

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 2, 2023 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

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

STAFF MEMBERS PRESENT:

**City Manager John Willis
Deputy City Attorney Jami Brackin
City Recorder Christina Fernandez
Assistant Public Works Director Wes Jenkins
Planner Dan Boles
Planner Mike Hadley**

OTHERS PRESENT:

Several Residents

CALL TO ORDER, INVOCATION, AND FLAG SALUTE:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Larry Shurtliff with the Church of Jesus Christ of Latter-day Saints and The Pledge of Allegiance to the Flag was led by Councilmember Larkin.

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

MAYOR'S RECOGNITIONS AND UPDATES:

None were given.

Link to City Manager John Willis noting that staff recommends item 3g be removed from the agenda: [00:01:44](#)

COMMENTS FROM THE PUBLIC:

Link to introduction from Mayor Randall: [00:02:00](#)

Link to comments from resident Richard Falconer: [00:02:13](#)

Link to comments from resident Zachary Ray, including comments from Mayor Randall and Councilmember Larsen: [00:04:20](#)

Link to comments from resident Stan Salazar, including comments from Mayor Randall: [00:09:45](#)

CONSENT CALENDAR:

- a. Consider approval of a Professional Services Agreement with Automation N Controls for Wastewater Treatment Plant Maintenance.**

BACKGROUND and RECOMMENDATION: This is a yearly contract to perform maintenance on the SCADA and controls within the wastewater plant. The work

performed will extend and update the controls to keep things current. We are constantly modifying the way processes work at the plant in response to changing conditions. Staff recommends approval.

b. Consider approval of a Reimbursement Agreement with Quality Excavation for a waterline in the Desert Reserve.

BACKGROUND and RECOMMENDATION: Quality Excavation is constructing the Desert Reserve Subdivision including the utilities. Our Master Plan has a line in the roadway being constructed. We have asked them to install the line to save costs of cutting the roadway and impacting residents in the future. Staff recommends approval.

c. Consider approval of a Professional Services Agreement with Baseload Power to provide GE generator major rotor out inspection and brush generator hose replacement not to exceed \$220,075.

BACKGROUND and RECOMMENDATION: This is a Generator Major rotor out inspection for Millcreek Generation Facility which has not been performed on MC-1 since installation. This also includes the 5-year maintenance of MC-2 consisting of a minor inspection and hydraulic hose replacements. This is a Generator Major rotor out inspection for Millcreek Generation Facility which has not been performed on MC-1 since installation. This also includes the 5-year maintenance of MC-2 consisting of a minor inspection and hydraulic hose replacements. Staff recommends approval.

d. Consider approval of a Professional Services Agreement with SISU Energy and Environmental, LLC to provide CO catalysts turnkey replacement with gasket retention not to exceed \$323,037.

BACKGROUND and RECOMMENDATION: This is for the MC-2 CO catalysts replacement and improved gasket retention system. Life Expectancy is typically 5 years or 20,000 hrs. We currently Have 21,227 hrs. on this unit. This unit has been in service since 2010. Staff has monitored the condition of the CO catalysts through individual cell sample testing. The last test reports done in 2021 show the catalysts at 73% efficiency. At this time, it is recommended for replacement in order to meet DEQ and EPA CO outputs of no more than 6 PPM as defined in our air emissions Title V operating permit. Staff recommends approval.

e. Consider approval of an amendment to the Construction Management /General Contractor (CMGC) contract with Big-D Construction for the Parking Structure at City Hall.

