. This trailer is equipped with items

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165 needed in case of an emergency. These items include shovels, buckets, ladders, wet/dry pumps,  
166 generators, trash pumps, etc. Chief Excell also praised the 6 VIPS (Volunteer in Police Services)  
167 members that they have. The VIPS program has proven very beneficial to the department. He reported  
168 that there are many community programs that the police department is involved with. These programs  
169 keep them in touch with the community. Chief Excell thanked Mayor Bramall and Council for their  
170 continued support for the police department.

171

172 **2. Consideration and possible approval of the method of disposal/sale of found and recovered**  
173 **property-Lynn Excell**

174

175 Chief Excell reported that there are a three evidence items that were turned over to the crime scene  
176 investigator that were never brought before Council for ratification. These three items are a cannon  
177 camera bag, sigma micro zoom lens, and an external flash with a cord and remote. Chief Excell  
178 explained that they are allowed that if property can be utilized within the City, Council can authorize the  
179 conversion of the property to department property.

180

181 Pam Humphries made a motion to approve the conversion of these three items to the Police  
182 Department property for their use. Seconded by Kevin Thomas. Motion approved with Cheryl Reeve,  
183 Kevin Thomas, Kevin Tervort, Pam Humphries and Darin Larson voting aye.

184

185 TNT Auctions processed the sale of some approved property that had been released. The amount  
186 received from the sale of these items is \$643.15. Chief Excell explained that according to State law,  
187 Council has to determine where that money goes and how it will be spent. He suggested putting the  
188 money towards the Emergency Management program. Chief Excell is working with Darren Shumway  
189 who is piloting that program and working with different entities to get the program running.

190

191 Kevin Thomas made a motion to use the \$643.15 towards the Emergency Management Program.  
192 Seconded by Pam Humphries. Motion approved with Cheryl Reeve, Kevin Thomas, Kevin Tervort, Pam  
193 Humphries and Darin Larson voting aye.

194

195 **3. Consideration and possible approval of local consent for a Class C on-premise beer license for**  
196 **the Clarion Hotel**

197

198 Paul Patel owns the new Clarion Hotel at 58 North 2260 West. Mr. Patel is seeking local consent for a  
199 Class C beer and wine license. The hotel will have a bistro restaurant that will serve cans, bottles, beer  
200 on tap and wine within the restaurant. Ms. Humphries inquired if the bistro would be open to the public  
201 and Mr. Patel said that it is for guests of the hotel only. This license is a requirement of the Clarion Hotel  
202 chain.

203

204 Darin Larson made a motion to approve local consent for a Class C on-premise beer license for the  
205 Clarion Hotel. Seconded by Kevin Tervort. Motion was approved with Cheryl Reeve, Kevin Thomas,  
206 Kevin Tervort, Pam Humphries and Darin Larson voting aye.

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211 4. *Public Hearing to take comments on:*

212 **A. A proposed General Plan Map amendment from Single Family Residential up to 8 units per**  
213 **acre to Multi-family Residential Types on the north 2+ acres of a 4 acre site located at**  
214 **approximately 240 North 3700 West**

215

216 Darin Larson made a motion to move into a Public Hearing. Seconded by Pam Humphries. Motion  
217 approved with Cheryl Reeve, Kevin Thomas, Kevin Tervort, Pam Humphries and Darin Larson voting aye.

218

219 Don Theall resides at 3546 West 250 North. Mr. Theall is against the General Plan Map amendment.  
220 Mr. Theall stated that Council denied the General Plan Map amendment in September 2017. The  
221 decision to deny this issue again would set precedence to the north and northeast. He commented that  
222 the zone change will affect the surrounding area traffic and noise. The increase of 28 multi-family units  
223 is a big increase and it will have an impact. He asks that Council respect the voices of the neighbors to  
224 this proposed project.

225

226 Rick Rice resides at 3593 West 200 North. Mr. Rice attended the Planning Commission meeting where  
227 the contractor did not have a layout with him. The contractor said that he was going to continue the  
228 same housing and lot size down 2 North and 3700 West, but looking at the plans he submitted that is  
229 not the case. Mr. Rice feels that the contractor is being deceiving with what his intentions are. Mr. Rice  
230 is against the General Plan Map amendment.

