

Hurricane City Council Minutes – March 4, 2021

Minutes of the Hurricane City Council meeting held on March 4, 2021, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

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

Also Present: City Manager Kaden DeMille, City Attorney Fay Reber, Police Chief Lynn Excell, Power Superintendent Dave Imlay, Public Works Director Mike Vercimak, Planning Director Stephen Nelson, City Engineer Arthur LeBaron, GIS Specialist Joe Rhodes, City Recorder Cindy Beteag and Fire Chief Tom Kuhlman.

AGENDA

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

Dave Imlay reported they are continuing to work on 600 North. Rocky Mountain Power will feed us another week while they finish. They are adding a top wire that is static protection. There will be a fiber optic loop within our power system. There is a company looking at moving to Hurricane that is proposing to not run from 1-10 p.m. during June to August. We have a low load factor this would bring the load factor up because they would be operating off peak. In return, they are requesting the relief of paying for demand. Orgill has a similar agreement. Council is in favor of him continuing to research it. Power prices are back to normal. He doesn't think we will get carbon free without nuclear power. Pro-ration has to be approved every year. The Department of Energy wants to see it moving. He will provide the council with information on bipartisanship and who is in support of nuclear power.

Chief Kuhlman stated there was a 200 acre fire on SR18 yesterday. We are currently experiencing worse conditions than we've had in a while. Rain is desperately needed. They will need twelve new employees this year. Medical calls continue to climb. We could have 30,000 more residents with everything that is currently approved. They are hiring an employee from an adjoining city to help with code enforcement.

Chief Excell said they have applications in for the one open position. Neighboring cities have added benefits to keep their employees. We will need to address this or we won't get or keep employees. They have two officers in field training. Calls are continuing to increase. Public safety demand for all the new development still needs to be looked at. They are back to doing fingerprints in office again. Years ago they did a lot of training for pandemics but none of those plans were used for this pandemic. One of our local pharmacies has stepped up and will do a drive through vaccine clinic tomorrow for 70-100 people. Cliff Holt was notified he will be receiving 5000 vaccines so he wants to do this as training. He is working with IHC who is in line to get a major quantity of vaccines as well. They are still making improvements to the hanger. His office is going to stop sending the COVID reports. Animal Control has one person that has nine citations for the same thing in the last two year. The ordinance is no longer in place to address this issue. If the council supports it, they would like to update the ordinance so the animal is surrendered if they get multiple violations.

Johnathan Hunt with Sand Hollow State Park stated they have been busy. Their visitation was up to 1.3 million in 2020 which is more than Arches National Park. He handed out a flyer for park improvements and upcoming events. They are in the process of putting more parking by the water tanks. Kevin Tervort mentioned the complaint he heard the most was the park getting full early by visitors so locals couldn't go. Fay Reber asked if the no parking along Sand Hollow Road was designated by the City or the park. The City put those up at the request of Sand Hollow. Mr. Hunt asked as street widens will the City still

allow ATV's to go down that road. The Justice Court is seeing a lot of cases on parking violations on Sand Hollow Road. Council discussed if parking should be allowed on the road. Chief Excell commented if the signs aren't there people will park and jump the fence so they don't have to pay. He thinks it would be a step backwards to remove the signs. It is too high of speed on that road for people to be trying to park. They don't want to encourage people to stop or slow. Arthur LeBaron commented when it is built out to potential there will be no parking on Sand Hollow Road. The City needs to widen Sand Hollow Road to put in a turn lane. Mr. Reber asked for the signage to be reviewed to ensure it is adequate.

Arthur LeBaron met with UDOT and Chief Excell about the entrance to Quail Lake Estates. There will be a traffic signal installed there by Labor Day. He is still reviewing the Copper Rock permit but he still needs a lot of items from a certified traffic control technician.

