

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
APRIL 4, 2024 5:00 P.M.  
CITY COUNCIL CHAMBERS**

**PRESENT:**

**Mayor Michele Randall  
Councilmember Dannielle Larkin  
Councilmember Natalie Larsen  
Councilmember Michelle Tanner  
Councilmember Steve Kemp**

**EXCUSED:**

**Councilmember Jimmie Hughes**

**STAFF MEMBERS PRESENT:**

**City Manager John Willis  
City Attorney Shawn Guzman  
City Recorder Christina Fernandez  
Parks Manager Ben Neumann  
Several Parks Department Staff Members  
City Engineer Jay Sandberg  
Assistant City Attorney Ryan Dooley  
Public Works Director Cameron Cutler  
Assistant Public Works Director Wes Jenkins  
Community Development Director Carol Winner  
Planner Dan Boles  
Planner Mike Hadley**

**OTHERS PRESENT:**

**Several Members of the Dixie Elks Lodge**

**CALL TO ORDER:**

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

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

**MAYOR'S RECOGNITIONS AND UPDATES:**

**Read a proclamation proclaiming April 27, 2024 as Arbor Day.**

Link to Councilmember Kemp reading a proclamation proclaiming April 27, 2024 as Arbor Day; the proclamation was accepted by Parks Manager Ben Neumann and Parks Department staff, including comments from Councilmember Larkin: [00:02:07](#)

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**Read a proclamation proclaiming May 1 – 7, 2024 as Youth Week.**

Link to Mayor Randall proclaiming May 1 – 7, 2024 as Youth Week; the proclamation was accepted by members of the Dixie Elks Lodge, including comments from Exalted Ruler Wayne Barnes: [00:06:32](#)

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**APPOINT DEPUTY CITY RECORDER:**

Link to Mayor Randall recommending the appointment of Brenda Hatch as a Deputy City Recorder: [00:11:35](#)

Link to motion: [00:11:51](#)

**MOTION:**

A motion was made by Councilmember Larsen to appoint Brenda Hatch as a Deputy City Recorder.

**SECOND:**

The motion was seconded by Councilmember Larkin.

**VOTE:**

Mayor Randall called for a vote, as follows:

Councilmember Larkin – aye  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**COMMENTS FROM THE PUBLIC:**

No comments were given.

**CONSENT CALENDAR:**

**a. Consider approval to award bid to AGEC for the City Hall and parking structure materials testing and special inspections.**

BACKGROUND and RECOMMENDATION: The construction specifications for the New City Hall and Parking structure require special testing and inspections on the project. Staff recommends awarding the bid to AGEC in the amount of \$106,306.

**b. Consider approval to award bid to American Chiller Services for the replacement HVAC chiller for the Dinosaur Discovery Site.**

BACKGROUND and RECOMMENDATION: The Dinosaur Discovery Site HVAC is over 20 years old and will not work correctly in high temperatures, making the facility very uncomfortable and unsafe for staff and guests. Staff recommends awarding the bid to American Chiller Services in the amount of \$148,753.

**c. Consider approval to award bid to Whitaker Construction for the construction of portions of the Virgin River South Trail Phase 2.**

BACKGROUND and RECOMMENDATION: This portion of the trail will connect phase 1, Bloomington Park to Brigham Rd, to the existing Virgin River South Trail near the I-15. There were some property issues that were unresolved when phase 1 was constructed. These issues have been resolved resulting in a trail

connection to Walmart. Staff recommends awarding the bid to Whitaker Construction in the amount of \$1,491,838.

**d. Consider approval to award bid to Caliber Contractor LLC for the JC Snow Park Pavilions Replacement project.**

BACKGROUND and RECOMMENDATION: This bid is to remove two of the existing pavilions and associated concrete flatwork. The bid also includes installing new concrete flatwork for two of the new replacement pavilions. Currently the park has three existing pavilions that were installed in the late '70s that need to be replaced. The three replacement pavilions have already been ordered by the city in a separate contract. Staff recommends awarding the bid to Caliber Contractor LLC in the amount of \$117,864.50.

**e. Consider approval of a Professional Services Agreement with Rosenberg Associates for the design of Gap Canyon Parkway.**

BACKGROUND and RECOMMENDATION: This contract includes the construction design of Gap Canyon Parkway including, base map, floodplain assessment, erosion hazard assessment, drainage study, geotechnical study, and civil construction plans. Staff recommends approval of the agreement.

**f. Consider approval of a Construction Contract with Whitaker Construction for the R1 Sewer Project.**

The R1 Sewer project consists of upsizing an existing 10" line to 18" for 1,560 L.F. in the Paiute Springs subdivision. The project was publicly bid last week and we received (2) bids. Staff recommends approval of the contract.

**g. Consider approval of a land exchange with Freeport West-Daybreak, LLC.**

BACKGROUND and RECOMMENDATION: Freeport is willing to also build the City's portion of Washington Fields Road and the East-West connector road at their expense and provide 60,000 cubic yards of fill dirt for the City's use if there is a need for clay removal. Staff recommends approval.

