

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JULY 6, 2023 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Gregg McArthur
Councilmember Natalie Larsen**

EXCUSED:

Councilmember Michelle Tanner

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Tani Downing
City Recorder Christina Fernandez
Recreation Manager Emerson Watanabe
Several Parks and Community Services Staff Members
Interim Energy Services Director Bryan Dial
Public Works Director Cameron Cutler
Government Affairs Director Shawn Guzman
Assistant City Attorney Ryan Dooley
Parks and Community Services Director Shane Moore
Planner Carol Winner
Planner Dan Boles
Administrative Services Director Trevor Coombs
Budget and Financial Planning Manager Robert Myers**

OTHERS PRESENT:

**Stacy Young, applicant
Jason Burningham with Lewis Young Robertson and Burningham**

CALL TO ORDER, INVOCATION, AND FLAG SALUTE:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Joseph Doherty with the New Promise Lutheran Church and The Pledge of Allegiance to the Flag was led by Councilmember Hughes.

Link to call to order, invocation, and flag salute: [00:00:00](#)

MAYOR'S RECOGNITIONS AND UPDATES:

Read a Proclamation proclaiming July, 2023 as Parks and Recreation Month.

Link to Mayor Randall reading a proclamation proclaiming July, 2023 as Parks and Recreation Month; the proclamation was accepted by Recreation Manager Emerson Watanabe and staff members from the Parks and Community Services Department, including comments from Mayor Randall and the City Council: [00:02:11](#)

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APPOINT THE INTERIM ENERGY SERVICES DIRECTOR:

Link to Mayor Randall recommending appointing Bryan Dial as the Interim Energy Services Director: [00:07:27](#)

Link to motion: [00:07:55](#)

MOTION:

A motion was made by Councilmember Larkin to appoint Bryan Dial as the Interim Energy Services Director.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

COMMENTS FROM THE PUBLIC:

Link to introduction from Mayor Randall: [00:08:33](#)

Link to comments from resident Beverly Kirk, including comments from Mayor Randall: [00:09:00](#)

CONSENT CALENDAR:

- a. Consider approval to award a bid to Leslie Jordan for the purchase of St. George Marathon runner shirts.**

BACKGROUND and RECOMMENDATION: This is for the purchase of Marathon runner shirts. Staff recommends approval of awarding the bid to Leslie Jordan in the amount of \$76,144.50.

- b. Consider approval to award a bid to Sunroc Corporation to complete the Various Roadway Repair Project.**

BACKGROUND and RECOMMENDATION: This project was advertised for competitive bidding and two bids were received. Staff recommends awarding the bid to Sunroc Corporation in the amount of \$5,073,341.

- c. Consider approval of an Improvement Reimbursement Agreement between Gardner-Plumb LC and the City of St. George for storm drain line along Snow Canyon Parkway.**

BACKGROUND and RECOMMENDATION: Developer is developing La Casa at Entrada. Frontage for this development runs along Snow Canyon Parkway which

has insufficient storm drain that diverts into the project. Staff recommends approval of the agreement.

d. Consider approval of an agreement to purchase real property from Chuck and Connie Spilker TRS for widening the 3000 East roadway.

BACKGROUND and RECOMMENDATION: The City desires to acquire 0.589 acres of property for the widening of 3000 East roadway located at 3000 East between 2590 South and Seegmiller Drive. Staff recommends approval of the agreement.

e. Consider approval for payment to GE Packaged Power in the amount of \$147,452.03 for Millcreek Operation & Maintenance (O&M) Agreement.

BACKGROUND and RECOMMENDATION: This is for the annual O&M agreement. Staff recommends approval of the agreement.

f. Consider approval of an MOU between the City of St. George and the National Park Service granting cooperating agency status to the City for the development of the Zion National Park Visitor Use Management Plan.