231

232 Mary L. Jones resides at 250 North 3700 West for the past 21 years. Her concerns remain the same as  
233 September 2017. Ms. Jones stated that she and other residents left that meeting assured that the  
234 Council's decision to not change the zoning was a sound and final decision. The developer said that if  
235 the zoning stayed "as is" he would proceed with the project and build single family homes. Ms. Jones  
236 said that she is not opposed to the development of affordable housing on this site, she is requesting that  
237 the developer keep to his original commitment and proceed as agreed with single family homes. If  
238 multi-family housing units are not managed appropriately they can have a negative effect on the  
239 neighborhood and lowering the property values of the existing properties in the area. Ms. Jones is  
240 requesting that the zoning remain in place and not be changed for multi-structure use.

241

242 Robert Elias resides at 3558 West 250 North. Mr. Elias has issues with the potential of an overload of  
243 vehicles if this project is allowed. This project would bring more vehicles up and down 200 North.  
244 Children play in the streets in the evenings and on the weekends. He requests that Council stick with  
245 the original decision.

246

247 Jeff Morby represents the Stone Gardens, LLC project. The plan that was submitted is for the two acres  
248 on the north side which abut the storage units. He does not have any plans to come back and change  
249 the zoning for the two remaining acres. Mr. Morby stated that he has been in this business for 45 years  
250 and he has not lied or deceived anyone about this project. This proposed change is a compromise to the  
251 first proposal six months ago and it complies with the policies of the City. Based on the criteria of  
252 inventory, cost of land, building costs and general affordability that the proposed product is needed and  
253 it would be a good fit for Hurricane City. Mr. Morby stated that this would be a nice transition from  
254 single family homes going towards Grandpa's Pond. They will be able to control the HOA and the  
255 common areas and these units will be managed and maintained. The development will not be a

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256 downgrade of any existing housing. Mr. Morby submitted pictures of a sample product and plot plan for  
257 Council to view.

258

259 Lowell Breiter he resides at 238 North 3840 West. He assumes that the City had a master plan when  
260 they zoned this area for single family homes. He would like to see the property developed according to  
261 its current zoning. Mr. Breiter doesn't feel the zoning needs to be changed and he would like it to  
262 remain single family units. He asks Council to consider all the people here tonight.

263

264 **B. A request by Bruce Ballard and Roger McDonald to vacate a City owned right of way at**  
265 **approximately 501 South and 60 East that has been used for access to the Ballard and**  
266 **McDonald properties and occasional City access to the canal**

267

268 Bruce Ballard resides at 477 South 60 East and has lived there for 38 years. Mr. Ballard stated that he  
269 and Mr. McDonald thought they owned the property. They've made improvements, planted trees,  
270 added concrete and have maintained the roadway for multiple years. It wasn't until recently that they  
271 found out they didn't own the property. Mr. Ballard and Mr. McDonald have discussed various options  
272 with staff and they are requesting that the City abandon a right of way on 501 South and 60 East and  
273 replace it with an easement for fire and city maintenance crews.

274

275 Pam Humphries made a motion to move out of Public Hearing. Seconded by Kevin Tervort. Motion  
276 approved with Cheryl Reeve, Kevin Thomas, Kevin Tervort, Pam Humphries and Darin Larson voting aye.

277

278 **5. Consideration and possible decision regarding a proposed General Plan Map amendment from**  
279 **Single Family Residential up to 8 units per acre to Multi-family Residential Types on the north**  
280 **2+ acres of a 4 acre site located at approximately 240 North 3700 West**

281

282 Mayor Bramall added that if he was a resident in this single family neighborhood and the City changed  
283 the zoning around his home, he would be upset with the City and the developer. Mayor Bramall asked  
284 for Council opinions regarding the proposed General Plan Map amendment.

285

286 Cheryl Reeve stated that there are many multi-family units throughout the City located in single family  
287 residential areas. These multi-family units are very nice and affordable. She doesn't feel that zoning can  
288 remain the same forever, because things change.

289

290 Kevin Thomas wanted to clarify the addresses of the people who spoke out against the General Plan  
291 Map amendment. Mary Jones lives directly across the street from the proposed project. Mr. Thomas  
292 stated that he likes the proposal and he feels this is a good project. He doesn't believe this would cause  
293 an issue with property values. This is a diverse neighborhood where there's already a variety of housing  
294 there and with that comes diverse property values. He added that the City has an existing plan and he  
295 doesn't feel obligated to change the General Plan. The opinions of the neighboring residents matter to  
296 him.

