

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
DECEMBER 14, 2023 5:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

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

EXCUSED:

City Manager John Willis

STAFF MEMBERS PRESENT:

**City Attorney Tani Downing
Deputy City Attorney Jami Brackin
Assistant City Attorney Ryan Dooley
City Recorder Christina Fernandez
Parks and Community Services Director Shane Moore
Parks Planner Mark Goble
Parks Planner Craig Harvey
Administrative Services Director Trevor Coombs
Director of Operations Marc Mortensen
Public Works Director Cameron Cutler
Budget and Financial Planning Director Robert Myers
Economic Development Director Chad Thomas**

OTHERS PRESENT:

Resident Steve Kemp

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance.

Link to call to order: [00:00:00](#)

CONSENT CALENDAR:

- a. Consider approval of an amendment to the Construction Management/General Contractor (CMGC) contract with Big-D Construction for City Hall Structural Steel Package.**

BACKGROUND and RECOMMENDATION: On November 2, 2023 the City Council approved all concrete packages for City Hall and the parking garage. This amendment to the CMGC Agreement with Big-D Construction includes all structural steel for City Hall. Staff recommends approval.

- b. Consider approval of purchasing playground equipment via a state contract with Great Western Recreation for Royal Oaks Park.**

BACKGROUND and RECOMMENDATION: This purchase is to replace the existing playground at Royal Oaks Park. The existing playground was installed

in 1999, which was almost 25 years ago. The typical lifespan of a playground is 10 years, but with proper maintenance can last 15-20 years. Because the playground is older, it is difficult to find replacement parts as the playground manufacturer has stopped making many of the replacement parts. Without being able to make the proper repairs the playground is becoming a safety hazard. The replacement playground will utilize the same footprint as the existing playground. The surfacing will be changed to artificial turf which will make the playground more ADA accessible. The agenda packet includes images of the proposed replacement playground. The images show rubber tiles as Great Western was not able to send us a modified image showing the turf option. Staff recommends approval to purchase the playground equipment from Great Western Recreation in the amount of \$311,741.73.

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

Link to motion: [00:00:19](#)

MOTION:

A motion was made by Councilmember McArthur to approve the consent calendar as presented.

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 INTERLOCAL AGREEMENT/RESOLUTION:

Consider approval of Resolution No. 2023-015R approving Amendment Number One to the Interlocal Cooperative Agreement between Washington County and the City of St. George creating the Washington County Interlocal Agreement (WCIA) for purposes of dissolving the WCIA and distributing the assets among the parties under a separate agreement.

BACKGROUND and RECOMMENDATION: On January 6, 1999, Washington County (the "County") a political subdivision of the State of Utah and the City of St. George (the City) a municipal corporation (collectively the "Parties") entered into an Interlocal Cooperative Agreement (the "Original Agreement") for the purpose of forming a separate legal entity to more efficiently provide governmental facilities, services, and improvements for their citizens known as the Washington County

Interlocal Agency (the "WCIA"). The Parties desire to amend the Interlocal Cooperative Agreement in order to dissolve the WCIA and distribute the assets among the parties.

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AND

AGREEMENT:

Consider approval of an agreement between Washington County, St. George City, and the Washington County/St. George Interlocal Agency to wind up the Washington County/St. George Interlocal Agency, along with the associated Memorandum of Agreement and Notice of Contractual Lien to be recorded on the Dixie Center property securing the City's 38% interest and the Cross Access and Parking Easement.

BACKGROUND and RECOMMENDATION: The 1992 Washington County Interlocal Agreement (WCIA) between the County and the City created the Dixie Center and was to continue in force until the bonds were paid off or January 2027, but in no case longer than 50 years. The bonds were paid off December 2022. The parties agreed to amend the Interlocal Agreement to terminate it December 31, 2023 in order to form a new agreement regarding the ongoing use, management, maintenance, use and operations of the Dixie Center. The agreement generally provides for the following. Property owned by the WCIA will be conveyed as follows: (1) Parcels on which Dixie Center sits to the County with a contract lien to be recorded on the Dixie Center property indicating the City's 38% interest in the property in the event of disposition (change of use, sell, convey or otherwise disposed of); (2) Restaurant pads located west of Hilton Garden Inn jointly owned by County and City 50%/50%; (3) Legacy Park property at Washington County Fairgrounds to County; (4) Two vacant parcels in Kane County and Washington County to County 62%/City 38% interest. A commercial appraisal will be done on the Dixie Center property to determine current value and City's 38% and at the time of disposition another appraisal will be done to determine any increase to the City's value in the Dixie Center property. A cross easement will be recorded on both the Dixie Center parking lot North East of the Dixie Center and the City's property to the East of that parking lot if the County approves of the City's use of the City's property. This cross easement will allow patrons of both the Dixie Center and the City's property to park on either parking lot. Under the agreement, City employees at the Dixie Center will transfer to the County on 1/1/24, with the City paying out PTO and a portion of the sick leave to transferring employees on 12/31/23. The City will be permitted to use the Dixie Center for Municipal Use or Hosted Use without charge (except for costs for outside contract vendors).

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Link to presentation from Mayor Randall, including discussion between City Attorney Tani Downing, the City Council, Operations Director Marc Mortensen, and Mayor Randall: [00:00:34](#)

Link to motion: [00:11:09](#)

MOTION:

A motion was made by Councilmember Larkin to approve Resolution No. 2023-015R approving Amendment Number One to the Interlocal Cooperative Agreement between Washington County and the City of St. George creating the Washington County Interlocal Agreement (WCIA) for purposes of dissolving the WCIA and distributing the assets among the parties under a separate agreement.

SECOND:

The motion was seconded by Councilmember Tanner.

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.

Link to motion: [00:11:46](#)

MOTION:

A motion was made by Councilmember Larkin to approve an agreement between Washington County, St. George City, and the Washington County/St. George Interlocal Agency to wind up the Washington County/St. George Interlocal Agency, along with the associated Memorandum of Agreement and Notice of Contractual Lien to be recorded on the Dixie Center property securing the City's 38% interest and the Cross Access and Parking Easement.

SECOND:

The motion was seconded by Councilmember Tanner.

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.

ADJOURN:

Link to motion: [00:12:36](#)

MOTION:

A motion was made by Councilmember McArthur to adjourn.

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

/s/Christina Fernandez

Christina Fernandez, City Recorder