

Minutes of the Hurricane City Council meeting held on June 7, 2018, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

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

**Also Present:** City Manager Clark Fawcett, Assistant City Manager/Recorder Kaden DeMille, City Attorney Fay Reber, Police Chief Lynn Excell, Power Superintendent Dave Imlay, Public Works Director Mike Vercimak, Planning Director Toni Foran, Water Superintendent Ken Richins, Ash Creek Superintendent Mike Chandler, Streets Superintendent Clay Campbell, GIS Specialist Joe Rhodes and Fire Department Inspector Kevin Gildea.

## **AGENDA**

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

**Mike Chandler** met with the CIB Funding Board regarding financing for the Bench Lake pump station and pipeline. This project will be a huge undertaking and they are seeking financial assistance. The project is extending sewer from the current Dixie Springs tank project, running south through Lowe property to 3000 South up to 1100 West, including a pump station on 2100 West that will coincide with the Copper Rock and Cordero projects. The 300 North project is moving forward.

**Ken Richins** requested to reschedule his presentation until the next meeting. He needs more time to prepare.

**Clay Campbell** said that summer is here and the weeds are becoming an issue. His department has been busy spraying the weeds to keep them under control. Unfortunately, the public has been complaining about the spraying that is happening.

**Kevin Gildea** reported that their Wild Land Fire Crew has been filled and they are on standby. They currently have two paramedic positions available and will be starting the hiring process soon. There are active blast permits that are happening and his department has received multiple complaints from citizens. He wanted to assure Council that everyone is in compliance with their blast permits.

**Chief Excell** attended the Axon (body worn camera) conference in Arizona with Lieutenant Brisk. During the conference there were multiple activities. There was a driving competition for the fastest time driving between cones and Lieutenant Brisk came in 1<sup>st</sup> and 3<sup>rd</sup>. Chief Excell also reported that several construction sites in Hurricane and St. George were burglarized. Several power tools and miscellaneous equipment were stolen. The current Evidence Technician has put in his notice and his last day will be July 27, 2018. He will be moving out of state. Chief Excell attended a meeting with Steve Clyde from the Utah Department of Public Safety where they discussed the Eagles establishment and the legalities regarding the recent business plan they submitted. Chief Excell will summarize the meeting and submit a written recommendation to Council next week.

**Dave Imlay** stated that April Hill will present the 2017 Annual Benchmarking Report to Council. The generators have started running this week. They start at 12:30 p.m. and run until 10 p.m., Monday through Friday. The generators do not run on weekends or holidays to keep the manpower usage down.

**Mike Vercimak** said that their current Utility Locator has put in his notice. This position is full time and it requires a technical and skilled person. Mr. Vercimak has posted the job and it will close on June 15, 2018. He hopes to find the right person for the job.

**Toni Foran** said Planning Commission has requested a meeting with Council to discuss the recent reversals Council has issued. They want to make sure that the information that they base their recommendations on is correct. Mayor Bramall scheduled this meeting on September 20, 2018 at 3:30 p.m. Ms. Foran also submitted a draft of Outdoor Lighting guidelines that were developed by the Planning Commission. She asked that Council review these guidelines and submit any feedback to her. Kevin Thomas stated that he would like to do a field trip at night to look at the different lighting options before putting it in writing. Ms. Foran explained that Dave Imlay offered to take the Planning Commission out during the fall to observe the different lighting. Council can accompany them.

#### **6:00 p.m. - Call to Order –**

Pledge: Samantha Hinton      Prayer: Kevin Tervort

Approval of Council minutes: 05/03/2018

Pam Humphries made a motion to approve the 05/03/2018 minutes. Seconded by Kevin Tervort. Motion approved with Pam Humphries, Darin Larson, Cheryl Reeve and Kevin Tervort. Kevin Thomas chose to abstain as he was not able to review the minutes.

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

Cameron Manwaring wanted to give a general introduction of himself to Council. He previously served on the board for Downtown Provo Inc. focusing on small businesses and helping with the downtown restoration projects. Mr. Manwaring recently purchased a few properties here in the City and is working on restoring them. He has a love for city and master planning. He would like to get involved with what is going on with the City.

#### **OLD BUSINESS**

##### **1. *Presentation on power reliability tracker – April Hill***

April Hill presented the 2017 Annual Benchmarking Report. She distributed hardcopies of the presentation to Council. Ms. Hill explained that this is an important report for a community owned power department. It informs the public of how the power department is doing in comparison to other power departments of the same size. Hurricane Power Department belongs to Region 1 with a Class 3 Customer Size. There are 17 power departments who report in this region with the number of customers ranging from 3,127 – 6,797. Ms. Hill summarized the report and stated that the Hurricane Power Department has a reliability of 99.96%. The department received an award for its outstanding reliability, as well as a badge for their Facebook page.

#### **NEW BUSINESS**

##### **1. *Presentation and update from the Water Conservancy District-Ron Thompson***

Ron Thompson the General Manager of the Washington County Water Conservancy District gave a brief presentation regarding the Regional Water Supply Agreement with the City of Hurricane. Mr. Thompson explained that the Water Conservancy District is a wholesale water provider who currently provides

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more than ten percent of the water used in Hurricane. This percentage will increase as the City continues to grow. Mr. Thompson stated that all of the District's current projects, including the Lake Powell Pipeline will benefit Hurricane. Washington County is currently using 85% of its potable water supply. The current snowpack is 22% of normal and stream flow is 12-35% of average. Southern Utah is susceptible to a drought and residents and business have been asked to conserve water. Washington County has been a leader in the State in both conservation and the reuse of water for irrigation purposes. Mr. Thompson explained that the Lake Powell Pipeline is a regional water project developed by the Utah Division of Water Resources in partnership with Washington and Kane County Water Conservancy Districts. This project will move water Utah already stores in Lake Powell and owns the rights through approximately 140 miles of buried pipeline to Sand Hollow Reservoir. This pipeline will deliver an estimated 86,249 additional acre feet of water annually. Five pumping stations will move the water powered by five hydropower stations. This is the only option that introduces a second water source to the area and uses existing water rights. Mr. Thompson also reviewed other current projects within the District and explained that their revenue sources are from water rates, property taxes and impact fees.

