

Minutes of the Hurricane City Council meeting held on November 18, 2021, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 4:00 p.m.

Council Members: Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders, and Kevin Tervort. Mayor John Bramall excused.

Also Present: City Manager Kaden DeMille, City Attorney Fay Reber, Lieutenant Jerod Brisk, Power Superintendent Scott Hughes, Public Works Director Mike Vercimack, Planning Director Stephen Nelson, Recreation Director Kole Staheli, City Recorder Cindy Beteag, and Fire Chief Tom Kuhlman.

AGENDA

4:00 p.m. Consideration and possible decision regarding economic impacts to the City

Kaden DeMille presented wage information. The information included an option to increase wages by two percent and three percent. He reported that other municipalities in the County are also looking at wage increases. He is not confident that the economy will not change; he recommends a bonus rather than a wage increase. He would like to look at increasing wages in January to align with the timing of wage increases in other municipalities. Mr. DeMille noted that forty-five applicants applied for the utility clerk position. Ten candidates were selected for interviews. Three candidates did not attend the interview, and several more terminated their applications. Councilwoman Billings noted that the City increased wages by two percent in February, three percent in July, and another three percent increase for the Police Department in September. She suggested a Christmas bonus of one percent of the employee's wages. She feels a lump sum is more beneficial than a slight pay increase. Councilman Sanders does not think employees will remember the Christmas bonus when wages are discussed next year.

Councilman Prete feels that the City does need to do its best to keep up morale. However, considering the drastically changing economy, it is important to know whether the City can sustain the wage increase. Councilman Tervort agrees that an increase needs to happen, but he is concerned about postponing capital projects to compensate for the wage increase. Mr. DeMille noted that the revenue generated from property and sales tax goes to the General Fund, and the revenue from sales tax has increased by five percent. Councilman Larson suggests a two percent increase and a medium size bonus starting now. He explained that hiring an employee to replace a key employee will cost more than this wage increase.

Scott Hughes reported that the City will lose valuable employees if this is not addressed. Mr. DeMille is working to change the culture in the office and make the City an enjoyable place to work, and he is asking departments to do the same thing. Councilman Sanders agrees with Councilman Larson's suggested wage increase and bonus. Councilman Prete agrees that an increase may be necessary to stay competitive and alleviate the burden of inflation.

The City Council discussed a two percent wage increase to each department's budget to be allocated by the department head with a three hundred and fifty dollar bonus for full-time employees and a one hundred dollar bonus for part-time employees.

Nanette Billings motioned to move this to the end of the meeting as item 11. Seconded by Joseph Prete. Darin Larson, Dave Sanders, Kevin Tervort, Nanette Billings and Joseph Prete, voting aye. Motion carried unanimously.

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

Discussion regarding development of all abilities park on City land at 1410 W 650 South-Art in the Park Committee.

Sarah Jackman is representing Art in the Park. She explained that Art in the Park has placed several sculptures in Hurricane City. The committee wants to create a place for people to connect with art, neighbors, and themselves. Mental and physical health is an essential aspect of life, and they feel this can be accomplished by creating an interactive art park. The idea for the park is to have areas representing the national parks, sculptures, mosaics, rock climbing, yoga, a building for art classes, and a children's play area. The location they are considering is a gravel pit owned by the City. Ms. Jackman noted that they have not researched costs yet. Stephen Nelson reported that there is a master planned roadway through the gravel pit. Councilman Prete thinks this will be a unique park that can serve the entire region. There may be grant funds available to fund the park.

Mike Vercimack thinks it is innovative, but this location is not ideal. The property would have to be filled in when the roadway is built, and the planned roadway will consume a large portion of the property. Mr. Nelson stated that other cities have added interactive art in downtown areas, and he plans to incorporate some of these ideas into the downtown master plan.

Councilwoman Billings suggested meeting with the parks and other departments to get ideas. Councilman Larson stated that the Rotary Club plans to do an all-abilities park in Hurricane City, and the club is farther along in the planning process. He thinks these two parks could be incorporated together.

Chief Kuhlman reported that Fire Academy starts on January 24th. They are planning to hire thirty employees in the next year. Mr. Kuhlman presented the recruiting video, and the application is open to the public. He explained that the department funds the expensive cost of training new employees. However, the employee is required to pay back the cost of their training if they do not stay with the department for forty-eight months.

Jared Brisk reported that the Police Department is busy. Two officers are out with COVID.