6:00 p.m. - Call to Order –

Pledge: Mike Vercimak Prayer: Arthur LeBaron

Approval of Minutes: January 7, 2021 and January 21, 2021

Joseph Prete motioned to approve the January 7th and January 21st minutes. Seconded by Nanette Billings. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

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

Dayton Hall wants to make comments on the Takau application. He owns property near them where he wants to build some day. If they require Mr. Takau to build the road, it will be the first time the City has done that. He doesn't think they should deviate from what they have always done. Proportionality was discussed. He doesn't want a ninety foot road in the fields. He would rather have a house along the road with a field in back but if this road is built they will have to push the house back so they aren't right on the road. He feels the same about the pathway. He doesn't need them. It is the small subdivisions that need to go there for exercise. The primary beneficiaries of the improvements will be other people. These are people with large lots who want to keep large lots. He doesn't see it as subsidizing. Requiring this discourages agriculture. People will chop up the property and put in more density to help pay for the cost. He recommends the Council waive the requirement of building the road on the grounds it would be disproportionate to require somebody on five acres who is only building one house. He also thinks they should amend the bench lake ordinance so it is consistent with the policy.

Kelby Iverson listened to the meeting regarding the General Plan and he is happy to hear the Council supports agriculture and keeping the zoning in place. He supports Mr. Hall's comments. If they developed their property right now, they would have to pave twelve hundred feet on 1100 West. There are a lot of approved units south of them. New developments are the ones that need the improvements; not them. Agricultural exemptions need to be added to the code.

OLD BUSINESS

1. Consideration and possible approval of a **PDO application for Sand Hollow Mesa, a proposed 1,022.5-acre mixed use development with a proposed 3,660 units located south of 3000 S, and bisected by the Southern Parkway.** Parcel Numbers attached to the report. RG Sand Hollow, LLC Applicant, Anthon Stauffer Agent

Josh Romney explained they are not requesting to change the density; it will just be clustered together. The PDO zoning allows them to do that. Great project for the community. The development agreement has been reviewed by Fay Reber and Stephen Nelson and their corrections have been completed. The changes they requested were the ability to impose a moratorium if no water is available and to include a provision to impose additional water impact fees if necessary. They also changed the language to read all road improvements within the project match the City's standards. Roads sections will be reviewed with each preliminary plat. This plan matches City and UDOT's future plans. Arthur LeBaron commented he would like to hold a workshop to discuss the cross sections. Karl Rasmussen stated the cross sections will be enhanced from the City standards. Joseph Prete voiced concern with the percentage of single family homes. He thinks that should be increased. Water is a concern. This will have a large impact so it will require more public safety. They will work with the City to dedicate twenty seven acres to the City for public safety and/or schools. Mr. Romney stated they were at seventeen percent for single family but they increased it to twenty five percent. They want flexibility to meet what the demand is.

Mr. Nelson commented they also changed the installation cost to match the City's code. The electrical distribution states they are dedicating property for a substation. The City wouldn't build the substation until the demand is there. State code allows the City to require developers to provide water. The City has allowed developers to pay a fee but it might not be an option in the future if water is not here so a section was added in the agreement to address this. A density bonus is allowed by ordinance due to the amenities they are providing. Mr. Prete mentioned this type of development isn't typically what is requested with the PDO zoning. It is a benefit to have commercial included in this development so people aren't traveling to downtown for everything.

Darin Larson motioned to approve the PDO zoning and development agreement for Sand Hollow Mesa subject to staff recommendations. Seconded by Kevin Tervort. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

2. Consideration and possible approval on a **zoning map amendment request located at 55 North 3700 West from HC, highway commercial, to GC, general commercial, to have onsite storage.** Parcel number H-4-2-1-1400. Jason Stubbs Applicant, Ryan Scholes Agent.

Rhett Beazer stated they want to change the zone to general commercial to allow onsite storage. The owner is looking at becoming a dealer for some boat manufacturers in the future but wants to store boats and recreational vehicles now. It will be covered outside storage. They are working on cleaning up the site and will demolish the water structure.