BACKGROUND and RECOMMENDATION: The National Park Service (NPS) is engaged in a National Environmental Policy Act (NEPA) planning and compliance process to evaluate alternatives for visitor use management in Zion National Park. The NPS, through the NEPA process, will analyze the effects of different alternatives to better manage the growing number of park visitors. Ultimately, this process will result in strategies for managing visitor use and access which may include limiting the number of visitors to the park. Cooperating agency participation by the City will allow the City to have meaningful input along with other government entities and provide relevant information to be used in the NEPA and decision-making process for the NPS. Staff recommends approval of the MOU.

Link to presentation from City Manager John Willis: [00:11:48](#)

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Link to Councilmembers Larkin and Larsen requesting item b and f be pulled for discussion: [00:12:08](#)

Link to motion: [00:12:25](#)

MOTION:

A motion was made by Councilmember Larsen to approve the consent calendar minus items b and f.

SECOND:

The motion was seconded by Councilmember McArthur.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

Link to discussion between Councilmember Larkin and Public Works Director Cameron Cutler regarding item b: [00:12:40](#)

Link to Councilmember Larsen requesting Government Affairs Director Shawn Guzman provide information regarding item f, including comments from Councilmember Larsen: [00:14:33](#)

Link to comments from Government Affairs Director Shawn Guzman and Councilmember Hughes regarding homelessness: 00:18:54

Link to additional questions from Councilmember McArthur regarding item f and comments from Government Affairs Director Shawn Guzman: [00:21:47](#)

Link to motion: [00:22:25](#)

MOTION:

A motion was made by Councilmember McArthur to approve items b and f on the consent calendar.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

RESOLUTION TO EXTEND THE DEADLINE FOR RECLAIMING CEMETERY LOTS:

Consider approval of Resolution No. 2023-001R to address cemetery lot, site, or parcel have has been unused for more than 60 years and provide notice to owner or interest holder, and to extend the deadline to December 31, 2023.

BACKGROUND and RECOMMENDATION: On May 4, 2023, the Council approved a resolution to address cemetery lot, site, or parcel have has been unused for more than 60 years and provide notice to owner or interest hold. The resolution provided interest holders to notify the City Recorder within 30 days of the last date of service of publication of the resolution which was June 26, 2023. Due to receiving a number of inquiries, staff would propose to extend the deadline to December 31, 2023.

Additionally, staff would propose that the lots be reclaimed on January 1, 2024 if no inquiries on the lot have been made or if the transfer has not been completed, meaning all of the required forms for transfers have not been received by December 31, 2023.

Link to introduction from City Manager John Willis and presentation from Assistant City Attorney Ryan Dooley, including comments from the City Council: [00:22:58](#)

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Link to motion: [00:27:45](#)

MOTION:

A motion was made by Councilmember Larkin to approve Resolution No. 2023-001R to address cemetery lot, site, or parcel have has been unused for more than 60 years and provide notice to owner or interest holder, and to extend the deadline to December 31, 2023.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

INTERLOCAL AGREEMENT/RESOLUTION:

Consider approval of Resolution No. 2023-002R entering into an Interlocal Agreement with Washington County for improvements and repairs at Town Square.

BACKGROUND and RECOMMENDATION: This interlocal agreement is for funding needed repairs and improvements at Town Square. The County has agreed to contribute \$200,000 of Transient Room Tax funds for the project. Staff recommends approval.

Link to presentation from Parks and Community Services Director Shane Moore, including discussion between the City Council, Mayor Randall, and Mr. Moore: [00:28:34](#)

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AND

INTERLOCAL AGREEMENT/RESOLUTION:

Consider approval of Resolution No. 2023-003R entering into an Interlocal Agreement with Washington County for the Interpretive Trail at Pioneer Park project.

BACKGROUND and RECOMMENDATION: This interlocal agreement is for funding of the construction of the Pioneer Park Interpretive Trail project. The County has agreed to contribute \$800,000 of Transient Room Tax funds to the project. Staff recommends approval.

