

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
MARCH 27, 2014, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

**Mayor Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Arial the invocation was offered by citizen Tim Martin.

PRESENTATION FROM ART SIEMENS:

Support Services Manager Marc Mortensen introduced Mark Cram with Siemens. He explained that Siemens looks at ways to improve efficiency in facilities. Mr. Cram performed a feasibility to see if there are ways to improve the efficiencies in City facilities. The savings will be used to fund improvements.

Mark Cram, with Siemens, presented a powerpoint presentation which covered the following topics: Agenda; Your Challenges: Resources, Equipment, Mandates; The Performance Contracting Process; Understanding the Performance Contract Cash Flow; Relevant Legislation; Our Process - Road Map to Success; Our Proficiencies - Broad Range of Innovative Solutions; Buildings To Be Reviewed; Project Financial Summary; Feasibility Study; Lighting (Building and Streets); Upgrade Building Automation Systems (BAS); Advanced Control Strategies; Re-Commissioning; Boilers; Domestic Water and Irrigation Opportunities; Improve Maintenance Capability; Weatherization; Pool Opportunities; Variable Flow; Other Opportunities; Our Promise - Experience in Delivering Successful Projects; Utah References and Performance Contracting Process Overview.

City Manager Gary Esplin advised there is no financial obligation to the City.

Mr. Cram explained that typically, there is a 3rd party lending institution is involved. The lending institution sets up an escrow account and submits an invoice to the City. At the end of construction, the savings shift from an operational or expense budget to pay the lending institution back.

City Manager Gary Esplin stated that the risk will be, if the savings does not service the bond. Siemens guarantees that the savings will be there. He sees no real downside other than the strength of a company. Siemens has experience and a good track record.

Support Services Marc Mortensen advised that the next step would be for the Council to approve a letter of intent. A good example of how this would work well, is with the Water Treatment Plant. There are some serious improvements that can be made to the facility to extend the life of the plant.

The Consensus of the Council is to move forward.

PRESENTATION FROM ART AROUND THE CORNER:

Stefanie Bevans, Chairperson for this year's Art Around the Corner Foundation, explained that the foundation started in approximately 1988 to restore the Opera House, Social Hall and Museum. Their goal is to bring arts to the community as well as sustain art in the community. They would like to assist the City in obtaining pieces of art in addition to working with the Arts Commission. She presented a powerpoint presentation which showed the following pieces: Art Around the Corner Foundation Outdoor Sculptor Exhibit 2014; Jericho II; The Color Guard; Summertime; Setting Free; Flight of the Zephyr; Billy; Contemplation; Ready to Play; The Matriarch; Fish Tales; Together; Potato Bug Predicament; Abraham Lincoln; Mama Crusty the Desert Crab; Savanna Sunset; Last Love; Alex; Position the Stitches; Playmates; Hawker Hurricane; Beacon of Light and Guidance.

Councilmember Arial stated that she believes there is an opportunity for the media to help the community know what is going on in the arts. Also, it is great for people to know what Art Around the Corner is up to.

Ms. Bevans stated that several newspaper agencies and radio stations are getting involved.

Mayor Pike advised that the previous Council has approved using the revenue received from the carousel toward purchasing pieces of art. Staff will work with the Arts Commission and Art Around the Corner to determine which pieces to purchase.

Danielle Larkin stated that without artists, this show would disappear. For them, they are doing the City a giant a favor by being a part of the show. In exchange, the artists believe the board will do their best to promote the artist as well as their pieces. She asked the Councilmembers to have anyone looking for a piece, to contact their board so that they can promote all of the artists involved in the show.

Ms. Bevans stated that if the Councilmember gave them a list of what historical events they would like to depict, they would be happy to find an artist.

Leisure Services Kent Perkins stated as the City moves toward the concept of the arts district downtown, pieces can find homes. He believes this board does an outstanding job.

Ms. Bevins stated that they do tours and asked if the City can get the word out that pieces are for sale.

Support Services Manager Marc Mortensen stated that the pieces can be advertised on the City's Facebook page as well as the City's website.

DISCUSSION REGARDING PARKING REQUIREMENTS FOR STUDENT HOUSING:

City Manager Gary Esplin stated that staff was approached by Dixie State University with regard to student housing. They are looking to build student housing on their campus. Staff met with them and talked about their concept. While City ordinance requires so many parking stalls per bed, the University stated that makes it impossible to have a housing project around the campus. The University's goal is to have student housing as part of the campus which helps students be more involved. By contract, they can limit the number of cars each resident can have. The location of the proposed student housing is inside the freeway. They believe the project can move forward if they can get a parking reduction similar to what has been done at other Universities. He proposes to consider

reducing the parking, if the University can show the contracts with the students and enforce that they will not rent to students with vehicles.

Councilmember Hughes stated there may be an issue with neighboring complexes using their parking.

Councilmember Almquist stated the University will not police the parking, the owner will.

Mr. Nicholson stated that he spoke with a gentleman from Rexburg, they rely on the property owner to enforce the parking. Additionally, they have a pedestrian emphasis zone around the campus and require a conditional use permit. He thinks the City can accomplish this with an agreement.

City Manager Gary Esplin advised there would have to be a limit the number of residents. Staff would have to review the contracts to see that they are abiding by the agreement.

Bob Nicholson stated that the University is requesting .75 parking stalls per bed.

Councilmember Almquist would like to see the owner label the vehicle somehow to show that they are a resident.

City Manager Gary Esplin stated this project showed underground parking for the site. There will be very little parking on the surface. He stated that he does not want to enforce parking on the street; however, the road around the campus is still a City road.

Mayor Pike commented that the University is getting an incredible amount of students from outside Utah. He inquired if staff can make sure this stays student housing.

City Manager Gary Esplin replied yes, the development agreement can state that. Since the University owns a portion of the property, this project will not go forward unless the Board of Regents approves the project. If the Council chooses to consider this request, the next step is to go to the Planning Commission and amend the ordinance.

Councilmember Almquist stated that he would like to see an additional paragraph that states that more stringent parking could be considered.

City Manager Gary Esplin commented that he does not think the intent is to have less parking, he believes it will allow a reduction in the parking in an area based upon an application and individual development agreement.

City Attorney Shawn Guzman advised there could be a list of factors to consider.

The consensus of the Council is to move forward.

PUBLIC HEARING/ZONE CHANGE/ ORDINANCE:

Public hearing to consider a request for a zone change from Mining & Grazing and A-1 to R-1-10 on 29.97 acres generally located southeast of the intersection of Crimson Ridge Drive and 3000 East Street, and east of the Sun Valley Estates subdivision. Development Solutions, Inc., applicant.

Craig Harvey presented the request for a zone change on a 29.97 acre parcel. The property is generally located at 3000 East and Crimson Ridge Drive. The general plan was changed to low density residential. If the zone change is approved, it will allow the

applicant to continue with what they are currently doing. Planning Commission recommends approval. The parcel is mining and grazing, but it has not been irrigated or used for crops in the past 30 years. Staff received two letters of opposition.

Councilmember Arial stated that she has been getting comments from residents that this area is too dense.

Councilmember Hughes stated he would like to have some balance. Since there are only two ways to get around, he believes the traffic issues have to be addressed. It will be interesting to see how much the Mall Drive Bridge will help.

City Manager Gary Esplin explained that the same problem exists to the east and west black hill; there is only Sunset Boulevard and Dixie Drive. He stated that there will be traffic, but the density will not make much difference.

Mr. Nicholson advised that there is a proposal for an area that is currently zoned A-1, which is under irrigation, that can remain zoned as such. The existing homes are on 1 acre lots.

Councilmember Hughes stated that he has seen that proposal and would like it brought to the Council. If the roads were complete and when the bridge is done, things may be better.

City Manager Gary Esplin advised that with regard to Seegmiller Drive, if the Council wants to, they can include that project in the next year's budget.

Brett Burgess, applicant, stated that in addition to this parcel, they are planning a 4 acre park within the proposed area. The first phase will be approximately 77 units. He explained that SITLA owns the adjacent property, however, they have a joint development agreement with for the rest of the hillside. They are proposing cluster development in the areas that are not so unique and to develop a natural park in the areas that are unique. As they develop, they try to be sensitive for what has been developed in the area. With regards to Commerce Drive, they do not control the access. All of the road improvements that the City is making will help to alleviate a big portion of the traffic issues.

Councilmember Hughes inquired if there a plan for a pedestrian trail.

Mr. Harvey advised there will be a pedestrian trail on the west side of the road which then switches over to the other side.

City Manager Gary Esplin explained that the trail switches over because of the big ditch on the east side of 3000 East. The applicant has always built trails exactly the way the City has asked them to.

Councilmember Almquist just because something is zoned A-1, if they cannot grow anything, the idea of just leaving it alone is unfair to the landowner. Things were learned from issues with Bridle Gate. Areas that are land-locking areas, which can be permanent open space should also be considered.

Mayor Pike opened the public hearing.

Audrey Taylor, a resident of Little Valley, stated that she is happy to hear Mr. Burgess say

that he respects the native qualities of the land. She and her family love this area because there are great locations for hiking and rocks for climbing. There are native petroglyphs that she does not want to be disturbed which she suggests be worked into into the park. She has read a lot of emails from residents to the Mayor and City Council. Their biggest concerns are the amenities in the area. She would like to see crosswalks and a small grocery store.

City Manager Gary Esplin advised that he has seen a conceptual plan for a small commercial center in the area. There are some incredible open areas. He would love to have a park in that area.

Ms. Taylor stated that she wants to see the natural beauty of the area preserved. In addition, she would like to make sure the Council is not handing out zoning changes faster than stop signs, crosswalks and walk round-about are installed to make the area safer.

Mayor Pike advised there will have a 4 way stop at Crimson Ridge and Little Valley Road.

City Manager Gary Esplin commented that crosswalks sometimes give a false sense of security. Having the four way stop and a crossing guard is a much better option. He is not arguing for or against the zone change; however, this area conforms to the General Plan.

Bradley Johnson, resident of Little Valley, stated he and his family moved to the Little Valley area because it is a beautiful area. He is worried about the area becoming Southern California and does not want the natural landscape to go away. Additionally, he understands that although the area was once agricultural, it will never be so again.

City Manager Gary Esplin stated that it is important to point out that there has never been any agriculture on the lot because there is no irrigation water.

Councilmember Almquist commented that the City has an overlay zone. A developer cannot just take the ridge and eliminate it. This is the most logical place to have a natural park. Even if there was a cluster development, there is a limit of how close they can cut into the hillside.

City Manager Gary Esplin stated that the Burgess' developed Tonaquint Terrace and donated 4 acres to the City.

Mr. Burgess explained that they have a development agreement with SITLA to purchase the property and will donate a portion to the City. He is very well aware of the beauty of southern Utah as he was born and raised here.

Ed Baca, citizen, stated that he is pleasantly surprised at the way the Burgess' were working with the City.

Ms. Taylor asked if any of the area is planned to stay zoned agriculture.

City Manager Gary Esplin replied not in this area since there isn't any water.

Councilmember Bowcutt commented that one thing everyone mentions are the traffic concerns. There will always be some sort of traffic problem because there will never be another crossing over the Virgin River.

City Manager Gary Esplin stated the City has committed to spend approximately \$15 million to improve transportation in the area, which is more than has been spent on any other part of the City.

Josh Taylor, Little Valley resident, states that he appreciates what the City is doing to keep the traffic flowing. He would like preserve the area's natural beauty.

Mayor Pike closed the public hearing.

Councilmember Hughes commented that Quality has always done what they have said they would do. He wants to maintain the natural beauty while maintaining the rights of the property owner to develop their property as they would like to. He noted that was discussion regarding a 4 acre parcel in this zone change for a park.

MOTION: A motion was made by Councilmember Hughes to approve the zone change to R-1-10.

SECOND: The motion was seconded by Councilmember Arial.

Councilmember Almquist stated he believes the park should stay in as mentioned. Additionally, if there is flexibility with the parcel below, he would like to see a natural park.

Mr. Burgess advises as part of their agreement with SITLA, as they develop, not only do they take down developable acreage, they also take down native or natural acreage. Their next take down with SITLA will be in September.

City Manager Gary Esplin stated that he wanted to clarify that there are always trade offs. SITLA sells property to developers and want to maximize the money they get from the sale to get as much money as they can for schools.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

REPORT FROM COUNCILMEMBERS:

Councilmember Arial stated that there is not much going on with her boards. She recently attended the MPO and WCIA board meetings.