Kevin Tervort motioned to approve the zone change request at 55 N 3700 West. Seconded by Nanette Billings. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

3. Consideration and possible **approval to waive road improvements fees on 1500 West-Tom Takau**

Staff provided Council with a cost estimate of what the improvements would be. The ordinance reads; *No building permit shall be issued unless the property or lot for which the building permit is to be issued*

fronts a dedicated street which meets the width requirement specified by this Code and has been improved according to City standards, except where a variance has been approved by the Appeal Board, or as follows: a. *In the event that property for which a building permit is sought fronts a dedicated street which requires additional footage on each side of the street in order to meet the width requirements of the road master plan or official map, a building permit may be issued if one-half (1/2) of the additional footage is dedicated by the owner of said property for use by the public as a City street.* b. *In lieu of requiring completion of all improvements to a dedicated City street prior to the issuance of a building permit, a building permit may be issued if: (1) The road is traversable by normal vehicular traffic, including law enforcement, fire and other emergency vehicles; and (2) A written agreement is executed by the owner of the property for which the building permit is to be issued, stating the owner will deposit with the City an amount equal to the cost of improving the street frontage of the owner's lot before receiving a certificate of occupancy on the house for which the permit is issued.* This ordinance has been in place for a long time. The Takau's have 165 feet of frontage. They would need to widen it sixteen and a half feet. The cost estimate is \$6157.70.

Nanette Billings commented he is building on five acres and none of the people around them have been required to do the improvements. She stated it could appear judgmental. The ordinance needs to be changed so it doesn't look like the City is being biased. The country cross road sections were for one acre lots not five acre parcels. He has already paid \$80,000 for water and power improvements. Ms. Billings stated 1500 West is not on the list to improve right away. Darin Larson commented no one expects the improvements done right now; the question is who pays for it and when are the improvements done. Mr. LeBaron pointed out the ordinance requires the owner to go to the Appeal's Board, not the City Council. David Sanders stated a precedent has been established so Council either needs to stop approving or continue with the precedent. This is not a targeted road that is going to be improved right now so he thinks they could look at it more favorably and come to an agreement with the Takau's. Mr. Takau is open to an agreement to pay later.

Joseph Prete would like to see changes to the ordinance. It shouldn't require people who want a rural feel to have to pay more. He feels dedicating the land is sufficient enough and the Takau's should not be required to pay anything. Fay Reber pointed out the ordinances are based upon time honored practice by many municipalities. It is defensible. The question is always what is proportional. Council needs to sit down and look at the ordinance. They shouldn't approve this tonight until the ordinance has been updated. Ms. Billings commented tax payers pay for road improvements all the time. The improvements in front of Mr. Takau will benefit the community. Kevin Tervort suggested requiring the fees but they aren't paid until the road is improved or the ordinance changes. Deferral agreements have been made before. Mr. Reber pointed out if they do this agreement then the ordinance needs to be updated sooner rather than later.

Nanette Billings motioned to hold the fees in abeyance until the ordinance is changed or the city improves the road. Seconded by Darin Larson. Motion carried with Nanette Billings, Darin Larson, Dave Sanders and Kevin Tervort voting aye. Joseph Prete voted nay.

A written agreement will be put in place and recorded.

- 4. Consideration and possible approval on a zoning map amendment request located at 1355 S 3325 W from RA-1, residential agriculture 1 unit per acre, to MH/RV, mobile home/RV. Parcel**

numbers H-3-2-7-45031 and a portion of H-3-2-7-4501, located at Flora Tech Road. Jason Park LLC Applicant, Jeremy Johnson Agent.

Jeremy Johnson stated he couldn't get Western Mortgage on board for the sewer easement. He submitted a change to address the issues. Stephen Nelson stated Mr. Johnson proposed two different options. He thinks the City could be justified to move the RV zone from where it was originally proposed but the proposal where he changes to R1-6 couldn't be done unless it went back to the Planning Commission first. The power line will have to be moved to the east when the road is built to capacity. Nanette Billings feels this is a moot point until an easement for sewer and water is worked out. Mr. Johnson stated the City represents everyone. They should condemn Western Mortgage's property to allow them to extend the utilities. The City has had to file condemnation lawsuits in the past. It requires the City to negotiate in good faith first, if that fails the City sends them their different options, and then the City Council would have to make the final decision. At that point the City Attorney would file a lawsuit.