Kole Staheli reported that the annual Christmas Tree Lighting/Festival is on November 29th. There is a large lineup of Christmas concerts at the fine arts facility. Arthur LeBaron and Darren Barney are excited about the property near Quail Lake, and he is hopeful that the Water Conservancy District will lease the property to Hurricane City. There are nearly nine acres that can be used for recreational purposes. The walls for the bell tower are going up today.

Mike Vercimack reported that the City is staying remarkably busy. Many commercial developments are coming in, and development continues to be the driving force. The Planning Commission has recommended approval for zoning on 2800 West. Half of the owners have signed a right of occupancy, and the right of way and power lines easement needs to be finalized.

Stephen Nelson reported that thirty-four responses were received during the downtown walking survey. Most of the concerns received involved SR-9. He will prepare the information to present to the City Council and the Utah Department of Transportation. There were twenty-two applications at the last Planning Commission meeting. The final site plan was approved for Intermountain Health Care. The Water Conservancy District submitted a zone change application for 3,200 acres. The Planning Commission tabled the item so they can hold a work meeting with the City Council in January. The holiday dinner for the boards and commission is planned for December 13th.

6:00 p.m. - Call to Order –

Kevin Tervort welcomed everyone to the meeting.

Pledge: Darin Larson

Prayer: Joseph Prete

Approval of Minutes: July 15, 2021

Nanette Billings motioned to approve the Minutes of the regular City Council Meeting on July 15, 2021. Seconded by Dave Sanders. Darin Larson, Nanette Billings, Dave Sanders, and Kevin Tervort, voting aye. Joseph Prete abstained. Motion carried.

Public Forum – Comments From Public

Lily McEntire lives in Ivy Wood. She is a mother of six children, and four attend Valley Academy. They walk or ride their bike to school. Traffic has increased in this area, and many children walk along 400 North. She thinks a second crosswalk is necessary on 870 West and 400 North. She

reported that three hundred and eighty-five community members signed the petition supporting another crosswalk.

OLD BUSINESS

1. Consideration and possible approval of a **proposed code amendment to Hurricane City Code 10-26**. Hurricane City Planning Applicant.

Stephen Nelson explained that this ordinance defines the City's recreational resort development standards. With guidance from the Council, the Planning Commission made some changes to the ordinance. These changes clarify required amenities, parking, and additional consideration for zone changes. The verbiage for the onsite management requirement was edited for clarity. Councilman Prete suggested adding verbiage to note that onsite management is required from the beginning and suggested requiring completion of the pool and clubhouse within one year of starting the project. He questioned what "other amenities shall be phased proportionately" means in the last sentence. Mr. Nelson explained that this prevents developers from postponing major improvements. Councilman Prete suggested adding "construction of other amenities" to the sentence. Councilwoman Billings confirmed that this applies to developments zoned for recreation resorts that do not have an approved preliminary plat.

Joseph Prete motioned to approve the proposed code amendment to Hurricane City Code 10-26 subject to the changes discussed and final legal review. Seconded by Nanette Billings. Darin Larson, Dave Sanders, Kevin Tervort, Nanette Billings, and Joseph Prete, voting aye. Motion carried unanimously.

2. Consideration and possible approval of a proposed **zone change amendment request on 327 acres from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel ID's H-3402 and H-3401-A**. Silver Flats LLC/ Duane Fielding Applicant, Jon Jensen Agent.

The applicant is not present.

Nanette Billings motioned to table approval of a proposed zone change amendment request on 327 acres from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel ID's H-3402 and H-3401-A. Seconded by Joseph Prete. Darin Larson, Dave Sanders, Kevin Tervort, Nanette Billings, and Joseph Prete, voting aye. Motion carried unanimously.

3. Consideration and possible approval for a **Zone Change and preliminary site plan request on 37 acres from RA-1, residential agriculture 1 unit per acre, to R1-8,**

residential 1 unit per 8,0000 square feet, with a PDO, planned development overlay.
Parcel H-3386-B. Louise P Spendlove Applicant. Tyler Meyers Agent.

Tyler Meyers reported that the applicants understand the utility issues. They likely will not be ready to start building for a year or more, and they are okay with a development agreement noting that building permits will not be issued until they have adequate utilities. Stephen Nelson reported that this agreement is similar to the Balance of Nature development agreement. The Planning Commission gave a positive recommendation. The applicant will have to present a sensitive land application for the south and east side of the property with the preliminary plat. Councilwoman Billings confirmed that the proposed units per acre are 3.45 with an R1-8 underlying zone.