Councilmember Randall stated that she will attend her first Arbor Day celebration on April 26th. Judge Walton will oversee Veteran's Calendar which will help veterans with regard to bad behavior. The gala for the Doctor's Volunteer Clinic raised approximately \$18,000. Monday at 5:00 p.m. there will have a short ceremony and unveiling of the monument at the Tonaquint Cemetery to honor Lee Warren.

City Manager Gary Esplin commented that Matt Loo is working with owners and the trees in parking lots near Lowes and Target will be taken care of.

Councilmember Almquist stated that the Dino Track Advisory board met on Tuesday. The Mosquito Abatement board will meet once mating season has begun. He would like to see the CAT teams start up again.

Chief Stratton advised it would help if each Councilmember would contact their neighborhood representative.

Councilmember Bowcutt stated he missed the last Planning Commission meeting.

Councilmember Hughes advised he attended the Animal Shelter Board meeting. The board discussed creating a "Friends of". They would like to get involved with fundraising for the City Animal Shelter in addition to the City taking donations. He missed the last Housing Authority meeting. The Local Homeless Coordinating Committee met today. He learned that IHC has a new department whose sole focus is to quit losing money on the emergency room calls. They are working on helping people get the help they need.

Mayor Pike stated that UDOT was in town last week. As they get down the road on the Sunset/Bluff intersection and the St. George Boulevard/Bluff, they determined that they will not need to do U-turns at 200 North and Tabernacle. Doing some free right turns and widening Bluff Street will be better and much less worrisome.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Almquist to adjourn to a closed session to discuss property and litigation.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Almquist to reconvene and adjourn.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

ART AROUND
THE CORNER

FOUNDATION

Outdoor Sculptor Exhibit

2014

Jericho II

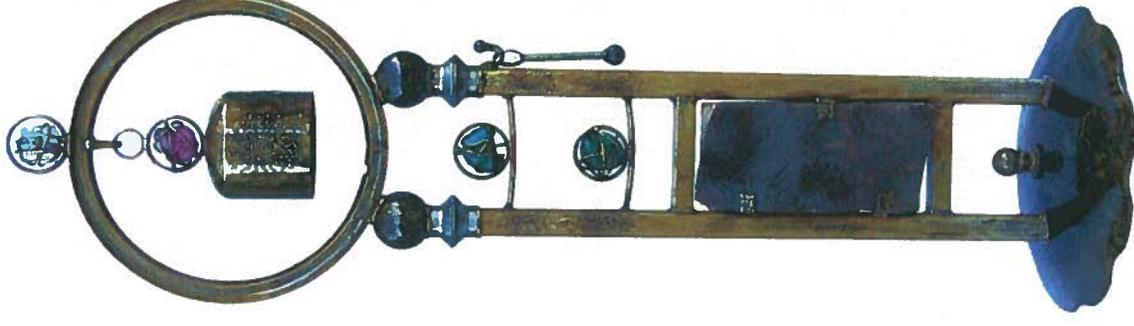
Doug Adams

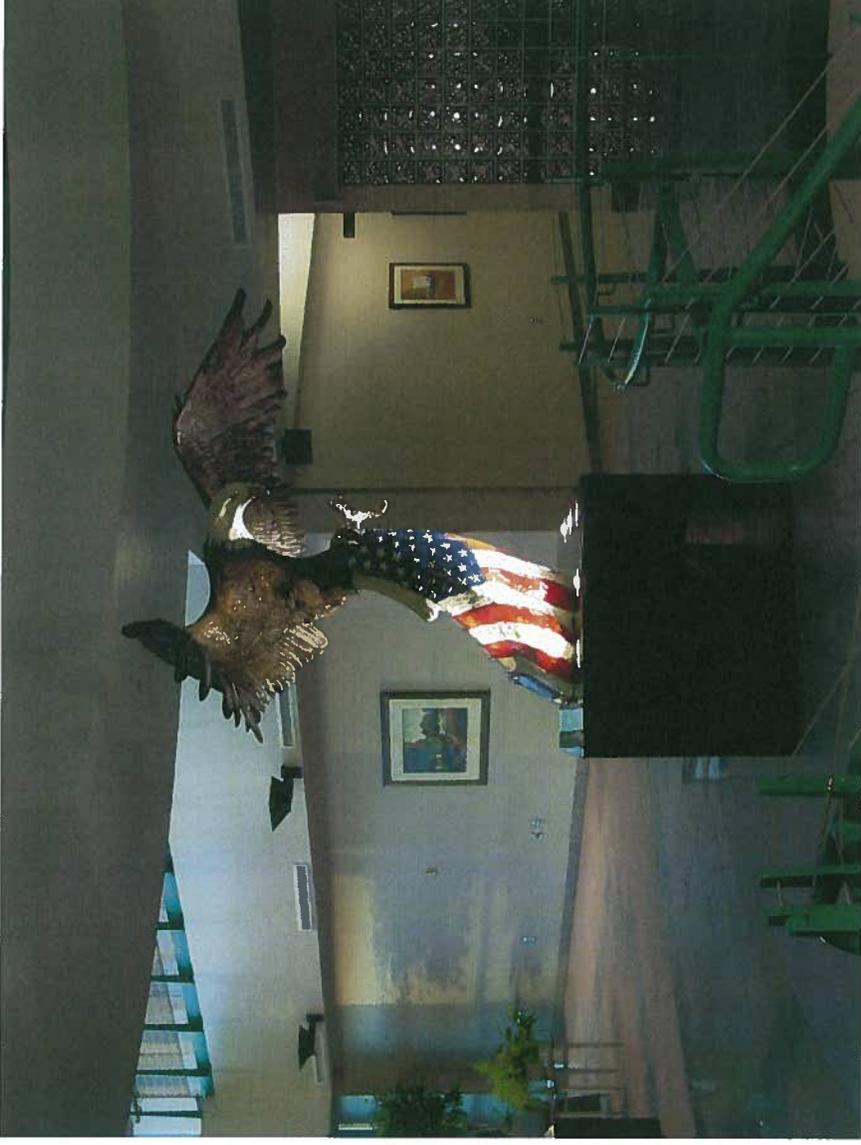
\$4,200

This piece was created using all recycled materials, the unusual piece of stone in the lower 1/2 was given to me by a German stonemason from Provo Utah, (John Hectle) it reminded me of a well traveled road hence the name JERICHO, I love working with circles representing (one eternal round) there are 18 circular rings or shapes on this piece!

Also used in its creation was West Virginia Slag glass from a windshield manufacturer, old wine bottle fused glass from park city Utah, discarded Slitter rolls from Nucor steel where I was employed for 30 years, huge Grinding balls used in coal mining operations that crush the Ore into usable material, the Sun embellished bell hangs in a old split rim off of a large truck tire and a well used plow disc base!

We are such a disposable society and I am very pleased to be able to salvage, design and create my sculptures using materials that might otherwise fill our landfills with these treasures!

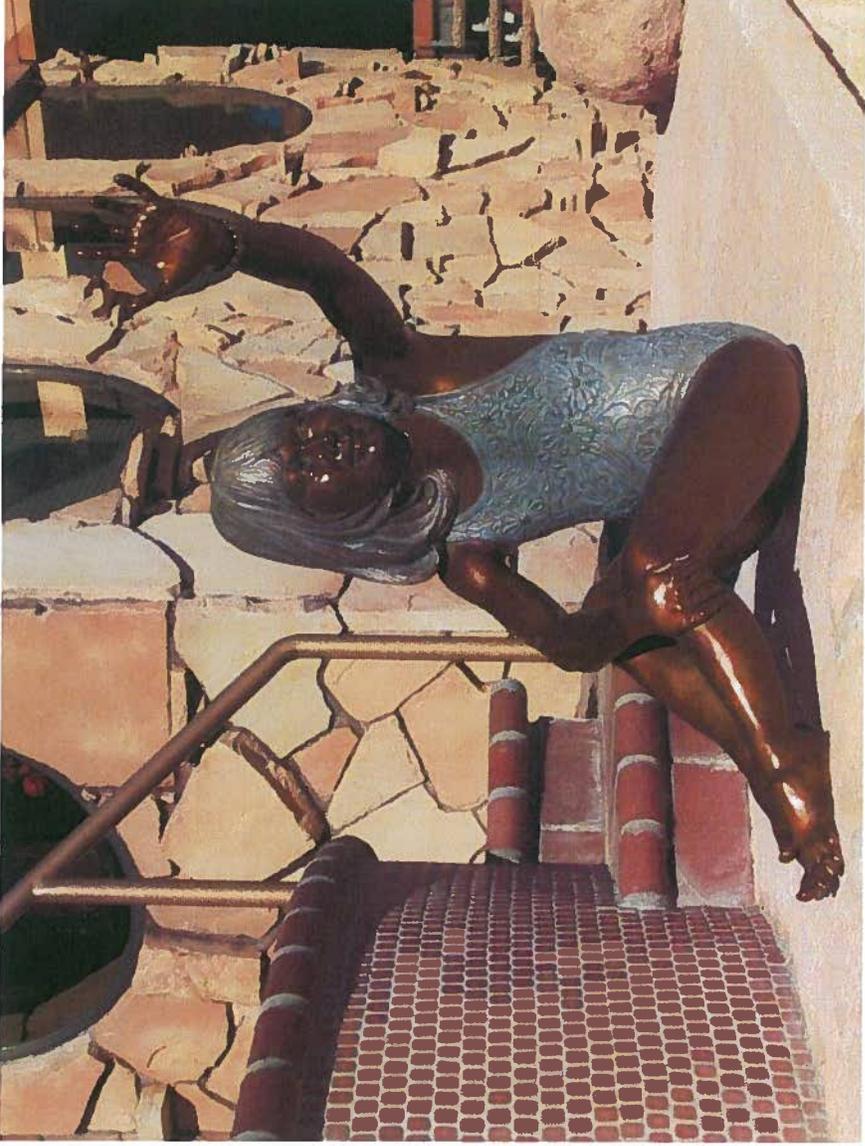




The Color Guard

David Anderson \$150,000

I cut away the cloud of dust at the eagle's feet just as the United States cut away the patriotic apathy we experienced before September 11. In its place I draped "Old Glory" clutched in the eagle's right talons being lifted from off the ground, symbolizing the rebirth of America's patriotism. I chose to create an American Bald Eagle, symbol of the United States. Then, I began adding many small details, each containing its distinct symbolism. The left talons are outstretched, ready to defend. The curved shape of the wings demonstrates a posture of protection for those within its shadow. Extreme care was taken to position the flag with the proper protocol, so that it could be viewed correctly from the left side, right side, or front; symbolizing setting aside the political differences as unity swept the country. The three red corners of the flag represent the three sites of attack. The posture of the eagle, leaning forward and rising upward, reflects the direction we must take in order to overcome all attacks on America.



Summertime

Jerry Anderson
\$10,000

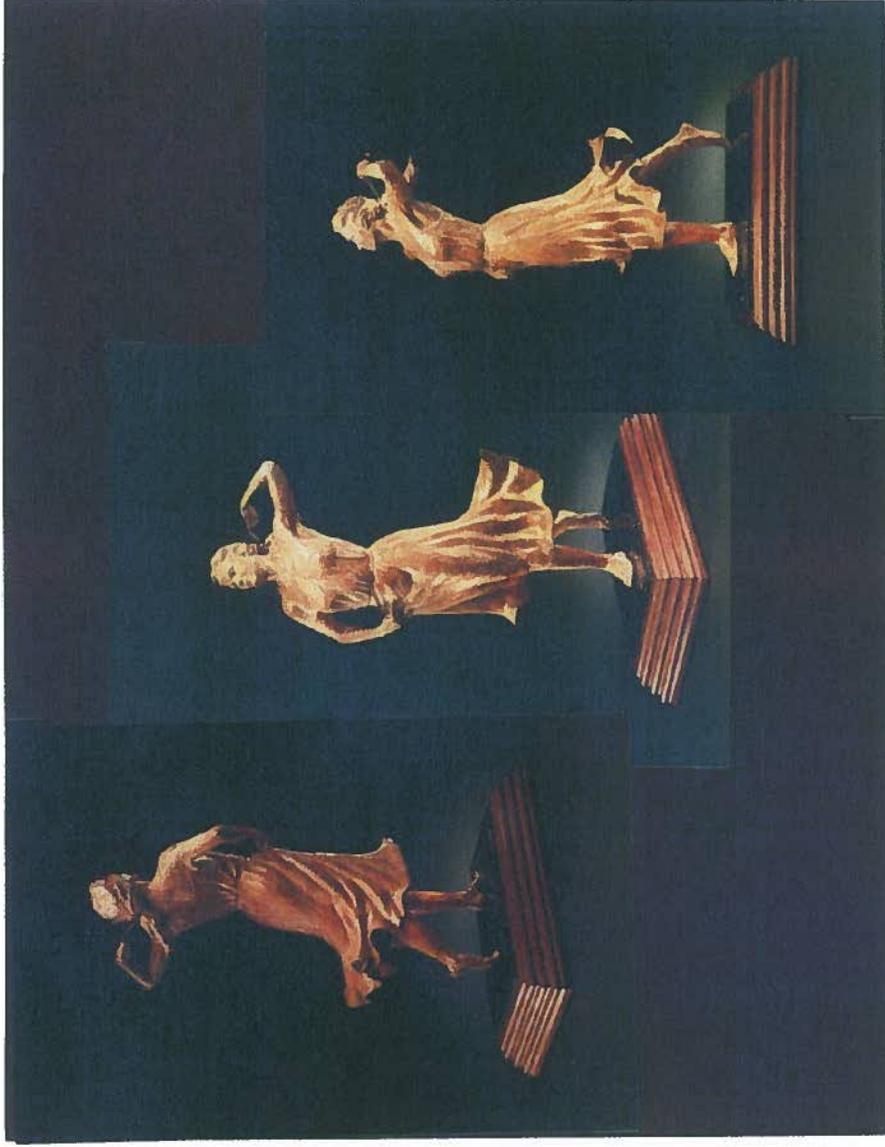
Setting Free

Karen Crain
\$8,600

This sculpture represents the powerful spirit of a woman coming into her own.