Dave Sanders stated his biggest concern is the health, safety, and welfare of the residents that live there. Mr. Johnson wants to get the engineering done to show Western Mortgage. The State is making them improve the water. Joseph Prete wants to see improvements soon for the residents. He doesn't think the full eight acres should be included for multifamily. Mr. Johnson explained multifamily helps him to be able to pay the improvements. He is requesting eight acres as MH/RV and ten acres of multifamily. He doesn't have plans for the remainder of the property. The proposal includes the existing home. The applicant would like it to be used for manager's quarters. Council discussed what the benefit would be to include the existing home in the change.

Stephen Nelson stated if the Council wants to consider approving this then the recommendations from staff and Planning Commission are included; 1. Improvements to the water system for the entire property 2. Bring units to compliance on all the units on the property. 3. All illegal and no additional units beyond what is existing be added to the property. 4. All mobile homes and RV's moved to the future zone and there are no short-term rental zones. 5. That the applicant forfeits the right to continue as a nonconforming use Improvements to the water system to comply with state standards. 6. The property owner works with the City to bring dwelling units up to building code, including allowing the City to send in building and health inspectors to inspect the dwelling units. 7. That any illegal activities cease on the property, including operation of businesses that are not properly licensed with the City and the uses are not subject to legal nonconforming use laws. 8. No additional units are added and a limit to the number of additional units on the property until such improvements can be made. 9. All mobile homes and RVs are moved to the future MH/RV zone. 10. Restriction of the MH/RV area for long term residents. He thinks a development agreement would need to be put in place that addresses all of the conditions. Mr. Johnson voiced concern about shutting down the businesses. They have leases and can't move overnight. Mr. Nelson is agreeable with a phasing plan to close the businesses. Chief Kuhlman would like to be part of the development agreement. A cease and desist letter was sent to the previous owner that was never followed. The health and safety needs to be addressed before anything else changes. There is a safety issue in this area.

Mr. Nelson reported housing authorities have a long list of people waiting so they can't offer anything immediately for these people. Joseph Prete asked Chief Kuhlman how health and safety could be addressed. Chief Kuhlman thinks it would be best to discuss options in a closed meeting. Darin Larson

suggested shrinking the MH/RV zone to six acres and leave the frontage on 3400 West as the existing zone and subject to a development agreement.

Darin Larson motioned to approve the zone change request located at 1355 S 3325 W for six acres of MH/RV leaving two acres along 3400 West as existing zoning. RM-1 stays as presented all property subject to a development agreement containing staff comments that is approved by Council. Seconded by Kevin Tervort. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

Council took a ten minute break.

NEW BUSINESS

- 1. Consideration and possible approval to reappoint Rebecca Bronemann to the Planning Commission**

Darin Larson motioned to reappoint Rebecca Bronemann to the Planning Commission. Seconded by Kevin Tervort. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

- 2. Consideration and possible approval of an amendment to the development agreement with Lone Rock Condominiums- Bruce Dickerson**

Bruce Dickerson explained his development is the affordable housing units that were approved over a year ago. His engineer told him he might have to include extra fire risers outside the building. It was his understanding he was approved to have one connection for water and sewer. One connection helps make the project affordable. He is asking for help with no extra risers and help with Ash Creek Sewer District. The buildings have fire sprinklers, fire hydrants, and a riser inside the building. Chief Tom Kuhlman explained it is not a fire riser that is needed. This body can't approve waivers they would have to go to the Fire District and Ash Creek Sewer District. A fire department connection is required. Mr. Dickerson thought he could start with building A but when he applied they told them they can't pull the permit because the other road has to be improved first. The code requires the frontage of the building to be completed before he can start building. A phasing plan was discussed in JUC. The ordinance only allows a model home to be started within a subdivision not an entire project.

The Sewer District is charging an impact fee per unit. Mayor Bramall invited him to come to the Ash Creek Sewer District meeting on the 25th to talk about the fees. Mr. Dickerson wants to provide an affordable unit but with these fees he has to pass them onto the homeowner. Fay Reber stated the District's policy says they will consider fee waivers on a case to case basis but he would need to go to the Sewer Board.

Dave Sanders motioned to continue until April 1, 2020. Seconded by Nanette Billings. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

- 3. Consideration and possible approval of an amendment to the development agreement with Cordero-Garth Day**

Staff recommended to continue this item.