Nanette Billings motioned to approve the Zone Change and preliminary site plan request on 37 acres from RA-1, residential agriculture 1 unit per acre, to R1-8, residential 1 unit per 8,0000 square feet, with a PDO, planned development overlay with 3.45 units per acre based on it is harmounious with the surrounding properties. Approval is subject to the development agreement. Seconded by Darin Larson. Dave Sanders, Kevin Tervort, Darin Larson, and Nanette Billings, voting aye. Joseph Prete voting nay. Motion carried.

NEW BUSINESS

- 1. Consideration and possible approval of Resolution 2021-29 to update the Zion Regional Collaborative Independent Contractor Agreement - Stephen Nelson**

Stephen Nelson reported that Zion Regional Collaborative hired an independent contractor last year. Mr. Nelson feels this is an excellent organization that helps coordinate regional projects. This is the same contract as last year. Hurricane City has budgeted \$10,000 for this year's contract. However, other participating cities have increased their contribution by ten percent.

Nanette Billings motioned to approve Resolution 2021-29 to update the Zion Regional Collaborative Independent Contractor Agreement. In the budgeted amount of \$10,000. Seconded by Dave Sanders. Darin Larson, Kevin Tervort, Joseph Prete, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously

Councilman Prete advocated hiring a grant writer.

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

Nanette Billings motioned to go into a public hearing. Seconded by Darin Larson. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

- a. A sensitive land application for Sand Cove located at 3350 W 500 North**

No comments

Nanette Billings motioned to go out of the public hearing. Seconded by Darin Larson. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously

3. Consideration and possible approval of a **preliminary plat and sensitive land application for a proposed single-family subdivision located at approximately 3350 W and 500 N.** Mortar & Beam Applicant, Jim Lyman Agent.

Jim Lyman explained that three lots had a thirteen percent slope. After meeting with the Council and Planning Commission, the applicant swapped land with the City to accommodate the park. This creates better access, and the walkway was continued from Coronado Ridge to access the park. Stephen Nelson noted that there are other lots exceeding ten percent. The Planning Commission recommended approval because grading the lots will minimize the slope's impact. The Parks Department has reviewed and supports the park plan. Mr. Lyman stated that a portion of the 1.92-acre park will be preserved as open space. Mr. Nelson reported that Arthur LeBaron made the recommendation that the three lots by the parking lot need to have garages on the main street. Mr. Lyman noted that the City Engineer is willing to make an exception for the intersection length connecting to Shoshone Land Company's property. Councilman Sanders asked if there are plans to address the drainage on 3400 West. Mike Vercimack reported that any development on 600 North is required to make improvements along 600 North, and there is a planned drainage basin.

Dave Sanders motioned to approve the preliminary plat and sensitive land application for a proposed single-family subdivision located at approximately 3350 W and 500 N subject to Arthur LeBaron approving the road that exceeds eight hundred feet. Seconded by Nanette Billings. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously

4. Discussion regarding the additional of a **crosswalk at Hurricane Elementary** -Jenny Chamberlain

Jenny Chamberlain is the President of the Community Council of Hurricane Elementary School. This Council includes principals, teachers, and parents. The Community Council has been discussing the ongoing safety concerns regarding the lack of a crosswalk on 870 W and 400 North. She explained that the previous traffic study did not find that this location warranted a crosswalk. She asked the Council to consider having a new traffic study because the density has significantly increased. Ms. Chamberlain reviewed events that take place during the school year. Jerod Brisk reported that the road is going to get busier. The crosswalk will have no impact without a crossing guard. Mike Vercimack noted that a simple, immediate solution is to erect a

crosswalk sign and paint a crosswalk. He will check with Arthur LeBaron to see if a crossing guard is required at a crosswalk. Councilman Sanders explained that completing 700 West will eliminate much of the problem. Becky is concerned that painting a crosswalk without a crossing guard will encourage children to cross without help. Councilwoman Billings asked if teachers could help by explaining to the student that they can't cross there.

Maggie Maxfield reported that the new section of 700 West has eliminated some traffic. She has witnessed teachers telling students not to cross, only to have the parents tell them to cross there. Ms. Chamberlain read the petition to the City Council. Derek's son was hit at this intersection. He explained that there is limited visibility, and the school zone signs only meet the minimum requirements.

5. Consideration and possible approval of an **amended final plat for Hinton Home Estates Subdivision: Partial Amendment A (Lots 2 &3)**, located at 754 W 1130 S. Ryan and Chantel Reeve Applicants, Ben Syphus Agent.