She steps into the world with strong and powerful strides pulling the ribbon from her hair as a symbol of setting free from what ever conventional binds may hold her.

I wanted to represent the hard scrabble persona of the pioneer woman who helped create our nation and who's spirit is found represented in all women throughout the ages, and for each of us who have had to find her own way.



The "Flight of the zephyr" is a piece representing mans struggle to not only survive but succeed in an ever changing world. The steampunk genre is a combination of life during the industrial revolution thrown into a world of science fiction . This bust of a steampunk pilot is a tribute to inventors and explorers everywhere. He has the weight of the world on his shoulders and the strength to bare it.

Flight of the Zephyr



Spencer Davis \$4,000



“Billy”

Dimitry Domani
\$9,000

Billy was inspired by my friend's toddler running around the house naked, he was completely uninhibited and I wanted to portray his innocence in this piece.





“Contemplation” Annette Everett \$5,800

This quiet figure of a woman sits on the edge of the stream surrounded by lily pads. She rests her head on her knees as she contemplates a dribble of water from her fingertips. She will be a beautiful water feature when she is attached to a water source.

**“Ready To Play”
Deveren Farley
\$30,000**



“The Matriarch”

Ben Hammond

\$2,875

'The Matriarch' portrays a woman, of a matriarchal tribe from Kenya, participating in a ceremonial roof thatching. The women of this tribe thatch the roof whenever a new dwelling is built.



“Fish Tales”

Dan Hill

\$5,600

Dan's grandson Sawyer was the model for this whimsical bronze that captures the excitement and wonder of a young boy with his catch.

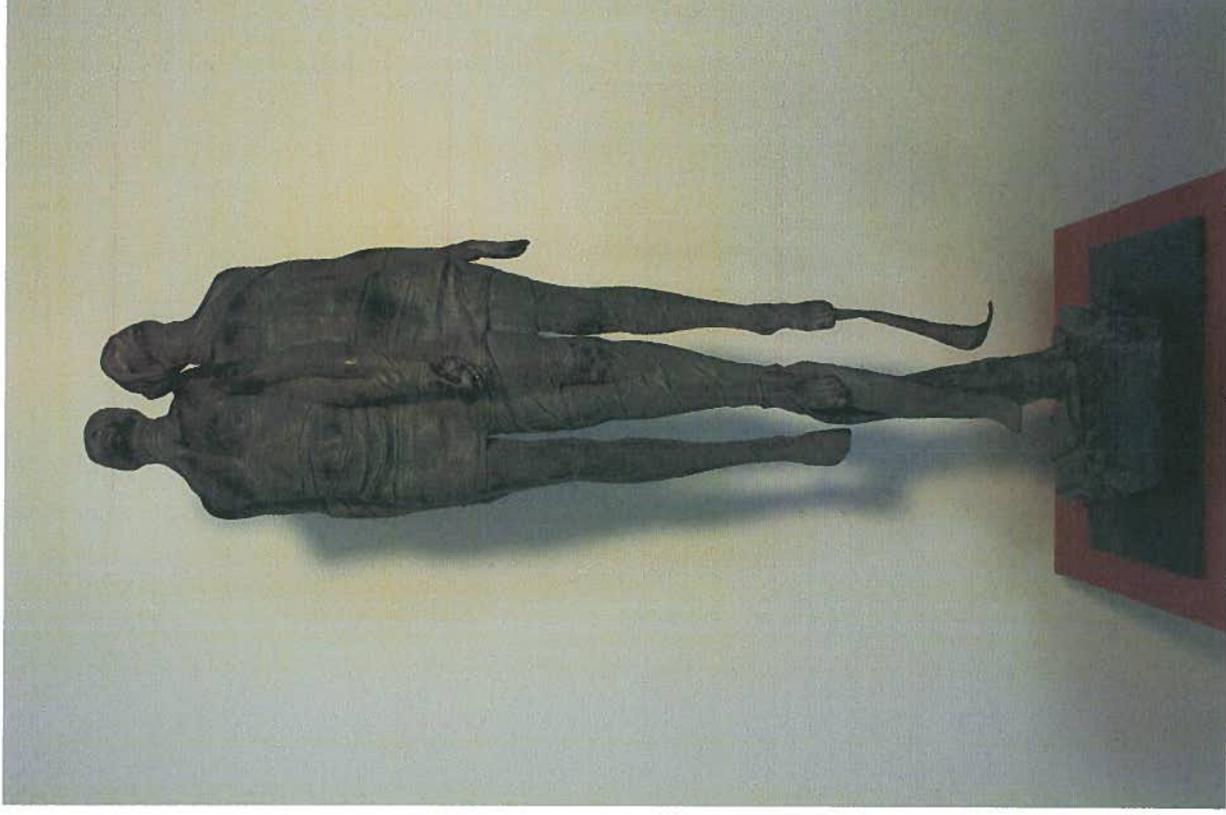


“Together”

Franz Johansen

\$7,200

the artist portrays the religious idea of the veil that hangs between our present mortality and the afterlife to come. With a single figure on each side of the veil, he presents the notion that those who have already passed to the other side are there to help those who are still in mortality, somewhat like guardian angels. "Veil Series" exemplifies most of Johansen's work in that it is deeply spiritual and is rooted in LDS theology.

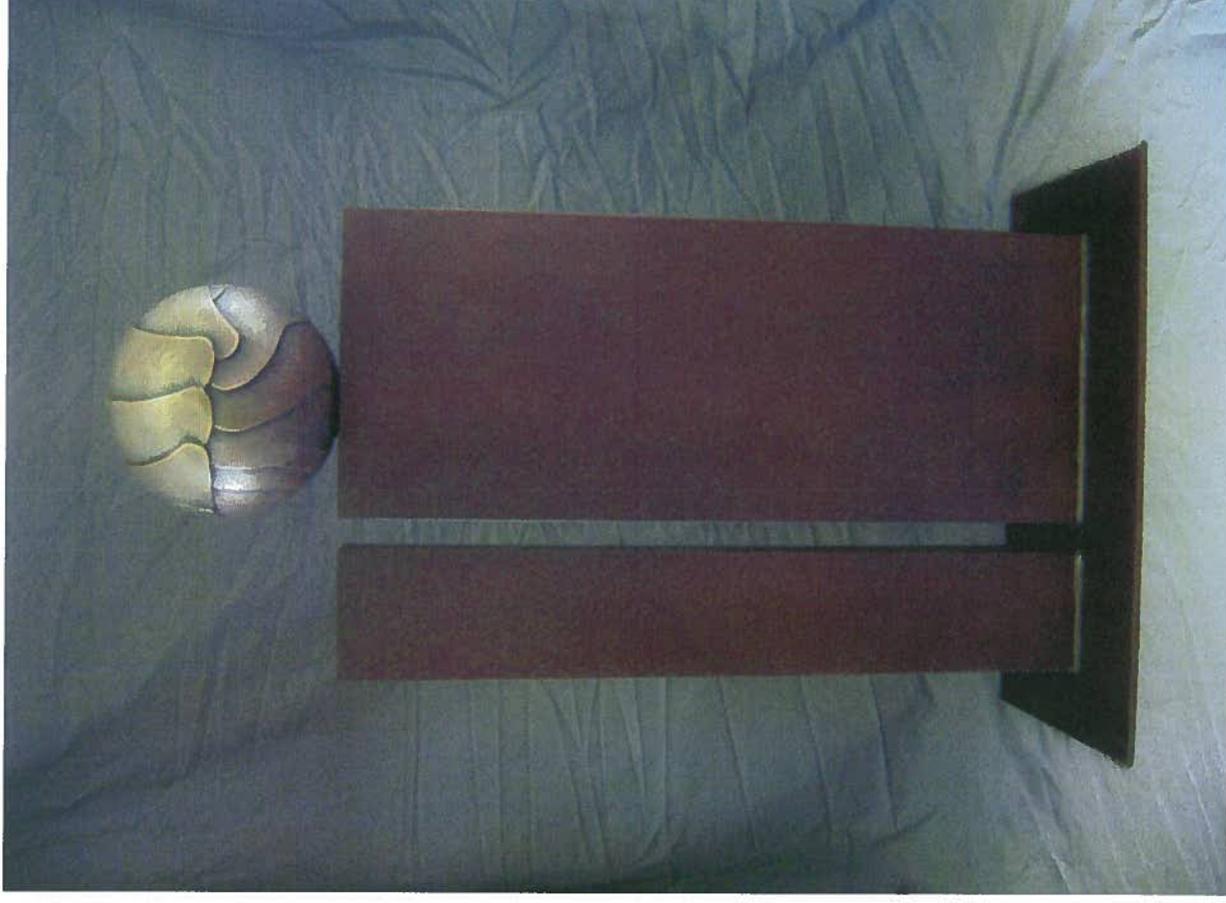


“Potato Bug Predicament”

Nathan Johansen

\$4,100

Growing up I called these little critters potato bugs. Others call them pill bugs, roly pollies, Armadillo bugs, sow bugs, or pill woodlouse. The proper scientific name is Armadillidium Vulgare. Whatever you call them, they are an intriguing and compelling little shape, especially rolled up. The “predicament” part comes as this little guy finds himself in a bit of a precarious spot as his traveled path has lead him to this point. With a chasm in front blocking the path, indecision overcomes him and he does what potato bugs do best, he rolls up, a natural response, a defense mechanism (which we all have and use in one form or another.) In time he will quietly come out of his ball and carefully find a new way along his path.