BACKGROUND and RECOMMENDATION: On September 14, 2023 the City Council approved the site work portion of construction for the parking structure at City Hall. This is a continuation of that construction and includes all remaining items to complete the Parking Structure. Staff recommends approval.

f. Consider approval of an amendment to the Construction Management /General Contractor (CMGC) contract with Big-D Construction for the City Hall footings, foundation and concrete construction phase

BACKGROUND and RECOMMENDATION: On September 14, 2023 the City Council approved the site work portion of construction for the new City Hall. This is a continuation of that construction and includes all concrete (footings, foundation and flatwork) work associated with this phase of construction. Staff recommends approval.

h. Consider approval of the minutes from the meetings held on August 17, 2023 (work); August 17, 2023 (regular); August 24, 2023 (work); August 24, 2023 (regular); September 21, 2023 (regular amended); October 5, 2023; October 12, 2023 (work); October 12, 2023 (regular); October 19, 2023; October 26, 2023 (work); and October 26, 2023 (regular).

Link to presentation from City Manager John Willis: [00:12:53](#)

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Link to motion: [00:13:23](#)

MOTION:

A motion was made by Councilmember McArthur to approve the consent calendar, removing item g.

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
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

AMEND GENERAL PLAN/ORDINANCE:

Consider approval of Ordinance No. 2023-032 amending the City general plan future land-use map from LDR (Low Density Residential) to COM (Commercial) on approximately 18.69 acres generally located on the north side of Riverside Drive between approximately 800 East and 1050 East for a project to be known as Riverside Drive Property. Case No. 2023-GPA-006

BACKGROUND and RECOMMENDATION: The current use of this property is agriculture, and the property fronts Riverside Drive which is an arterial road. At their meeting held on October 10, 2023, the Planning Commission held a public hearing and recommended approval.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council, City Manager John Willis, and Mr. Boles: [00:13:50](#)

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Link to motion: [00:21:10](#)

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2023-032 amending the City general plan future land-use map from LDR (Low Density Residential) to COM (Commercial) on approximately 18.69 acres generally located on the north side of Riverside Drive between approximately 800 East and 1050 East for a project to be known as Riverside Drive Property.

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
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2023-033 to amend the City zoning map by amending the zone from R-2 (Multiple Family) to PD-C (Planned Development Commercial) on approximately 2.20 acres generally located at 85 South 400 East Street for the purpose of building Fire Station 1 on this property. Case No. 2023-ZC-016

BACKGROUND and RECOMMENDATION: This is a request for a zone change in anticipation of a future fire station to be built at this location. At their meeting held on October 24, 2023, the Planning Commission held a public hearing and recommended approval with conditions.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles: [00:21:50](#)

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Link to motion: [00:26:00](#)

MOTION:

A motion was made by Councilmember McArthur to approve Ordinance No. 2023-033 to amend the City zoning map by amending the zone from R-2 (Multiple Family) to PD-C (Planned Development Commercial) on

approximately 2.20 acres generally located at 85 South 400 East Street for the purpose of building Fire Station 1 on this property with the recommendations from the Planning Commission.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

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

The vote was unanimous and the motion carried.

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2023-034 amending the City zoning map from RE-20 (Residential Estates, 20,000 sq ft minimum lot size) to A-1 (Agricultural) on approximately 2.48 acres generally located at approximately 2650 East Seegmiller Drive for the purpose of creating consistent zoning on this split-zoned parcel. Case No. 2023-ZC-013

BACKGROUND and RECOMMENDATION: In order to remove the split zoning on the property, the applicant submitted an application to change the zoning on a portion of the property from RE-20 (Residential Estates, 20,000 sq ft minimum lot size) to A-1 (Agriculture 1-acre minimum lot size). The Planning Commission held a public hearing on the request and recommended approval.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including comments from Councilmember McArthur: [00:26:38](#)

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Link to motion: [00:28:35](#)

MOTION:

A motion was made by Councilmember McArthur to approve Ordinance No. 2023-034 amending the City zoning map from RE-20 (Residential Estates, 20,000 sq ft minimum lot size) to A-1 (Agricultural) on approximately 2.48 acres generally located at approximately 2650 East Seegmiller Drive for the purpose of creating consistent zoning on this split-zoned parcel.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

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

Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance 2023-035 amending an approved PD-R (Planned Development Residential) on approximately 43 acres, located west of Dixie Drive and south of Gap Canyon Parkway for the purpose of amending the approved amenities for the Tuscan Hills east side development for a project to be known as Tuscan Hills. Case No. 2023-PDA-020.