The Planning Commission unanimously recommended approval. The applicant wants to combine two lots to build a pool and a pool house.

Dave Sanders motioned to approve the amended final plat for Hinton Home Estates Subdivision subject to the staff and JUC comments. Seconded by Joseph Prete. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

6. Consideration and possible approval on a **final plat for Canyons RV Resort Amended and Extended. Located at 100 N and 2800 W**. Western Commercial Real Estate, PLLC Applicant. Joseph Venuti Applicant.

Joby Venuti explained that this amendment addresses the problems with the sewer. Stephen Nelson reported that the open space was approved in the initial development agreement, and the Homeowner's Association does not plan to do anything with the land. They have entered a preliminary agreement with Ash Creek Sewer District based on this approval. The Planning Commission unanimously recommended approval.

Joseph Prete motioned to approve the final plat for Canyons RV Resort Amended and Extended. Located at 100 N and 2800 W subject to staff and JUC comments. Seconded by Nanette Billings. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

7. Consideration and possible approval of a **preliminary plat for Red Cliff Preliminary Plat, a 31 lot duplex development, located at 2170 W 600 N**. Jay Rice- Red Cliff Development Applicant. Jared Madsen- Alpha Engineering Agent.

The applicant nor the agent are present.

Joseph Prete motioned to continue approval of a preliminary plat for Red Cliff Preliminary Plat, a 31 lot duplex development, located at 2170 W 600 N. Seconded by Nanette Billings. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

8. Discussion regarding the Memorandum of Understanding with SUU

Councilwoman Billings, Kaden DeMille, the City Attorney, and SUU held a conference call last week. SUU originally proposed limiting the flights to three per day with two helicopters. The drafted MOU listed five flights per day, and the group compromised on four flights per day. Scott Freeman would like to add verbiage that defines four flight groups per day with a thirty-minute time limit per flight group. Exhibit A was not available for review. The Airport Board suggested implementing an ordinance instead of having multiple MOUs with multiple entities. The Board also wants the MOU to note that there are six patterns, and no run-on landing is allowed at our airport. Councilman Sanders suggested updating the MOU for the attorney to review and present to SUU.

9. Consideration and possible approval of waiving the power impact fees for the bell tower power source

Nanette Billings motioned to waive the power impact fees for the bell tower power source. Seconded by Joseph Prete. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

10. Consideration and possible approval to change 5140 West to Pecan Valley Road - Chris Wyler

Councilwoman Billings prefers the grid address system because it is challenging to navigate if a street is only marked with a name. Stephen Nelson reported that the grid number cannot be replaced on the signage, but a street name can be added.

Dave Sanders motioned to add Pecan Valley Road with 5140 West to meet the standard. Seconded by Nanette Billings. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

Mayor and Council reports

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| Mayor Bramall | Airport, Administration, Police, Animal Control, School Crossing Guards, Victim Services, Public Works, Engineering - |
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| Nanette Billings | Parks & Cemetery, Appeals Board, Airport, Historical Preservation, Solid Waste District, and Youth Council - |
| Darin Larson | Planning Commission, Economic Development, Planning Department, Power, and Swimming Pool - |
| Joseph Prete | Court, Water, Recreation, Tree Board, and Beautification Committee - |
| Dave Sanders | Emergency Management, Streets & Drainage, Prosecutor's Office, Code Enforcement, and Building and Inspections – asked if impact fees could be reviewed. |
| Kevin Tervort | Ash Creek Special Service District, Golf Course, Industrial Park, Mosquito Abatement, Fire District - |
| Kaden DeMille | City Administration – asked about PID. Not until it is certified. |

11. Consideration and possible decisions regarding economic impacts to the City

Councilman Larson thinks bonuses are a morale booster, but a wage increase will eliminate future issues with competing cities. Councilwoman Billings stated that while the budget is open, the Council should consider hiring an assistant for Kaden DeMille, a Human Resource Director, and a full-time City Attorney. Mr. DeMille explained that there had been many changes in the administration office, and he would like more time to gauge these changes before hiring a Human Resource Director. He agrees that an assistant will be helpful. Councilman Larson feels it is important to hire a Human Resource Director, and he would like that to be considered in the next fiscal year.

Darin Larson motioned to approve a wage increase of two percent allocated per department in January plus a bonus of three hundred fifty dollars for full-time employees and a one-hundred-dollar bonus for part-time employees. Seconded by Dave Sanders. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

Closed Session:

Nanette Billings motioned to go into a closed session. Seconded by Dave Sanders. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

Adjournment: 8:42 p.m.