Joy of Life

Dana Kuglin
\$18,700



“Abraham Lincoln”

Gary Lee Price

\$46,200

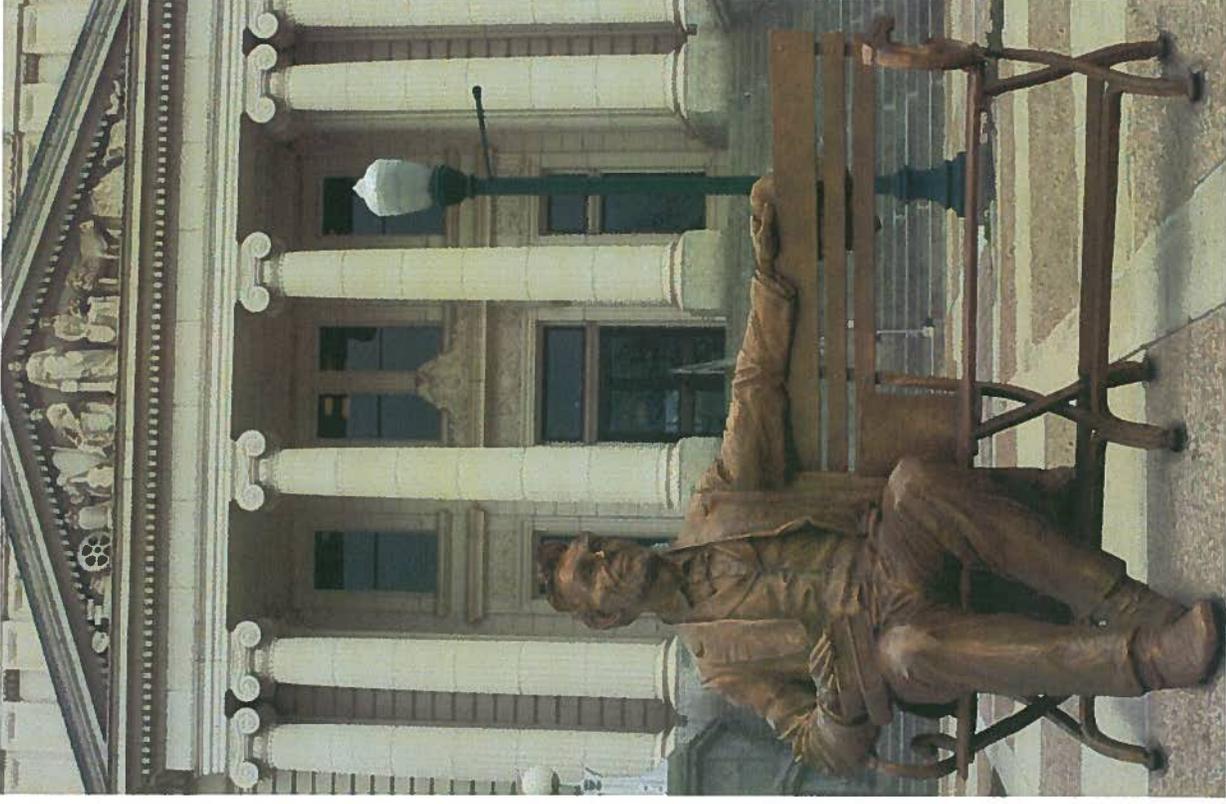
I created the towering 6'4" Lincoln in repose, enjoying a few minutes of reflection as he is about to address the nation with 272 of the most memorable, powerful words ever uttered-- the Gettysburg Address. He followed Edward Everett, the greatest orator of the time, who delivered a lengthy 2 hour discourse. Everett wrote Lincoln the next day of the 10 sentence speech, "I should be glad if I could flatter myself that I came as near to the central idea of the occasion, in the two hours, as you did in two minutes." Lincoln not only helped dedicate a National Cemetery, he rallied our young nation to "a new birth of freedom and that our government of the people, by the people, and for the people should not perish from the earth."

Lincoln's high hat was necessary for his frequent journeys. It served him as a desk and he was often seen jotting down ideas and placing his notes inside the lining.

From the beginning his insatiable thirst for knowledge served him well. Books meant everything to Lincoln and at one time he even was quoted as saying, "My best friend is the man who'll get me a book I aint read."

I portrayed Abe with an inviting smile- contrary to most solemn photographs. He loved to tell jokes and was known for his hearty laugh. He loved people, often greeting them with a "howdy, howdy", followed by a two handed clasp of friendship.

I invite you to sit with and get to know even better this amazingly simple and yet complex man that was our 16th president.





“Mama Crusty the Desert Crab”

Tim Little

\$7,500

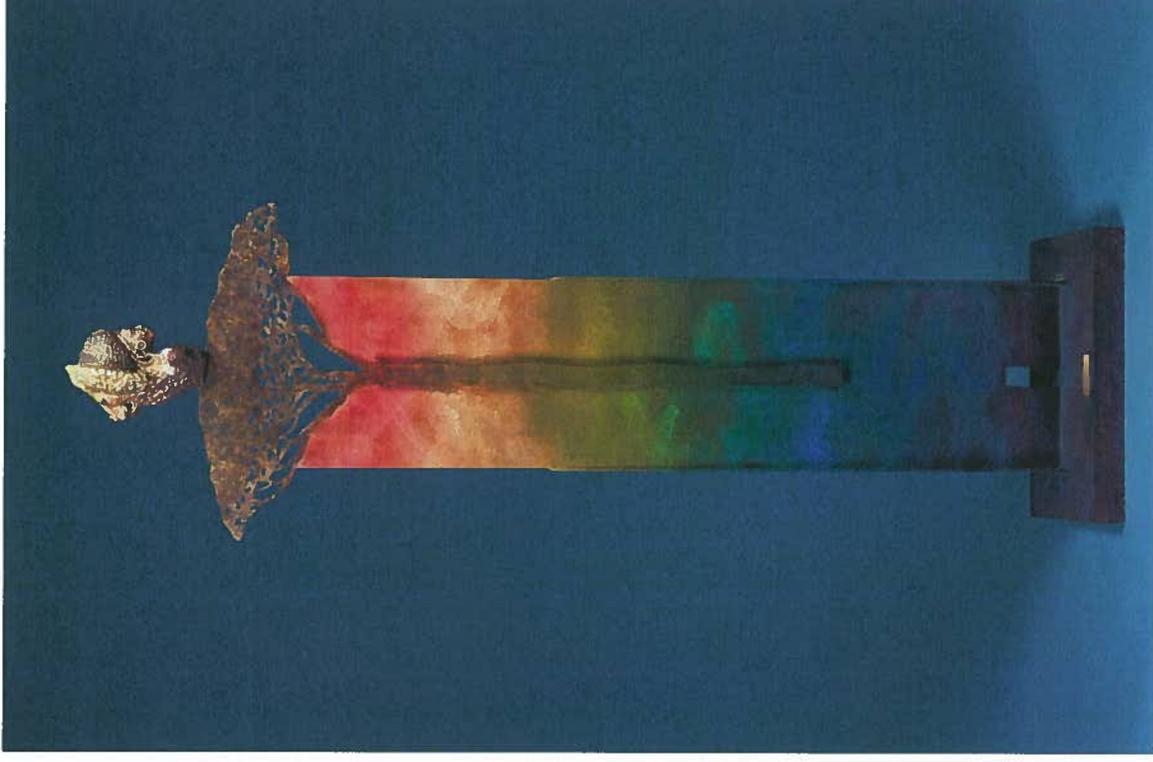
No, there are not 20 Harley Motorcycles running around without mufflers. When people get a new Harley, they trade in the factory muffler for a noisy one. Mama Crusty uses them for her legs. Her body is made of an early 50's Chevy truck hood and grill

“Savanna Sunset”

Jack Morford

\$5,500

The symbolism is the woman represents humanity, the lion represents the animal kingdom, and the tree represents nature. The colors of the piece represent the end of a beautiful day.



**“Last Love”
Patrick Sullivan
\$16,000**

The Rocky Mountain Red Granite sculpture is 4 feet high & approx. 500 lbs. The piece was inspired by the Last Love 1-6 public art series, it is extremely durable, resistant to vandalism and extreme weather issues. The sculpture has female & male elements with US southwest design symbols. It tells the story of being one and being independent in love & life.



“Alex”

Dan Toone
\$10,000

After 30 years welding in the dairy and food industry, Dan is following his dream to be a metal sculpture artist. To him, it is like a second childhood. He enjoys taking what is normally rigid and structural steel and forming it into smooth unrestrained flowing lines, shapes and forms.



“Position the Stitches”

Joshua Toone
\$2,500



“Playmates”

L’Deane Trueblood
\$18,000

Playmates is three little girls I saw one summer morning walking down a sidewalk in Santa Clara, the center one was leading the two sisters to go somewhere to play. Adorable.



“Hawker Hurricane”

Ronny Walker

\$5,000

Animals are always a great subject matter for sculptors.