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Link to motion: [00:33:43](#)

MOTION:

A motion was made by Councilmember Larkin to approve Resolution No. 2023-002R entering into an Interlocal Agreement with Washington County for improvements and repairs at Town Square.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

Link to motion: [00:34:09](#)

MOTION:

A motion was made by Councilmember Larsen to approve Resolution No. 2023-003R entering into an Interlocal Agreement with Washington County for the Interpretive Trail at Pioneer Park project.

SECOND:

The motion was seconded by Councilmember McArthur.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2023-001 amending an approved PD-C (Planned Development Commercial) on approximately 0.27 acres, located at 184 North 200 West Street for the purpose of adding a 12-room boutique hotel for a project to be known as STG Inn, with conditions from the Planning Commission. Case No. 2023-PDA-008

BACKGROUND and RECOMMENDATION: On January 5, 2023, this property was rezoned to the PD-C (Planned Development Commercial) designation with an associated use-list. This is a request for an amendment to this approved PD-C. On June 13, 2023, the Planning Commission held a public hearing on this item. There were public comments made. After the public hearing closed, the four Planning Commissioners present discussed this item at length. To forward a positive recommendation, four positive votes were needed; however, the Planning Commission received three positive votes. Therefore, the motion to recommend approval failed with a 3-1 vote in favor of the requested amendment with conditions.

Link to presentation from Planner Carol Winner, including discussion between the City Council, Ms. Winner, Mayor Randall, City Manager John Willis, and applicant Stacy Young: [00:34:38](#)

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Link to motion: [01:10:30](#)

MOTION:

A motion was made by Councilmember McArthur to continue the item for two weeks with the recommendation that the Council see a step back without a roof line, working with the City to get to the City's vision.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for PEG Phase 1B Subdivision, a 1-lot multi-family residential subdivision on 8.62 acres located along Desert Color Parkway just south of Black Mountain Drive. Case No 2023-PP-021

BACKGROUND and RECOMMENDATION: The PD amendment was approved in February of 2022 allowing the construction of 344 apartment units. This plat will create the lot for the first phase to be constructed. The Planning Commission held a

public meeting to discuss the proposed plat and recommended approval of the application with no conditions with a 6-0 vote.

Link to presentation from Planner Dan Boles: [01:11:13](#)

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Link to motion: [01:13:00](#)

MOTION:

A motion was made by Councilmember Larsen to approve the preliminary plat for PEG Phase 1B Subdivision, a 1-lot multi-family residential subdivision on 8.62 acres located along Desert Color Parkway just south of Black Mountain Drive.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for UFFCU Dino Crossing, a 2-lot commercial subdivision on 3.96 acres located on the north side of the intersection of Riverside Drive and Mall Drive. Case No. 2023-PP-020

BACKGROUND and RECOMMENDATION: The applicant has been working through the site plan for a credit union on the corner of this property but only need just under an acre. In order to split off the credit union parcel from the rest of the property, a preliminary (and then a final) plat is required. The Planning Commission held a public meeting and recommended approval of the application 4-0 with no conditions. Staff is in agreement with the Planning Commission but recommends the following condition: 1) That the applicant provides a minimum 8-foot wide trail along Riverside Drive.

Link to presentation from Planner Dan Boles: [01:13:28](#)

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Link to motion: [01:15:14](#)

MOTION:

A motion was made by Councilmember McArthur to approve the preliminary plat for UFFCU Dino Crossing, a 2-lot commercial subdivision on 3.96 acres

located on the north side of the intersection of Riverside Drive and Mall Drive with the condition that the applicant provide a minimum 8-foot wide trail along Riverside Drive.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

SALES TAX REVENUE BONDS/RESOLUTION:

Consider approval of Resolution No. 2023-004R of the City Council of the City of St. George, Utah, authorizing the issuance and sale of not more than \$10,000,000 aggregate principal amount of Sales Tax Revenue Bonds, Series 2023; and related matters.