Kevin Tervort motioned to continue this item. Seconded by Nanette Billings. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

4. Discussion regarding **ongoing problems at The Fox Theatre** located at 320 W. State-Teresa Nuber

Teresa Nuber commented that February was the third month that the music was so loud she could hear it in her house and it went past 1:00 a.m. On February 20th there were cars parked everywhere and the music was so loud that she walked over to talk to the owner. When they walked outside to talk she noticed a box truck parked in the back with a generator. She spoke to Spencer from Down under Dixie who said he was renting the venue and she asked him to turn it down. The music was back up before she got home. She called the theatre owner, Glen Fox, to report the noise and her conversation with Spencer. He told her he had already talked to Spencer about this problem before but he would call him again. Nothing changed so she finally called the police. She read the noise ordinance. This business is not beneficial for other businesses in the area. There were alcohol bottles everywhere and surrounding businesses have had to put up additional signage to keep people off their property. The Ecolodge had multiple noise complaints from tenants and had to chase people out of their parking lot. She questioned if the maximum occupancy was over exceeded.

Glen Fox commented he is sorry it has come to this. The rentals have progressed but he can't kick out the tenants if they aren't breaking the contract. Down Under Dixie has rented there before and been successful. They did not have a single event license. They have applied for rap tax to help with soundproofing the building. They want to continue doing business but they can't afford to discriminate on who rents the building. Mayor Bramall commented the surrounding properties had to do a lot of clean up after this party and multiple people were arrested after this party. This is not the type of business he wants in town. He mentioned an advertisement that told people to park on every other businesses land not the theatre. That is not allowed. 104 decibels after 10:00 p.m. is not acceptable for any business. Fay Reber stated a hearing has been set for March 18th to discuss the revocation of the license. Nanette Billing explained to Mr. Fox that he is responsible as the owner to make sure tenants are following the laws. Mr. Fox stated he wasn't aware of the problem until the last party. After this last event, he knows he can't rent to those types of events. His events haven't been a problem. He was told the noise ordinance doesn't apply to commercial locations. His events usually only have about seventy people. Kevin Tervort commented he doesn't have parking to accommodate the business. A parking exception was received from the Planning Commission. Ms. Nuber pointed out there is no way they have 30 parking spots with the generator and trailer in the back. Mr. Reber stated the ordinance states if any activity conducted at a business interferes with the health, safety, and welfare of the public then it can be looked at for revocation. The landowners are currently looking at other tenants.

5. Discussion and possible approval of a **memorandum of understanding (MOU) with SUU-Mike Green**

Mike Green compiled comments from the last meeting for the memorandum of understanding. It has not been circulated to SUU or anyone else. Paragraph 4 has all the terms. Nanette Billings commented she would like to see the following changes; 1. Under terms A it should read, shall only have, not send.

Each rotary wing aircraft may only spend thirty minutes in the pattern per flight. 3. May conduct up to a maximum of six. Council agreed to leave it at four and let SUU counter. 4. She is not sure if we need G. If they are not using runway 19 then they can have discretion on coming in and out. Scott Freeman suggested runway one. It isn't required but it is encouraged. 5. K & L should say on request not required every month. Mr. Green commented he included that if the City identifies a problem then SUU helps address it without legal help.

Dave Sanders motioned to approve the MOU subject to comments discussed tonight. Seconded by Nanette Billings. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

6. Consideration and possible approval of an amended final plat for Cliff View Estates Lot 14 Amended, located at 3653 S Cypress Point Rd. Fairway Vista Estates, LC Applicant.

Staff recommended approval subject to engineering approval.

Joseph Prete motioned to approve the amended final plat for Cliff View Estates subject to the engineer's approval. Seconded by Kevin Tervort. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

7. Consideration and possible approval of a preliminary plat for Sycamore Village, a 54-lot subdivision located on Turf Sod Road and 5210 W. Sycamore Village Applicant, Civil Science Agent.