In the sculpture of “Hawker Hurricane” i wanted to

capture not only his likeness but also his spirit. The

sculpture was created as a tribute to a fourteen year long

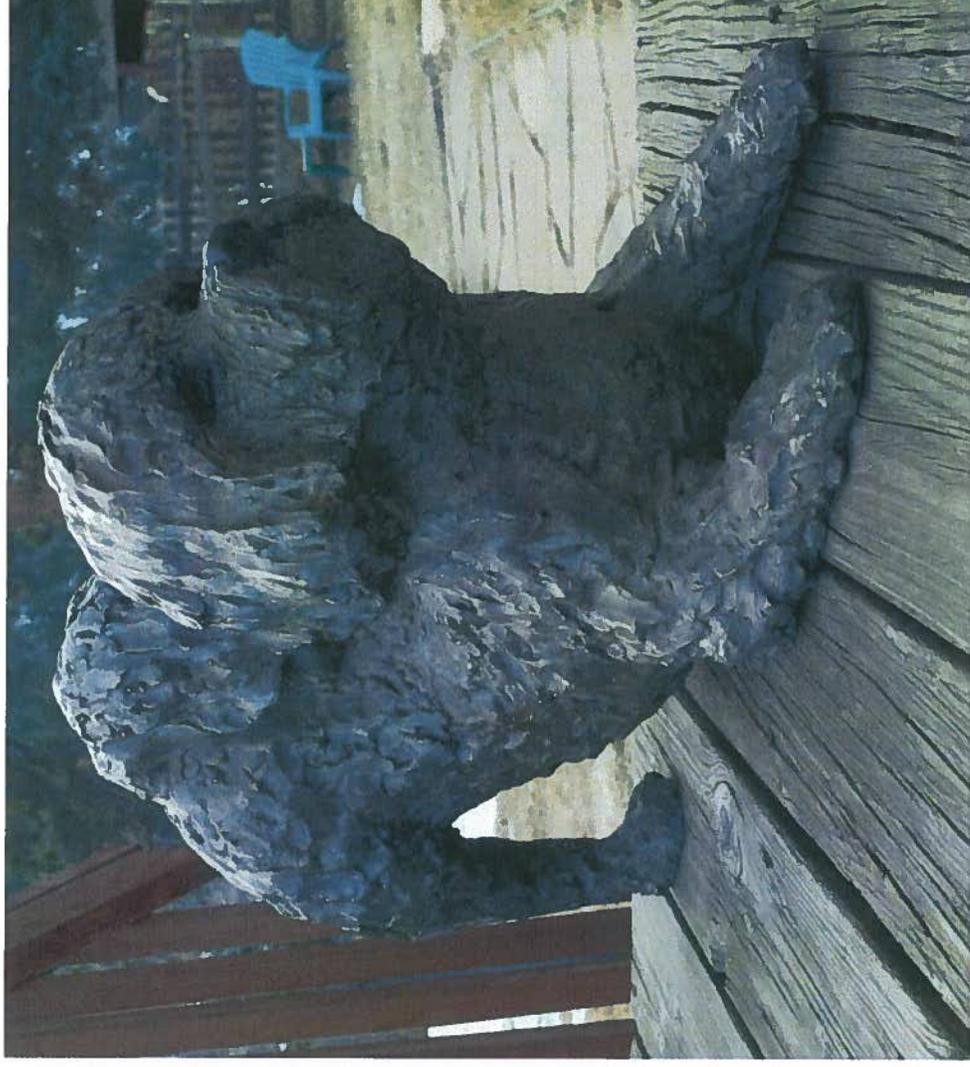
friendship, the companion

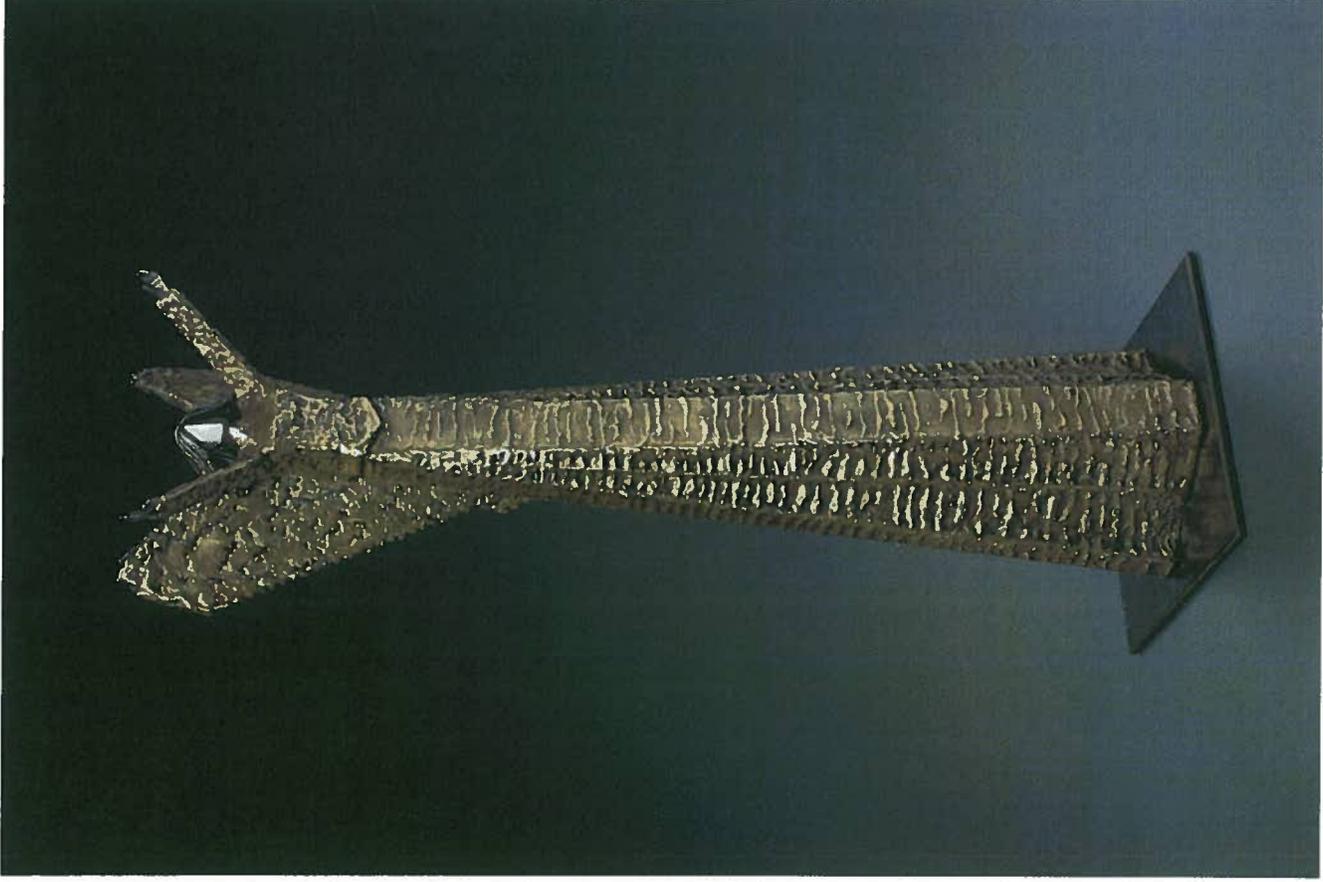
who spent most of those

years travelling with me to

shows around the country

and patiently enduring long hours in the studio watching me work.





“Beacon of Light” is an angel who has similarities to a lighthouse: she is tall and tapering, her light comes from her face which is framed by up-stretched arms and upright wings. A lighthouse guides a ship through darkness and fog. An angel is similar to a lighthouse: guiding one out of darkness toward the light.

\$4,500

Beacon of Light
-Jeannine Young

“Guidance” Debra Zelenak \$12,950

When I go hiking I frequently find cairns marking trails and at the top of mountain peaks. The cairns inspired me to create Guidance. A cairn is a manmade pile of stones, often conical. Throughout history they have been used for many purposes: astronomical, to mark burial sites, or to commemorate events. In some areas, piles of rocks used to mark hiking trails are called "ducks" or "duckies," so named because some would have a "beak" pointing in the direction of the route.

The path we take through life is full of twists and turns, sometimes having to choose one path over another. Guidance is a combination of a pile of rocks and small birds ("duckies") that have guided us on our life journey. Guidance is my interpretation of our life's cairn and the many paths we have taken.





SIEMENS



St George, Utah
Feasibility Study Presentation
March 27, 2014

Agenda

- **Review and Understand**
 - Your Objectives and Challenges
 - Performance Contracting as a Means to Achieve your Objectives
- **Discuss Your Opportunities**
 - Facility Improvement Measures Identified
- **Siemens Credentials**
- **Agree on Next Steps in the Process**
- **Questions and Answers**

Your Challenges:

Resources, Equipment, Mandates

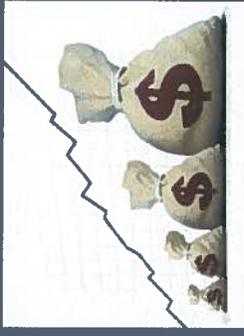
Resource Constraints

- Capital Budget Constraints
- Operating Budget Reductions
- Multiple Duties per FTE
- Finite resource capacity



Aging Infrastructure

Aging Equipment
Equipment Failures
Higher Energy and Repair Costs



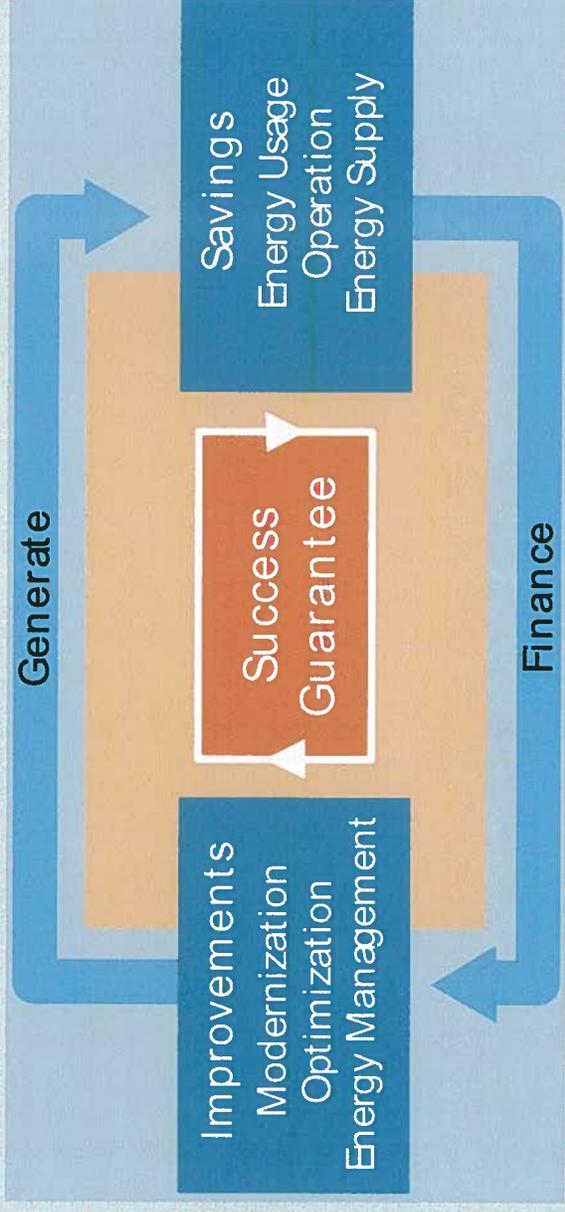
Sustainability Goals

Additional interest to be "green"
Finite resources; water, other
Leverage bond to include renovation scope

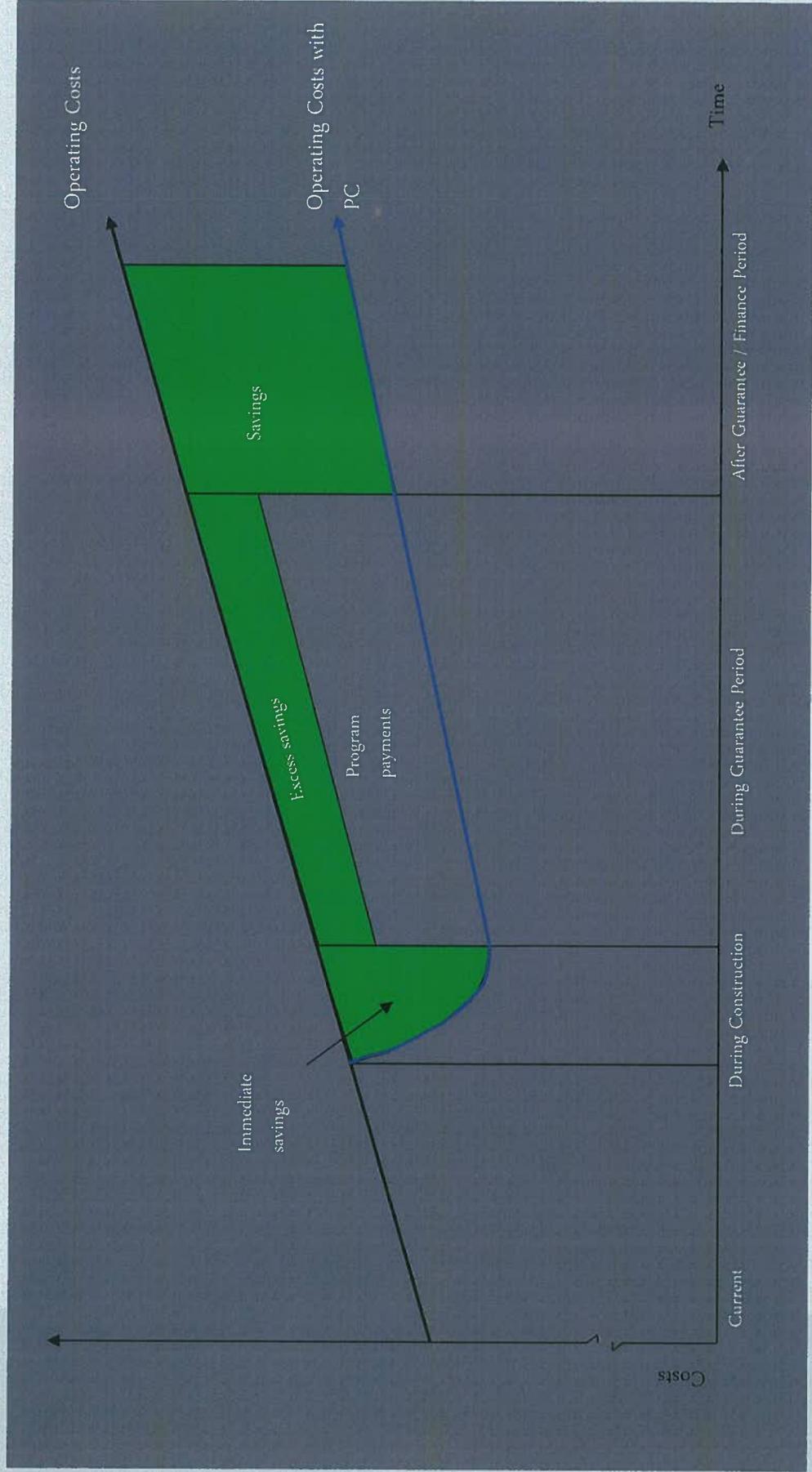


The Performance Contracting Process

- Make facility & infrastructure improvements
- Reduce energy use, operations, maintenance and other costs
- Finance improvements through savings
- Rely on Siemens to guarantee the savings



Understanding the Performance Contract Cash Flow



Relevant Legislation

Most states have Energy Efficiency Legislation that allows for Performance Contracting Projects. This legislation can be adopted at the City level and modified to meet the City's needs. The relevant legislation for the state of Utah is as follows:

- HB 116 2010
- State Code Title 11 Chapter 44

11-44-102. Definitions.