**2. *Public Hearing to take comments on the following:***

- a. *Proposed updated capital facilities plan for water infrastructure*

Mayor Bramall explained that this item was requested to be continued until the next Council meeting, so no public hearing is needed.

**3. *Consideration and possible approval of an update to the capital facilities plan for water infrastructure***

Ken Richins requested this item to be continued until June 21, 2018.

**4. *Discussion regarding complaint on property North of 2305 S 675 W known as Honda Heaven-Bonnie Keele***

Bonnie Keele resides at 2305 South 675 West. She has complaints regarding the open property to the north, known as Honda Heaven. Ms. Keele stated that when farm land is sold off to build houses, the complexion of the town changes. Hurricane's complexion has changed. The property that she is discussing is surrounded by houses in Angell Heights, Rainbow Canyon and the row of houses located on the west side. She stated that this property was supposed to be a greenbelt but it is now a dumping ground, gravel pit, storage for old cars and a motocross track. Just before Memorial Day, she watched as a man in a machine tore the native brush and mulled the dirt around to cover up the trash and old cement that had been dumped there years ago. This intensified the dirt. The motocross track began later that weekend and covered the surrounding houses in dirt. Ms. Keele said that there is a neighbor with breathing issues who is on constant oxygen. When the wind blows or when people are riding on the motocross track, the dirt flies and covers the houses she is not able to leave the house. Also, the noise from the motorcycles is so loud that she can't hear. When the wind blows the dirt from this property is kicked up and it looks like a dirt storm in the Arabian Desert. Ms. Keele stated that this is a health hazard and a lack of courtesy and respect for the neighbors. She said that this property owners rights are not more important than her rights. Several years ago, she came into the City offices and she was shown a map that indicated this area would be made into a park. She confirmed with the County

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Assessor's office that the six acres are in a Julie Iverson Trust are supposed to be a greenbelt. Mayor Bramall explained that years ago the land owner donated property to the City so that those subdivisions located down there could have sufficient water drainage. Ms. Keele suggested that the property owner donate the land to the City to make it into a park so he could have a legacy. Cheryl Reeve explained that when the wind blows, dirt is blown all over town. Mayor Bramall commented that the City owns four acres for the wash, but not the surrounding property. Clay Campbell said that the City owned property has had no disturbance with any machinery to it and added that 8 or 9 years ago the City pushed concrete in the wash for rip rap by the pipeline. That concrete was then well covered. Ms. Keele stated that she would appreciate it if the owner would use the property for what it is supposed to be and what it is zoned to be. This property is not being taken care of. It is weedy, ugly and a health hazard. She is asking that the City do something about it now and if a park was ever to be built she requests the use of water trucks. Mayor Bramall stated that he will talk with the families and see what they can come up with. The City will continue to manage the city owned property and with any construction that is done, dust mitigation is required. There is also a new subdivision scheduled to be built in this area. Ms. Keele said she will be here next month regarding the construction.

Kelby Iverson said he appreciates a good City Council and thanked them for the job they do. Mr. Iverson stated that nothing trumps private property rights and they are not doing anything they are not supposed to do. He added that everything Ms. Keele stated was true. The fences are down and they ride motorcycles on the property. People have been riding motorcycles in Honda Heaven for over forty years. Their intention is for their grandkids to grow up like they did. He said that they have "private property" signs around the property but they also need to put the fencing back up. Mr. Iverson said they respect the rights of private land owners and they are not doing anything outside of their bounds. Fay Reber commented that a person has a right to use their property according to city zoning laws, and unfortunately there will always be conflict.

**5. Consideration and possible approval of an application to combine a metes and bounds parcel and a subdivision lot for Lot 23 in Scenic Pointe Subdivision and property immediately west including acceptance of a 10' utility easement-Scott Miller and Foothill Associates applicants**

Kevin Thomas made a motion to approve the application to combine a metes and bounds parcel and a subdivision lot for Lot 23 in Scenic Pointe Subdivision and property immediately west including acceptance of a 10' utility easement. Seconded by Cheryl Reeve. Motion approved with Pam Humphries, Darin Larson, Cheryl Reeve, Kevin Tervort and Kevin Thomas voting aye.

**6. Discussion regarding house heights**

Toni Foran gave a handout to Council and explained that the current code defines the building or structure height as being the vertical distance from the grade plane to the average height of the highest roof surface. 35' is a maximum height for a residential standard, and Ms. Foran suggested not changing the height standard. Kevin Thomas and Darin Larson recommended not changing the height standard or the benchmark for measuring as the entry level of the front door.

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**7. Mayor, Council and Staff reports**

Mayor Bramall	Airport, Administration, Police, Animal Control, School Crossing Guards, Victim Services, Public Works, Engineering- There has recently been an issue where a utility customer who was shut off for non-payment, hooked up to their neighbors utilities with extension cords. This is illegal to hook them up. People cannot hook up to their neighbors utilities. Mayor Bramall also asked Council to consider the idea of a community owned hospital. He would like to gather information and have a work meeting with Council to discuss this option.
Kevin Thomas	Emergency Management, Streets & Drainage, Youth City Council-
Pam Humphries	Court, Water, Power, Solid Waste-
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-

**8. Adjournment: 7:30 p.m.**

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