There is not sufficient sewer, water and power in the area. A second access is needed. Chief Kuhlman stated the previous Council put a moratorium on building if utilities aren't in the area. Stephen Nelson stated water looping in Pecan Valley but might not be sufficient. Turf Sod Road to the west does not meet the requirements for an all-weather surface. Pecan Valley upgraded the power in the area but only for their development. Arthur LeBaron stated no second access is an issue. Neighboring properties are looking at developing 300 units. It will be a united effort between developers to do the water line looping. Council discussed other options of where a second access could be. The Planning Commission gave a positive recommendation if they can solve water, sewer, power, and access. Dixie Power wants to put power on the north side of the road. The City does not have access in one section so acquisition might be required.

Joseph Prete motioned to approve the preliminary plat for Sycamore village subject to resolution of all Planning Commission, staff, and JUC comments. Seconded by Nanette Billings. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

8. Consideration and possible approval of a grading permit Desert Sands located at approximately 3000 South and Sand Hollow Rd.

Brett Burgess gave an overview of the property and its topography. Their proposal is to only disturb where they will be building. If it sits for over a year then they will reseed. They have a plan for the blowing sand and runoff. They will crust the site to help with sand. Staff has no concerns.

Dave Sanders motioned to approve the grading permit for Desert Sands. Seconded by Kevin Tervort. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

9. Consideration and possible approval of the General Plan Update-Stephen Nelson

Stephen Nelson stated he sent an email with all the changes that were discussed on Tuesday. If Balance of Nature doesn't develop their property then it will stay in agricultural use. This is the General Plan not a zone change so agriculture can stay in place until someone requests to change the zone. Joseph Prete stated his only question is if putting planned community throughout the City is a good idea. Flexibility is good but could have some challenges. Darin Larson pointed out it creates a multi-use and each one would have to come for approval. It gives flexibility within the neighborhoods. Planned community is residential uses with supporting commercial uses.

Darin Larson motioned to approve the General Plan update. Seconded by Nanette Billings. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

10. Presentation on 2020 Year End Report-Lynn Excell

Chief Excell gave an end of year report for the police department and animal control.

11. Discussion on vacation rental enforcement

Council watched a demo on vacation rental enforcement. Staff wants direction from the Council of how to proceed. Enforcement would not be a revenue generator. Cindy Beteag asked if Council was in favor of requiring the same fee for all vacation rentals. Enforcement is a problem on all vacation rentals, not just the ones in residential zones. Every unit needs to be licensed individually not under one umbrella license. All inspections will now be done through the Fire District. Council agreed to move forward with Granicus and change fees to \$300 for all vacation rentals except for residential hosting.

12. Mayor and Council reports

Mayor Bramall	Airport, Administration, Police, Animal Control, School Crossing Guards, Victim Services, Public Works, Engineering -
Nanette Billings	Parks & Cemetery, Appeals Board, Airport, Historical Preservation, Solid Waste District and Youth Council – Solid Waste almost done picking up the blue cans. There is a lot of trash on the highways. The County purchased a trailer and vehicle that will start working on picking it up. They have asked for any volunteers to help.
Darin Larson	Planning Commission, Economic Development, Planning Department, Power and Swimming Pool – They will have thermal scanners to use at entrances of the Easter Car show. Anyone 3 degrees above normal will be flagged.
Joseph Prete	Court, Water, Recreation, Tree Board and Beautification Committee – he has had a request to put handicap doors at the Community Center and Fine Arts Building, He complimented Stephen and Kaden for their time helping him prepare for meetings.

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Dave Sanders	Emergency Management, Streets & Drainage, Prosecutor’s Office, Code Enforcement and Building and Inspections -
Kevin Tervort	Ash Creek Special Service District, Golf Course, Industrial Park, Mosquito Abatement, Fire District -
Kaden DeMille	City Administration – Monday-Wednesday at the LPGA tour there are spots for people to sign up for. He asked Council if they wanted to put it out to dignitaries to play in the tournament. Council suggested inviting Council members from surrounding communities and the girl’s high school team. The City has 50 spots. He will ask people and get a list for Council to see. Elections are required to be by mail. If we contract with the County it will need to be on the next agenda. Budgets are coming up. He would like an hour to look at the Council’s goals are. There are going to be a lot of new hire requests. Operational costs also need to be looked at. The flooring in Council Chambers needs to be redone. Council agreed to update the floors and paint the walls but leave the wood the same color.

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

Adjournment: 11:10 p.m.