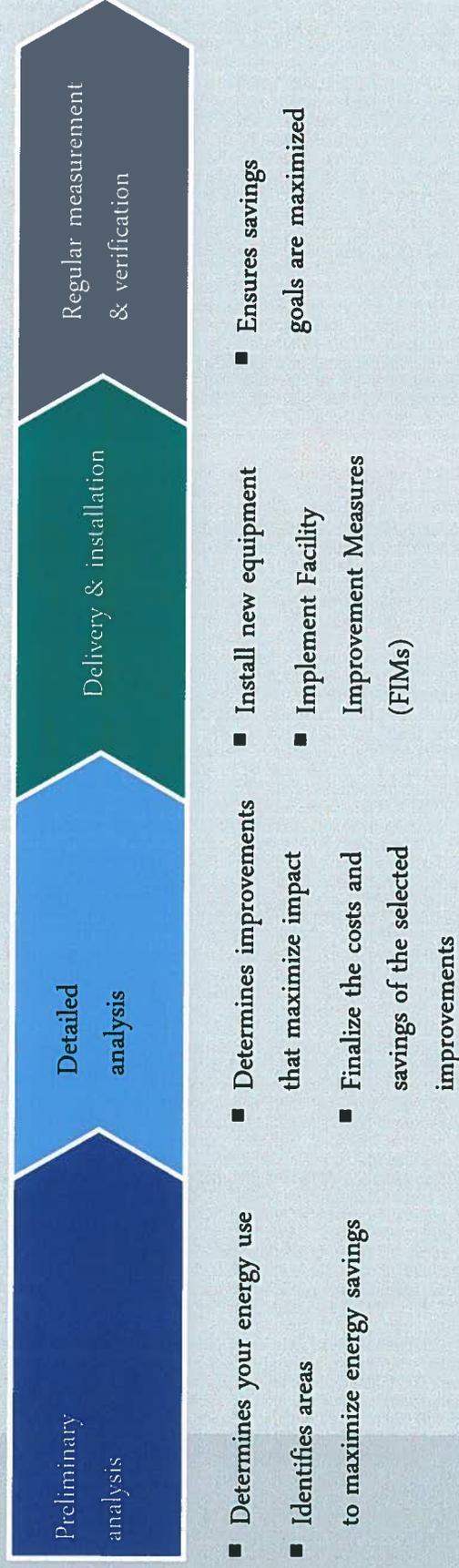
As used in this chapter:

- (1) "Cost savings" means a decrease in an expenditure, including a future replacement expenditure, by a political subdivision resulting from an energy efficiency measure adopted under this chapter.
- (2) (a) "Energy efficiency measure" means an action taken by a political subdivision that reduces the political subdivision's:
 - (i) energy consumption;
 - (ii) water use; or
 - (iii) sewage use.
- (b) "Energy efficiency measure" includes:
 - (i) insulation installed in a wall, roof, floor, foundation, or heating and cooling distribution system;
 - (ii) a storm window or door, multiglazed window or door, heat absorbing or heat reflective glazed and coated window or door system, additional glazing, or reduction in glass area;
 - (iii) an automatic energy control system;
 - (iv) a heating, ventilating, or air conditioning and distribution systems modification or replacement in a facility;
 - (v) caulking and weatherstripping;
 - (vi) a replacement or modification of a lighting fixture to increase the energy efficiency of the lighting system without increasing the overall illumination of a facility unless the increase in illumination is necessary to conform to the applicable building code for the proposed lighting system;
 - (vii) an energy recovery system;
 - (viii) a cogeneration system that produces steam or another form of energy for use primarily within a facility;
 - (ix) a renewable energy or alternate energy system;
 - (x) a change in operation or maintenance practice;
 - (xi) a procurement of a low-cost energy supply, including electricity, natural gas, or water;
 - (xii) an indoor air quality improvement that conforms to applicable building code requirements;
 - (xiii) a daylighting system;
 - (xiv) a building operation program that provides cost savings, including computerized energy management and consumption tracking programs or staff and occupant training, or
 - (xv) a service to reduce utility costs by identifying utility errors and optimizing rate schedules.
- (3) "Energy savings agreement" means a contract between a political subdivision and a qualified energy service provider for evaluation, recommendation, and implementation of one or more energy efficiency measures.
- (4) (a) "Facility" means a building, structure, or other improvement that is constructed on property owned by a political subdivision.
- (b) "Facility" does not mean a previously owned structure that is located on property owned by a political subdivision.

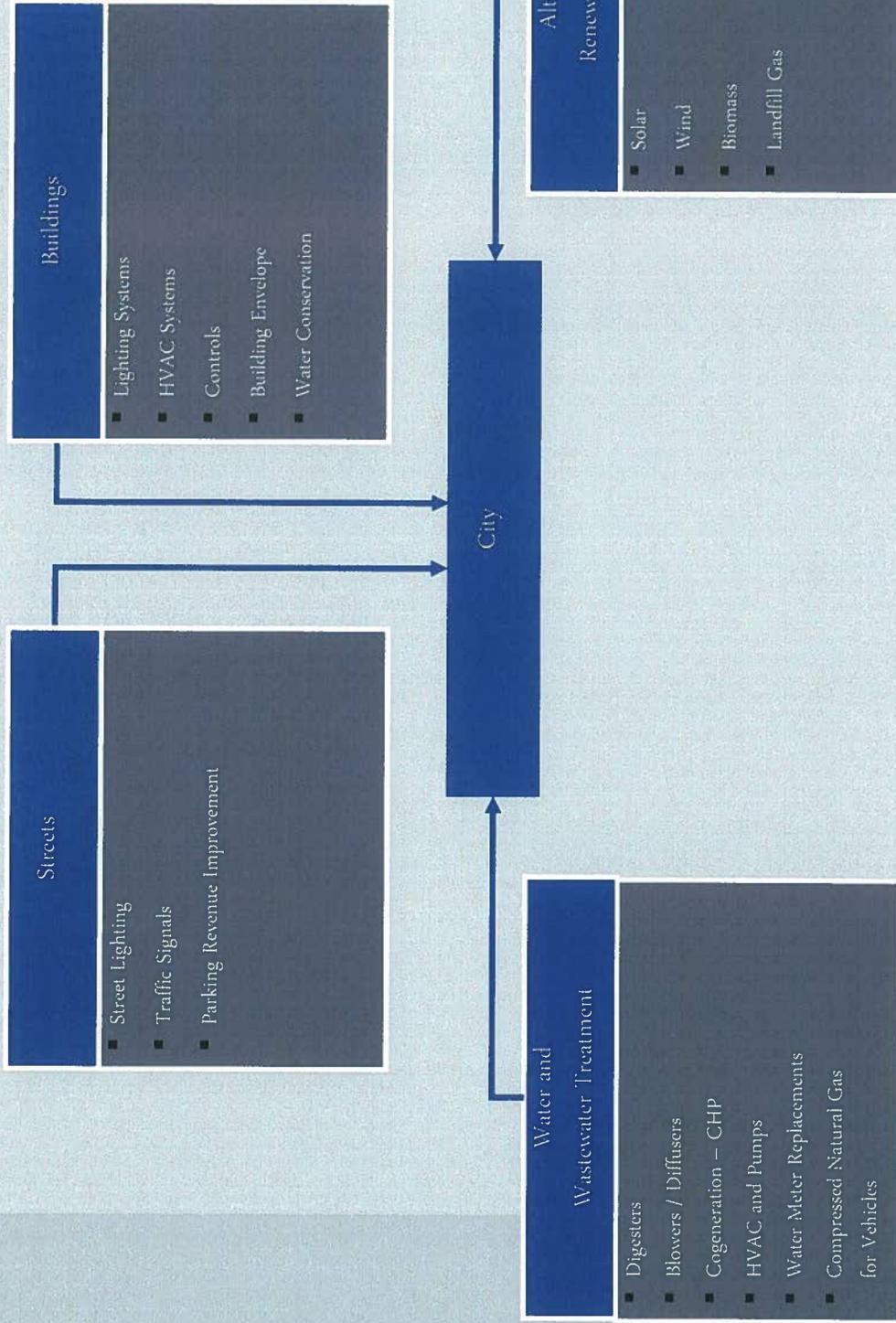
Our Process – Road Map to Success

Siemens Guaranteed Performance-based Solutions

Our experts structure a comprehensive plan tailored to meet your strategic and technical business goals



Our Proficiencies – Broad Range of Innovative Solutions



Buildings To Be Reviewed

- East Annex Building
- City Pool
- Community Arts Center
- Dixie Center
- Sand Hollow Aquatic Center
- St. George Airport
- Sunbrook Club House
- Millcreek Park Facility
- St. George Police Department
- St. George City Hall
- Main Street Parking
- Water and Energy Building
- Washington Senior Center
- Waste Water Treatment Plant
- Pioneer Center for the Arts



Project Financial Summary

- City Wide Estimated Annual Utility Spend
 - Electric for select buildings \$ 778,090
 - Natural Gas for select buildings \$ 136,529
 - Street Lighting \$ 153,880
 - Total \$1,068,499
- Estimated Savings % (Buildings) 17-24%
- Annual Savings \$ (Buildings) \$132,275 - \$186,742
- Project Potential (Buildings) \$1.98M-\$2.8M
- Project Potential (Street Lights)* \$1.15M-\$1.3M
- Total Project Potential **\$3.1M-\$4.1M**
- Based on Annual Savings over 15 year term and no Capital Contribution
- *Based on 45%-50% Savings potential

Feasibility Study

- Feasibility Study was conducted to:
 - Better understand your facilities and their operation
 - Identify potential Facility Improvement Measures (FIMs) that could reduce energy and operational costs
 - Determine other Benefits associated with these FIMs.



Lighting (Building and Streets)

Opportunities identified:

- **More Efficient Building Lighting**
 - Replace T8(32w) with T8(28w)
 - Replace HID with T8
 - Replace standard fluorescent with LED or Induction
 - LED exit signs
 - More efficient lights - interior and exterior
 - LED parking lot lights (10 Year Warranty)
- **More Efficient Street Lights**
 - LED/Induction street lights (10 Year Warranty)

Minimize Run-Time

- Install occupancy sensors
- Optimize lighting controls

Benefits:

- Reduced electric consumption and demand
- Better light rendition
- Longer lamp life
- Saves labor to replace existing lights
- Reduces inventory



Upgrade Building Automation Systems (BAS)

Opportunities identified:

- Upgrade Existing BAS
 - Update control system using City's preferred vendor and/or specifications
 - Provide or expand remote monitoring and alarm notification
- Retrofit HVAC Controls for RTU's
 - Investigate Catalyst (or Others) for add-on packaged rooftop control and optimization



Benefits:

- Reduced maintenance and energy costs associated with timely system alarms and diagnostics
- Improved occupant comfort with less system down-time
- Increased service life of equipment

Advanced Control Strategies

Opportunities identified:

- Reduce equipment and lighting operating hours
 - Equipment scheduling
 - Start / stop optimization
- Increase the HVAC system efficiency
 - Optimize outside air economizer operation
 - Supply air temperature reset
 - Demand control ventilation



Benefits:

- Reduced energy costs not available with the current control strategy
- Improved comfort and reduced complaints

Re-Commissioning

Opportunities identified:

- Re-Commission Major Equipment
 - Review current vs. original sequence of operations
 - Develop Design Intent for each Facility
 - Correct or tune variations in sequencing/schedules

Benefits:

- Reduced energy costs
- Match equipment operation to current schedules and building loads
- Increased service life of equipment
- Preserve lessons learned as systems are tuned over time



Boilers

Opportunities identified:

- Boiler Optimization
 - Tune set points and reset schedules to match building load
 - Optimize firing controls, combustion pre-heat. etc

Benefits:

- Energy savings (Improved Turn-down, reduced cycling, improved combustion efficiency, etc)



Domestic Water and Irrigation Opportunities

Opportunities identified:

(Note: Water Costs not Verified)

- Upgrade High Flow Plumbing Fixtures
 - Provide low flow fixtures, valves, aerators and/or sensors where not already installed
- Upgrade Irrigation Control System
 - Provide additional flow monitoring and shutoff capability
 - Propose holistic approaches to current turf care including fertilization, mowing programs, soil amendments, etc.

Benefits:

- Reduced water consumption and cost
- Reduced utility costs associated with water breaks/leaks (irrigation)
- Improved turf quality



Improve Maintenance Capability

Opportunities identified:

- **Leverage Maintenance Capability**
 - Investigate using project to increase maintenance bandwidth
 - Resolve certain chronic maintenance issues (Terminal Water Heater and Water Treatment, etc)



Benefits:

- Potentially Increase Manpower
- Maximize Efficiency of Existing Staff
- Increased Equipment Life
- Improve occupant comfort and reduce nuisance calls



Weatherization

Opportunities Identified:

- Enhance Building Envelope
 - Following a detailed building by building audit:
 - Repair/replace window and door seals where needed
 - Identify roof/wall connections, roof/roof joints and phased construction boundaries where weather sealing requires enhancement

Benefits:

- Reduce energy consumption
- Improve occupant comfort



Pool Opportunities

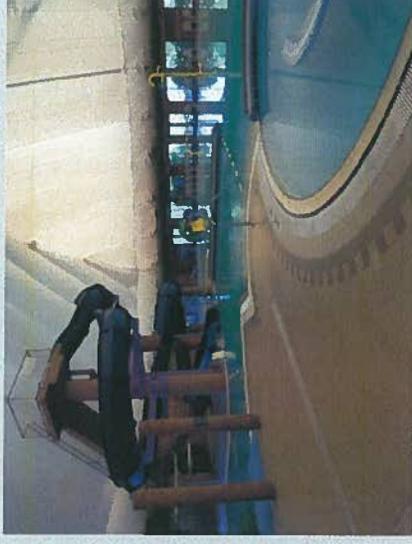
Opportunities at City Pool And Sand

Hollow:

- Optimize HVAC Settings
- Solar Thermal
- Liquid Pool Cover
- Optimize Ventilation/Outside Air

Benefits:

- Reduce energy (Elec and Gas) use
- Reduce water and chemical use
- Improve indoor air quality



Variable Flow

Opportunities identified:

- Convert 3-Way Hydronic Systems to 2-Way (Heating Primarily but Cooling if Appropriate)
 - *Install VFD's on circulation pumps*
 - *Modify bypass leg of 3-way piping to convert to 2-way*
 - *Preserve any existing freeze protection measures*

Benefits:

- Match flow rates to building loads
- Reduce (pump) energy consumption



Other Opportunities

Opportunities identified:

- Fleet Vehicles – NG Conversion
- Chiller System Optimization
- Golf Cart - PV and Battery Optimization
- Vending Misers & Water Cooler Timers
- HVAC Filter Program – Utilize current technology to improve efficiency and lower cost of filter program
- Solar Thermal –Domestic Water Pre-Heat
- Day-Lighting (Light tubes, skylights, etc) in gym's, work bays or other open spaces

Benefits:

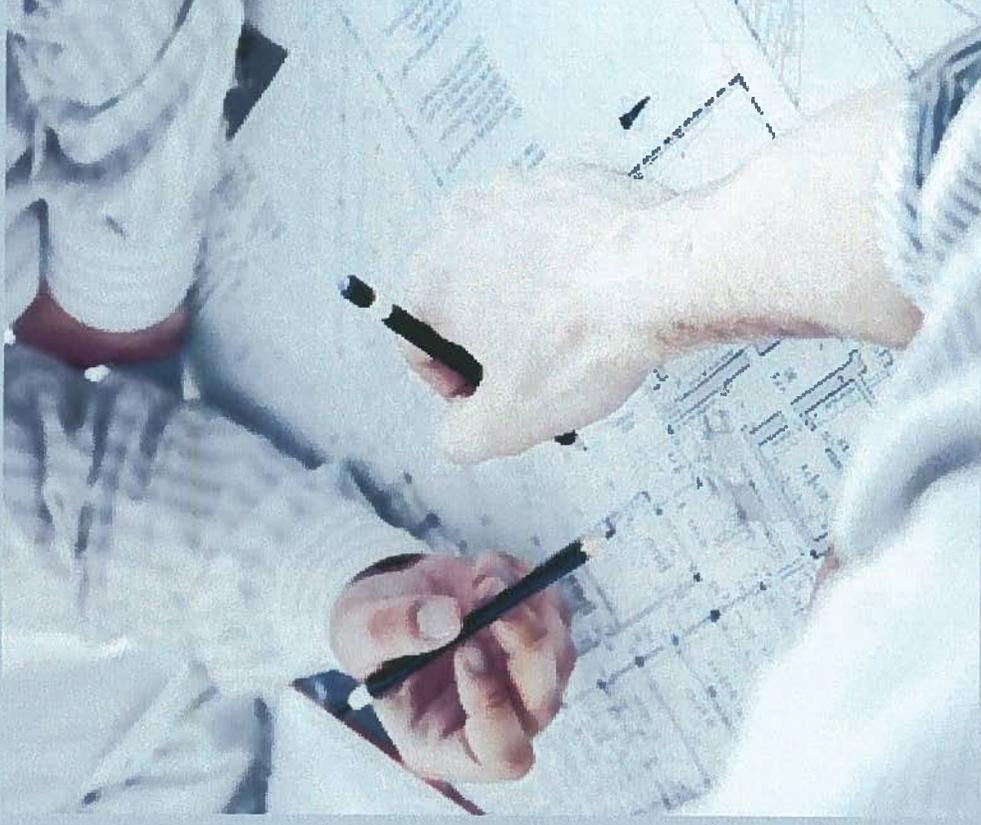
- Reduced electrical and gas consumption
- Improved occupant comfort



Our Promise - Experience in Delivering Successful Projects

SIEMENS

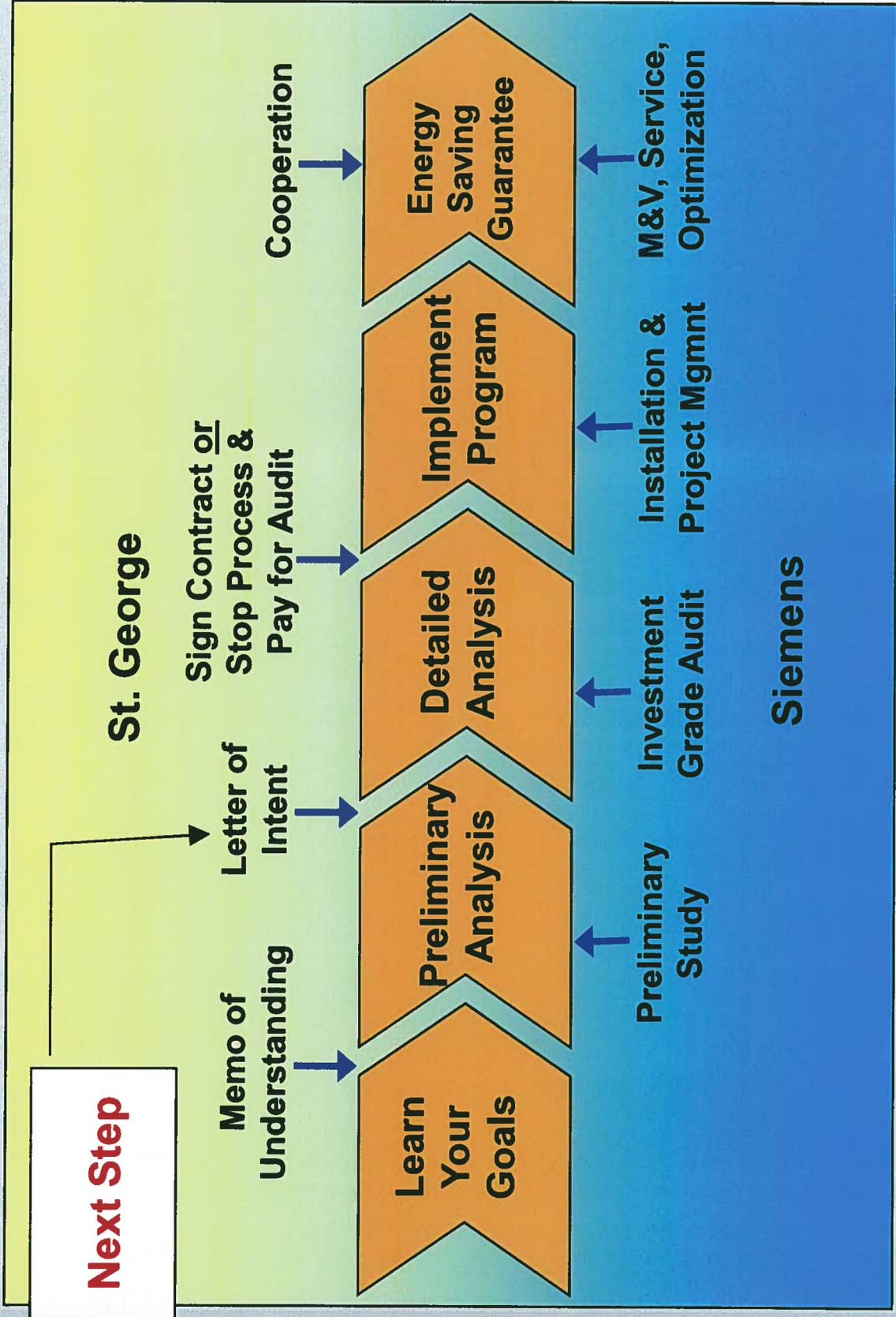
- Over 15 years of performance-based experience
- More than 1,300 successfully completed projects
- \$3 Billion in energy savings to our customers
- Guaranteed Savings achieved in 99% of projects



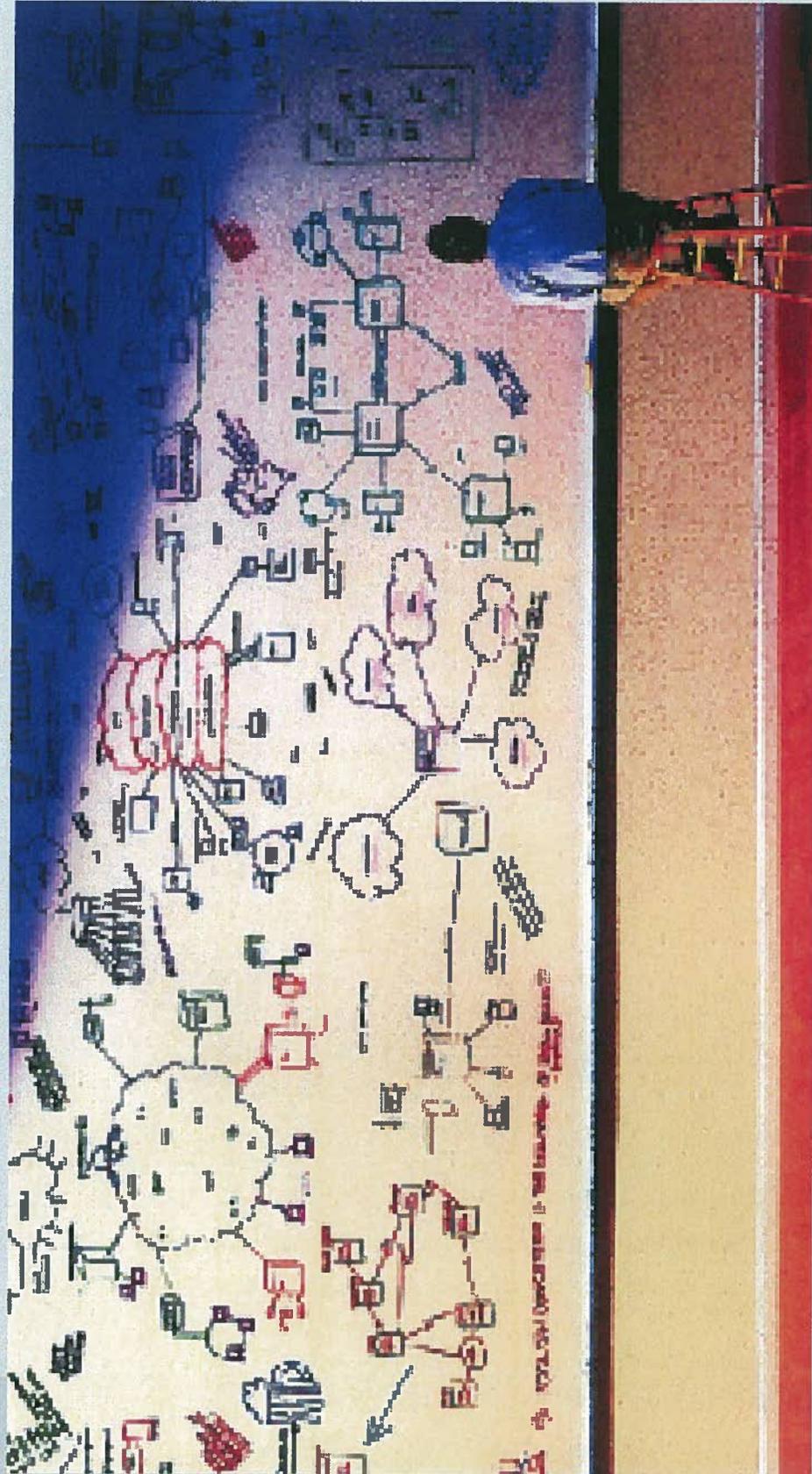
Utah References

- Salt Lake City Corporation – Jim Cleland
 - Sorenson Recreation Facility
 - Parks, Open Space, City Cemetery – Irrigation
 - Salt Lake Sports Complex
- Syracuse City – Stephen Marshall
 - Street Lighting
- South Ogden City - Matt Dixon
 - Street Lighting
- Farmington City – Dave Millheim
 - Street Lighting
- Washington City – Roger Carter
 - City Hall, Washington Recreation Center, Water Treatment Plant

Performance Contracting Process Overview



Questions and Answers



Proposed Zoning Code Amendment to Provide for a 'Pedestrian Emphasis Area'
and Provisions for a Reduced Parking Requirement for Off-campus Student
Housing (draft #1, 2/4/14)

10-19-4: RESIDENTIAL AREA REQUIREMENTS:   (new wording underlined)

A. Number Of Spaces For Residential Development: The number of off street parking spaces required for residential development shall be as follows:

1. Single-Family Dwelling: Two (2) parking spaces per single-family dwelling, one of which shall be covered. Tandem parking shall be allowed in single-family subdivisions only. (1998 Document § 6-4)
2. Off Campus College Student Housing In Multi-Family Residential Zones: One parking space for each student/occupant, plus one space for a manager, where an on site office is established. All parking shall be on site; no street parking or tandem parking shall be counted toward meeting the parking requirement. No parking area shall be located within the required front setback facing a public street and it shall in no case be more than one hundred feet (100') away from the premises it is intended to serve. (Ord. 2001-06-001, 6-7-2001)

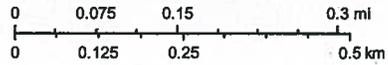
Exception. The required student parking may be reduced to .75 parking spaces per student where the following criteria are met;

- (1) The student housing is new multi-family construction with ten or more units and is located within the "Student Pedestrian Emphasis Area" as shown on attached Figure 1, and
- (2) Each property that utilizes this parking reduction shall clearly specify on all rental contracts whether or not an automobile parking space is provided for that individual tenant, and no more than 75% of the tenants may be in possession of an automobile, and
- (3) The property owner shall enter into an agreement with the City and with Dixie State University stating that the property owner or his contracted property management company shall be responsible for monitoring the compliance with the above stated criteria for a parking reduction. Monitoring shall include a semi-annual report to the City and Dixie State University prepared by the property owner (or his property management company) indicating the number and percentage of tenants in possession of an automobile.