297

298 Pam Humphries explained that if this General Plan Map amendment was approved, Mr. Morby would  
299 still have a process to go through. He would need to then request a zone change and he would need to  
300 develop the project in accordance with our ordinances. That would change how many units are able to  
301 be built. Ms. Humphries recalls that during the last meeting she voted against the change, but told Mr.

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302 Morby if he was to come back with a plan that included just the north two acres it might be a doable  
303 plan. Now that there is a two acre plan being presented, her concern is with the grading of the unit that  
304 faces the east side and how it would affect the backyards of those homes. Ms. Humphries believes that  
305 we do need more affordable housing in our City.

306  
307 Kevin Tervort stated that Council has already dealt with this issue back in September and he doesn't feel  
308 it needs to be addressed a second time.

309  
310 Darin Larson said that he voted in favor of the change last time. He said that the zone change would not  
311 affect the thoroughfare going to 3700 West. These 18 units would have a minimal impact but if it was a  
312 ten acre parcel, that would be a definite impact. Mr. Larson said that he and members of Planning  
313 Commission believe that this is a perfect property for the transition of zoning. There are a lot of  
314 comments that come in regarding affordable housing and it is in our City plan to provide such  
315 opportunities to our citizens. It is up to a developer to come in and present a project that is harmonious  
316 to that. We have mixed product in every area of our City, yet we don't have new product that is under  
317 the \$200,000 price point. Mr. Larson added that this project might not be favorable to everyone but he  
318 thinks that this is something that is needed for our City.

319  
320 Mayor Bramall asked Chief Excell questions about the amount of policing that is done in that area and  
321 what additional policing would be required for a multi-family unit versus a single family unit. Chief  
322 Excell stated that this area is one of the more heavily crime filled areas. The storage unit facility does  
323 not have great security and the department responds to many calls at that facility. This is not a large  
324 project with multiple units and he is not sure of the impact it would have. He added that as a citizen, he  
325 would prefer single family homes.

326  
327 Darin Larson made a motion to approve the proposed General Plan Map amendment from Single Family  
328 Residential up to 8 units per acre to Multi-family Residential Types on the north 2+ acres of a 4 acre site  
329 located at approximately 240 North 3700 West. Seconded by Cheryl Reeve. Cheryl Reeve and Darin  
330 Larson voted aye. Kevin Thomas, Kevin Tervort and Pam Humphries voted no. Motion was denied.

331  
332 Pam Humphries added that the City requires a five acre piece before a developer can submit a Planned  
333 Development Overlay. There are many smaller parcels and projects that are coming in and she  
334 recommended that Ms. Foran direct Planning Commission to reexamine this.

335  
336 **6. Consideration and possible approval of an ordinance vacating a City owned right of way at**  
337 **approximately 501 South and 60 East that has been used for access to the Ballard and**  
338 **McDonald properties and occasional City access to the canal**

339  
340 Pam Humphries stated that she would like to continue this item so that she can walk the property  
341 before making a decision. She also requested that the Fire District go out and look at it to see what their  
342 interest is. Kevin Thomas would also like to look at the road before making a decision. He also asked for  
343 clarification that if an easement was granted that neither Mr. Ballard nor Mr. McDonald would build a  
344 fence on the easement. Arthur LeBaron recommended getting the property surveyed. Mr. McDonald  
345 stated that a survey has been started. He explained that vacating the right of way and replacing it with  
346 an easement the City will always have access. We are requesting the road be a private road versus a  
347 public road. He and Mr. Ballard would like to secure access to their properties.

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348 Fay Reber mentioned that this item is listed as an approval of an ordinance on the Agenda. This  
349 ordinance has yet to be prepared and drafted; therefore it cannot be approved tonight.

350

351 Kevin Tervort made a motion to continue this item for two weeks in order for Mr. Reber to draft the  
352 ordinance vacating a City owned right of way at approximately 501 South and 60 East replacing it with a  
353 16 foot easement with staff and attorney input. Seconded by Darin Larson. Cheryl Reeve, Kevin  
354 Thomas, Kevin Tervort and Darin Larson voted aye. Pam Humphries voted no.

355

356 **7. Discussion and possible approval of a resolution authorizing and approving the carbon free**  
357 **power project power sales contract with Utah Associated Municipal Power Systems; the initial**  
358 **budget and plan of finance for the project; and related matters**

359

360 Dave Imlay explained that the Power Board and members of Council have been working hard on this  
361 power sales contract with UAMPS regarding the carbon free power project. The project is broken down  
362 into different phases. Certain phases offer the opportunity to exit the contract. Mr. Imlay stated that  
363 this carbon free power project won't come online for another eight years.