**h. Consider approval to award bid to Doug Hunt Construction for the Renovation of the Airport Terminal project.**

BACKGROUND and RECOMMENDATION: The project Public Notice was posted on the City Website. The pre-Bid Meeting was held on January 5, 2024 and there were eight (8) contractors present. Five (5) bids were received and opened on February 2, 2024. The project was rebid in order to comply with City Code. The bid opening for the St. George Terminal Renovation Rebid was held at 2:00 pm on Thursday March 7, 2024. A total of four contractors submitted formal bids, with Doug Hunt Construction being the low bidder, with a bid of \$575,000.00. Doug Hunt Construction's proposed schedule for the Terminal Renovation Project

is acceptable and in line with the contract documents of 90 working days. Staff recommends awarding the bid to Doug Hunt Construction in the amount of \$575,000.

**i. Consider approval of the minutes from the meeting held on March 21, 2024.**

Link to presentation from City Manager John Willis: [00:12:32](#)

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Link to motion: [00:12:57](#)

**MOTION:**

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

**SECOND:**

The motion was seconded by Councilmember Kemp.

**VOTE:**

Mayor Randall called for a vote, as follows:

Councilmember Larkin – aye  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**AMEND CITY CODE/ORDINANCE:**

**Consider approval of Ordinance No. 2024-019 amending 10-13-C of the St. George City Code pertaining to Development and the Flood and Erosion Hazard Overlay Zone.**

BACKGROUND and RECOMMENDATION: To be eligible for federal disaster assistance St. George participates in the National Flood Insurance Program and is required to enact regulations to minimize flood losses. The original ordinance was adopted in 1987 with minor revisions since then to enact some erosion hazard regulations. This revision brings the ordinance up-to-date in compliance with current Federal and State requirements. At their meeting held on March 26, 2024, the Planning Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from City Engineer Jay Sandberg: [00:13:23](#)

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Link to motion: [00:15:55](#)

**MOTION:**

A motion was made by Councilmember Larsen to approve Ordinance No. 2024-019 amending 10-13-C of the St. George City Code pertaining to Development and the Flood and Erosion Hazard Overlay Zone.

**SECOND:**

The motion was seconded by Councilmember Larkin.

**VOTE:**

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

Councilmember Larkin – aye  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

Link to comments from Councilmember Larsen: [00:16:20](#)

**PLANNED DEVELOPMENT AMENDMENT/ORDINANCE:**

**Consider approval of Ordinance No. 2024-020 amending an approved PD-C (Planned Development Commercial) on 0.89 acres located on the southeast corner of River Road and George Washington Boulevard, with the conditions from the Planning Commission. (Case No. 2024-PDA-004 - Cypress Credit Union)**

BACKGROUND and RECOMMENDATION: The purpose of the amendment is to add a 4,160 ft<sup>2</sup> credit union. This lot is a part of the River Crossing Planned Development and the last lot to seek site approval in the development. At their meeting held on March 12, 2024, the Planning Commission held a public hearing and recommended approval of the application with a 6-0 vote and with conditions.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council, Mayor Randall, and Mr. Boles: [00:16:55](#)

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Link to motion: [00:21:52](#)

**MOTION:**

A motion was made by Councilmember Larkin to approve Ordinance No. 2024-020 amending an approved PD-C (Planned Development Commercial) on 0.89 acres located on the southeast corner of River Road and George Washington Boulevard, with the conditions from the Planning Commission which would be the updated exterior.

**SECOND:**

The motion was seconded by Councilmember Kemp.

**VOTE:**

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

Councilmember Larkin – aye  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**APPOINTMENTS:**

**Appointments to Boards and Commissions of the City.**

Link to Mayor Randall recommending the appointment of Ryan Dooley as the Interim City Attorney: [00:22:27](#)

Link to motion: [00:23:18](#)

**MOTION:**

A motion was made by Councilmember Larsen to appoint Ryan Dooley as the Interim City Attorney.

**SECOND:**

The motion was seconded by Councilmember Larkin.

**VOTE:**

Mayor Randall called for a vote, as follows:

Councilmember Larkin – aye  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

Link to comments from Interim City Attorney Ryan Dooley and the City Council:  
[00:23:30](#)

**REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

Link to reports from Councilmember Larkin: [00:26:02](#)

Link to reports from Mayor Randall: [00:27:11](#)

**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 session was not held.

**ADJOURN:**

Link to motion: [00:28:19](#)

**MOTION:**

A motion was made by Councilmember Kemp to adjourn.

**SECOND:**

The motion was seconded by Councilmember Tanner.

**VOTE:**

Mayor Randall called for a vote, as follows:

Councilmember Larkin – aye  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

/s/Christina Fernandez

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Christina Fernandez, City Recorder