February 4, 2014

1:7,000



**Fig. 1 STUDENT PEDESTRIAN
EMPHASIS AREA**

DRAFT

Agenda Item Number :

Request For Council Action

Date Submitted 2014-03-12 10:01:23

Applicant Development Solutions, Inc. Stacy Young

Quick Title Public Hrng & Ord for zone change request

Subject Consider a request for a zone change from Mining & Grazing and A-1 Agricultural to R-1-10, Single Family Residential (10,000 sq ft minimum lot size) on 29.97 acres generally located southeast of the intersection of Crimson Ridge Drive and 3000 East streets, and east of Sun Valley Estates subdivision.

Discussion The subject property is located in the SE corner of the intersection of Crimson Ridge Drive and 3000 East Streets in the Little Valley area. Land to the west and north is zoned R-1-10 and R-1-8 so this zoning request fits with surrounding area. This land has not been irrigated or used for crops in the past 30 years. The request is consistent with the General Plan and the PC recommends approval.

Cost \$0.00

City Manager Recommendation

Action Taken

Requested by Bob N (for 3/27 mtng)

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

Zone Change

PLANNING COMMISSION AGENDA REPORT: 02/25/2014
CITY COUNCIL SET DATE: 03/06/2014
CITY COUNCIL AGENDA REPORT: 03/27/2014

ZONE CHANGE

Hawthorn Estates – Little Valley

Case No. 2014-ZC-003

Request: To rezone a 29.97 acre parcel from M&G (Mining & Grazing) and A-1 (Agricultural) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The property is generally located at approximately 3500 South and 3000 East southeast of the intersection of Crimson Ridge Drive and 3000 East Streets.

Applicant: Development Solutions Inc.
113 East 200 North #2
St. George, Utah 84770

Representative: Mr. Brad Peterson

Area: 29.97 acres

Current Zone(s): M&G (Mining & Grazing) and A-1 (Agricultural)

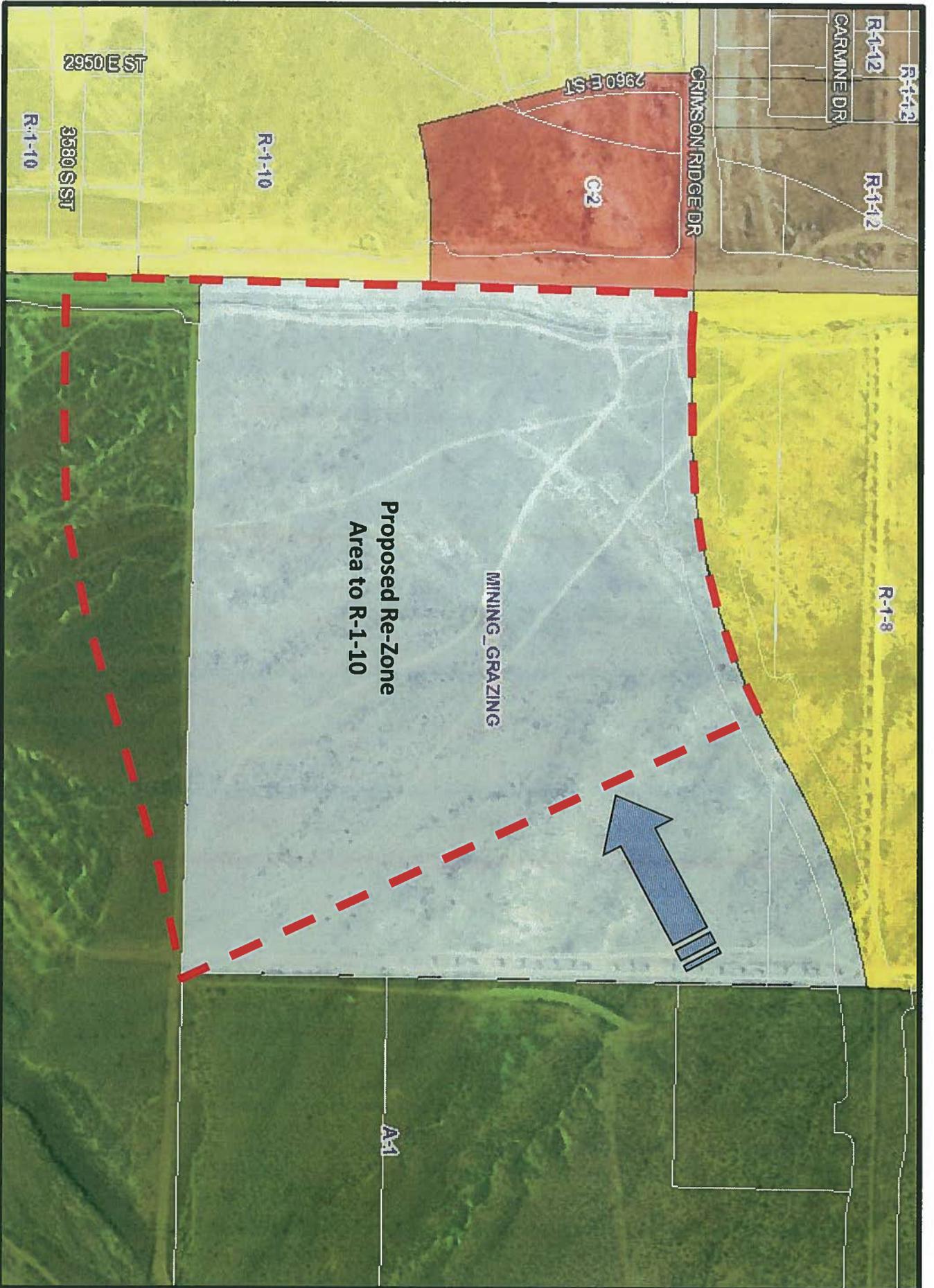
General Plan: LDR - Low Density Residential (Up to 4 du/acre)

Density: Up to 4.0 du/acre

Adjacent zones: North: R-1-8
East: M&G / A-1
South: A-1
West: C-2 (SW corner Crimson ridge & 3000 E) & R-1-10

Project: This zone change, if approved, would allow for the future submittal of residential subdivision plats.

Comments: Planning Commission finds that this change is in harmony with the current General Plan of this area and **recommends approval (6-0)**.



Existing Zoning



Aerial View

Craig Harvey

From: Audrey Gmail <aujaylor@gmail.com>
Sent: Tuesday, March 11, 2014 5:53 PM
To: Craig Harvey
Subject: plans for little valley area

Mr. Craig J. Harvey,

We are writing you this email as concerned citizens and residents of Little Valley. We are not members of the agricultural community, but we DO however support the agricultural community out here and would like to see the city doing a more proactive job in looking out for their rights and the safety of this community.

We out here in Little valley strongly feel as though the city planning commission is handing out plots of raw, undeveloped land to whoever wants it, without regard to the economic or environmental effects it will have. In fact, one city planner told my husband at a meeting last month that "raw, undeveloped land doesn't really benefit anyone."

This is a great fallacy in my opinion, because St. George's raw, undeveloped land is the reason so many people visit St. George!

Does the city planning commission know that there are authentic petroglyphs near or ON a plot of land they are currently thinking of zoning residential? (see case no. 2014-ZC-003, Hawthorne estates) What would happen to those?

Another problem is that the city is handing out zone changes faster than they are building roads to accommodate all the new traffic. Traffic everywhere is going way too fast. It's not safe for animals or kids. Ideally development needs to stop or slow down significantly until roads are finished in a grid pattern to allow traffic to flow better.

If the city keeps developing out here or anywhere at this rate without putting in supporting systems such as stop signs, parks, and LEAVING WIDE, OPEN SPACES in the area for recreation we could have a major problem and we are already starting to see those problems. Problems such as unkind feelings between agricultural and residential members of the community, Urban sprawl, air pollution, and light pollution, and people and animals being hurt by traffic moving too fast.

It is time for the city and the engineering department, the planning commission, and the politicians to hear our pleas and take action. I believe that we can make this work for everyone if we only put a little more thought in what we are planning out here.

Thank you for your time and consideration. Feel free to contact me with anymore questions or concerns.

Sincerely,
Mr. And Mrs. JOshua and Audrey Taylor

2992 East 3580 south
St. George, UT 84790
435-713-5595

Craig Harvey

From: Sage Gallagher <sagegallagher@gmail.com>
Sent: Thursday, March 27, 2014 12:57 PM
To: Craig Harvey
Subject: Little Valley!!! Please keep it little.

Dear St. George City Planning Commissioner,

Promises were made to the good people of Little Valley. The signs posted tell the sad story of the breaking of those promises: "a right to farm agricultural area." How is that right being protected? If all the spaces used for said agricultural endeavors are being filled with houses then the promise has been broken.

We moved to this side of town for its open spaces. Imagine this piece of paper (or screen) completely filled with letters. Suddenly without margins, header or footer but filled from top to bottom, left to right with words. It would be an uncomfortable mess.

Little Valley is starting to feel cramped. Every patch of earth is sporting a builders sign with 20 more homes to be squished in. We need some breathing room out here. Please slow the growth, ponder on previous promises, imagine good use of space and make the decisions that will create the type of neighborhood the people here want to live in. We didn't move from New York to be crowded into a mass of homes on the edge of the desert. We chose this area for its openness. Please have mercy on us!

Sincerely,

Sage Gallagher

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE FROM MINING & GRAZING AND A-1 TO R-1-10 ON 29.97 ACRES

WHEREAS, the property owner has requested a zone change on 29.97 acres from Mining & Grazing and A-1 (Agricultural) to R-1-10 (Single-Family Residential); and

WHEREAS, the City Council held a public hearing on this request on March 27, 2014; and

WHEREAS, the Planning Commission recommends approval of the requested zone change; and

WHEREAS, the City Council has determined that the requested change to the Zoning Map is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the zone change from Mining & Grazing and A-1 to R-1-10 on 29.97 acres generally located at 3500 South and 3000 East southeast of the intersection of Crimson Ridge Drive and 300 East Streets, and more specifically described on the attached property legal description, Exhibit "A".

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 27th day of March, 2014.

Jonathon T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"

HAWTHORN ESTATES – ZONE CHANGE LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING SOUTH 01°09'10" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 384.50 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID NORTH QUARTER CORNER BEING SOUTH 88°48'18" EAST 2641.39 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 15, (BASIS OF BEARING = SOUTH 88°48'18" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION 15), AND RUNNING THENCE SOUTH 89°06'20" EAST 237.29 FEET TO A POINT OF CURVATURE OF A 1250.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°25'50", A DISTANCE OF 576.63 FEET; THENCE SOUTH 25°32'10" EAST 1197.81 FEET TO A POINT ON THE (1/16) ONE-SIXTEENTH SECTION LINE; THENCE NORTH 88°46'44" WEST ALONG SAID (1/16) ONE-SIXTEEN SECTION LINE A DISTANCE OF 6.19 FEET TO A POINT ON A 2445.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS NORTH 25°25'28" WEST); THENCE SOUTHWESTERLY ALONG THE OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°39'39", A DISTANCE OF 1137.71 FEET; THENCE NORTH 88°45'49" WEST 227.42 FEET TO A POINT ON SAID QUARTER SECTION LINE; THENCE NORTH 01°09'10" EAST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 1193.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: 29.97 ACRES

TAX ID NO'S: SG-5-3-15-410 AND SG-5-3-15-121-STL