364

365 Kevin Thomas made a motion to approve the resolution authorizing and approving the carbon free  
366 power project power sales contract with Utah Associated Municipal Power Systems; the initial budget  
367 and plan of finance for project; and related matters. Seconded by Kevin Tervort. Motion approved with  
368 Cheryl Reeve, Kevin Thomas, Kevin Tervort, Pam Humphries and Darin Larson voting aye.

369

370 **8. Consideration and possible approval of awarding a bid for the construction of the 300 North**  
371 **Project**

372

373 Arthur LeBaron explained that this project will be from 200 West to SR9, approximately four blocks. The  
374 bid was received from Interstate Rock for \$1,653,822.90. The completion date is set for 150 days from  
375 the day that the project is started. The project will be started this spring and finished in the fall. Mr.  
376 LeBaron said that this bid includes some offsite sewer work that Ash Creek Sewer District wants done  
377 and they will be contributing a portion of the funds for this project.

378

379 Darin Larson made a motion to approve and award the bid for the construction of the 300 North project  
380 to Interstate Rock Products for \$1,653,822.90. Seconded by Kevin Thomas. Motion approved with  
381 Cheryl Reeve, Kevin Thomas, Kevin Tervort, Pam Humphries and Darin Larson voting aye.

382

383 **9. Discussion regarding public safety recruitment concerns in the area**

384

385 Chief Excell started the discussion by stating that the hiring and retention of police officers is becoming a  
386 nationwide problem. Here in Washington County the Hurricane Police Department is the only  
387 department that is fully staffed. Eleven of his officers have been recruited by other agencies. Two of  
388 them are going through the hiring process to leave. Chief Excell explained that many other agencies are  
389 offering signing bonuses and their hourly wages are much higher than here. He is not in favor of  
390 offering a signing bonus, but he would like to look at being more competitive with the other agencies.  
391 He would also like to focus on recruitment of officers by doing a commercial to be advertised before a  
392 movie, organizing more job fairs at local schools and colleges, and possibly offering a longevity bonus.

393

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394 Mayor Bramall and Mr. Fawcett agreed that spending more money on the recruitment of candidates is  
 395 something that should be focused on. It will help increase the number of candidates we have coming in.  
 396 Working with the schools and colleges is a good place to start. Mr. Fawcett is not opposed to offering a  
 397 retention bonus but this is something that he would like to investigate further. Cheryl Reeve suggested  
 398 offering a 401k option as an incentive of employment. Mayor Bramall agreed and also mentioned that  
 399 the Utah retirement system reduced its percentage from 50% to 30% which also has deterred people.  
 400 Mayor Bramall stated that our city safety rating is a huge concern and we need to think this over and  
 401 come up with solutions.

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403 **10. Mayor, Council and Staff reports**

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Mayor Bramall	Airport, Administration, Police, Animal Control, School Crossing Guards, Victim Services, Public Works, Engineering-
Kevin Thomas	Emergency Management, Streets & Drainage, Youth City Council-
Pam Humphries	Court, Water, Power, Solid Waste- She distributed a copy of an email from the Power Department that gives updates on different legislative power matters. She also reported that the Power Department's base power rate is increasing from \$18.00 to \$19.00 beginning April 1, 2018 and the usage rate will decrease. She had a meeting with Mr. Fawcett to discuss the fence for Mr. Ballard's property. They are awaiting dollar amounts from Arthur LeBaron. She also asked for an update regarding Pah Tempe Mineral Hot Springs. Mayor Bramall said that he met with Mr. Sanderson yesterday and he is also on the agenda for the Water Conservancy District meeting. He asked if Council supported the idea of Pah Tempe becoming a "national treasure" such as Zion National Park and Zion Hot Springs at Pah Tempe. Council discussed their support and acknowledged that there will be work that needs to be done to make it possible. Ms. Humphries will not be able to attend the March 15 <sup>th</sup> or April 5 <sup>th</sup> City Council meetings.
Darin Larson	Planning Commission, Economic Development, Planning Department, Building and Inspection, Recreation-
Cheryl Reeve	Parks & Cemetery, Swimming Pool, Board of Adjustment, Historical Preservation, Tree Board, Beautification-
Kevin Tervort	Ash Creek Special Service District, Golf Course, Industrial Park, Mosquito Abatement, Fire District-
Clark Fawcett	City Administration-

405 **Adjournment: 9:52 pm**