BACKGROUND and RECOMMENDATION: For the purpose of (a) financing the new St. George City Hall (the "Project") (b) funding a deposit to a debt service reserve fund, if desirable and (c) paying costs of issuance of the Series 2023 Bonds, the City hereby authorizes the issuance of a series of bonds which shall be designated "City of St. George, Utah Sales Tax Revenue Bonds, Series 2023" (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the City) in the aggregate principal amount of not to exceed \$10,000,000. The Series 2023 Bonds shall mature in not more than thirty-one (31) years from their date or dates, shall be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof, shall bear interest at a rate or rates of not to exceed five and one-half percent (5.50%) per annum, as shall be approved by the Designated Officer all within the Parameters set forth herein. Staff recommends approval.

Link to introduction from Administrative Services Director Trevor Coombs and presentation from Jason Burningham with Lewis Young Robertson and Burningham, including discussion between the City Council and Mr. Burningham: [01:15:58](#)

Agenda Packet [\[Page 128 \(presentation\)\]](#) and [\[Page 141 \(background\)\]](#)

AND

LEASE REVENUE BONDS/RESOLUTION:

Consider approval of Resolution No. 2023-005R of the City Council of the City of St. George, Utah authorizing and approving the execution and delivery of a Master Lease Agreement, by and between the City and the Municipal Building Authority of the City of St. George, Utah (the "Authority"); authorizing the issuance and sale by the Authority of not more

than \$10,000,000 aggregate principal amount of Lease Revenue Bonds, Series 2023; and related matters.

BACKGROUND and RECOMMENDATION: On June 1, 2023, the Permanent Community Impact Fund Board (the "Board") authorized a \$10,000,000 loan at a 3.5% interest rate for a term of 30 years to the Municipal Building Authority of St. George City (the "Issuer") for the construction of a vertical multi-level parking structure adjacent to

the new St. George City Hall. The Board will not begin accruing interest until one year after the date of issuance which provides approximately 12 months of 0% interest and a cost-saving of approximately \$350,000. The loan will be evidenced by a Lease Revenue Bond to be issued by the Issuer and purchased by the Board. Tonight's item is to consider approval of a resolution authorizing the issuance and sale by the Municipal Building Authority of the City of St. George not more than \$10,000,000 aggregate principal amount of its Lease Revenue Bonds, Series 2023; and related matters. Staff recommends approval of the resolution.

Agenda Packet [\[Page 128 \(presentation\)\]](#) and [\[Page 274 \(background\)\]](#)

Link to motion: [01:43:25](#)

MOTION:

A motion was made by Councilmember Larkin to approve Resolution No. 2023-004R of the City Council of the City of St. George, Utah, authorizing the issuance and sale of not more than \$10,000,000 aggregate principal amount of Sales Tax Revenue Bonds, Series 2023; and related matters.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

Link to motion: [01:44:05](#)

MOTION:

A motion was made by Councilmember Larkin to approve Resolution No. 2023-005R of the City Council of the City of St. George, Utah, authorizing and approving the execution and delivery of a Master Lease Agreement, by and between the City and the Municipal Building Authority of the City of St. George, Utah (the "Authority"); authorizing the issuance and sale by the Authority of not more than \$10,000,000 aggregate principal amount of Lease Revenue Bonds, Series 2023; and related matters.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Councilmember Larsen: [01:45:08](#)

Link to reports From Councilmember McArthur: [01:46:09](#)

ADJOURN TO A CLOSED SESSION:

Request a closed session to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.

A closed meeting was not held.

ADJOURN FROM THE CITY COUNCIL MEETING AND CONVENE IN THE MUNICIPAL BUILDING AUTHORITY MEETING:

Link to motion: [01:46:34](#)

MOTION:

A motion was made by Councilmember McArthur to adjourn from the City Council Meeting and convene in the Municipal Building Authority Meeting.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

/s/Christina Fernandez

Christina Fernandez, City Recorder