BACKGROUND and RECOMMENDATION: The Tuscan Hills development was originally approved in July of 2004 with Ordinance 2004-07-001. The development was approved for a mix of single family residential and multi-family residential units for a total unit count of 392. There are two parts to the Tuscan Hills development, the east side development, and the west side development, each side will have its own separate HOA's. The development on the east side has 199 total homes/units and has reached the point where no more lots/units can be built until the amenities for the current homes have been installed. The Planning Commission held a public meeting on October 10, 2023, and recommended approval.

Link to introduction from City Manager John Willis and presentation from Planner Mike Hadley, including discussion between the City Council, Deputy City Attorney Jami Brackin, Assistant Public Works Director Wes Jenkins, City Manager John Willis, and Mr. Hadley: [00:29:06](#)

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Link to motion: [00:34:08](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance 2023-035 amending an approved PD-R (Planned Development Residential) on approximately 43 acres, located west of Dixie Drive and south of Gap Canyon Parkway for the purpose of amending the approved amenities for the Tuscan Hills east side development for a project to be known as Tuscan Hills.

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
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for the Trilogy subdivision, a 3-lot, single-family development located on the northwest corner of 3670 South and Little Valley Road. Case No. 2023-PP-037

BACKGROUND and RECOMMENDATION: Applicant is proposing to divide the property into three single family lots. The Planning Commission held a public meeting on October 24, 2023, as part of the preliminary plat application process and recommended approval.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between City Manager John Willis and Mr. Boles: [00:34:43](#)

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Link to motion: [00:36:39](#)

MOTION:

A motion was made by Councilmember Tanner to approve the preliminary plat for the Trilogy subdivision, a 3-lot, single-family development located on the northwest corner of 3670 South and Little Valley Road with the recommended right of way easement.

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
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Desert Canyons Business Park Phase 1 Amd subdivision, a 23-lot business park development located south of Airport Parkway and northwest of the Southern Parkway. Case No. 2023-PP-038

BACKGROUND and RECOMMENDATION: Applicant is proposing to divide the property into twelve business park lots. The Planning Commission held a public meeting on October 24, 2023, and recommended approval.

Link to introduction from City Manager John Willis and presentation from Planner Mike Hadley: [00:37:11](#)

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Link to motion: [00:38:20](#)

MOTION:

A motion was made by Councilmember Hughes to approve the preliminary plat for Desert Canyons Business Park Phase 1 Amd subdivision, a 23-lot business park development located south of Airport Parkway and northwest of the Southern Parkway.

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
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Venture Park, a 2-lot development located in Fort Pierce at 1304 East Venture Drive. Case No. 2023-PP-039.

BACKGROUND and RECOMMENDATION: Applicant is proposing to divide the property into two lots. The Planning Commission held a public meeting on October 24, 2023, and recommended approval.

Link to introduction from City Manager John Willis and presentation from Planner Mike Hadley: [00:38:52](#)

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Link to motion: [00:39:58](#)

MOTION:

A motion was made by Councilmember Hughes to approve the preliminary plat for Venture Park, a 2-lot development located in Fort Pierce at 1304 East Venture Drive.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

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

The vote was unanimous and the motion carried.

APPOINTMENTS:

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Councilmember Larsen: [00:40:28](#)

Link to reports from Mayor Randall: [00:40:42](#)

Link to reports from Councilmember Larkin: [00:41:40](#)

Link to Mayor Randall commending those involved with getting the Tech Ridge CDA interlocal agreements approved by the different taxing entities: [00:42:28](#)

ADJOURN TO A CLOSED MEETING:

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:

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

MOTION:

A motion was made by Councilmember Larkin to adjourn.

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
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

/s/Christina Fernandez

Christina Fernandez, City Recorder