

**NOTICE OF WORK MEETING OF THE
CITY COUNCIL OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a work meeting in the Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, April 3, 2025, commencing at 4:00 p.m.

The agenda for the meeting is as follows:

1. **Discussion regarding employee healthcare benefit options.**
2. **Request a closed meeting to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.**
3. **Adjourn and reconvene in a Regular Meeting of the City Council.**

**** THE COUNCIL WILL MOVE TO THE CITY COUNCIL CHAMBERS FOR THE
CITY COUNCIL REGULAR MEETING****

**NOTICE OF REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, April 3, 2025 commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. **Mayor's recognitions, proclamations, and updates.**
 - a. **Read a Proclamation proclaiming April 26, 2025 as Arbor Day.**

2. Comments from the public.

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas about the City which the Council may choose to address. Comments pertaining to an agenda item that includes a public hearing, or public input should be given as that item is being discussed during the meeting.

Up to ten (10) members of the public will be given a limit of two (2) minutes per person. The Council will not respond to comments or questions but will take the comments under consideration for possible discussion at another time. If there are more than 10 individuals wishing to provide public comment, speakers will be selected by random draw.

Rules for making comments:

- You must be a resident of the City of St. George.
- Public input shall not be allowed on any agenda item or pending land use application.
- Comments should relate to City business.
- Speakers shall be courteous and show respect. Comments shall not include obscene or profane language, nor contain attacks on any individual.

In order to provide an opportunity for a broader scope of residents to provide public comments, any person selected to provide comments at a meeting will not be able to provide public comments again for three (3) months (once per quarter); however, written comments may be submitted anytime to the City Recorder at 175 East 200 North, St. George, UT 84770 or publiccomments@sgcity.org.

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

3. Consent Calendar.

a. Consider approval of awarding bid to ForeverLawn Mountain West for purchase and installation of playground surfacing to replace the existing surfacing at the Thunder Junction All Abilities Park

BACKGROUND and RECOMMENDATION: This bid is to replace the existing playground surfacing with artificial turf at the Thunder Junction All Abilities Park. The bid includes the purchase and installation of the replacement surfacing with similar colors and design to what exists now. The bid also includes some minor repair work to the existing surfacing base, surfacing pad, and nailer boards in preparation for the installation of the replacement surfacing. Three bids were received, the low bid received was non responsive due to the flooring proposed not meeting the specifications of the bid. Staff recommends awarding the bid to the second low bidder, ForeverLawn Mountain West in the amount of \$293,806.56, subject to approval of tonight's budget opening.

b. Consider approval of a Purchase Agreement with Henricksen Butler for office furnishings for the new City Hall at Town Square.

BACKGROUND and RECOMMENDATION: City staff and the Interior Design Committee have been working closely with Hendriksen Butler on the furnishings package for the new city hall. This package includes furnishings for all offices, open spaces, public spaces, conference rooms and meetings rooms in the new

city hall. This purchase is available through state contract #MA4142. Staff recommends approval in the amount of \$1,596,049.21.

c. Consider approval of a Purchase Agreement with Hendrickson Butler for Fire Station 1 (HQ) office furniture.

BACKGROUND and RECOMMENDATION: This package includes all office furniture for Fire Station 1 HQ located on 400 East and 100 South. Hendrickson Butler holds a State of Utah Contract #MA3967 for office furnishings. Staff recommends approval in the amount of \$180,502.31.

d. Consider approval of a Professional Services Agreement (PSA) with Civil Science Infrastructure for bid and construction phase services for Southern Hills Park.

BACKGROUND and RECOMMENDATION: Civil Science recently completed the civil design portion of the construction documents for Southern Hills Park and now the project is ready to move on to the next phase of development. This proposed PSA with Civil Science is to provide bid and construction phase services for Southern Hills Park. Staff recommends approval in the amount of \$114,900.00.

e. Consider approval of a Reimbursement Agreement with the Washington County Flood Control Authority for the purchase of Creekside Subdivision Lot 44 to mitigate future flood risks.

BACKGROUND and RECOMMENDATION: The agreement reimburses the cost of the property purchase of Lot 44 of the Creekside Subdivision at 351 S Valley View Dr #44. To mitigate future flooding risks, the City has determined that it is in the best interest of the public to acquire this property. The Flood Control Authority has agreed to reimburse the City for the cost of the property purchase. The agreement was reviewed and approved by the FCA Executive Committee on March 4, 2025. Staff recommends approval.

f. Consider approval of the First Amendment to the FBO Operating and Lease Agreement with Freeman Holdings of Utah, LLC.

BACKGROUND and RECOMMENDATION: The applicant has a current FBO agreement with City at the St. George Airport. Applicant seeks to add corporate hanger parcel 1B to Section 2.1.1 of the current FBO agreement which gives Freeman the right of first refusal on hangar parcel 1A. If exercised, they can proceed with a large hangar project on both lots for corporate aircraft.

g. Consider approval of a fee waiver for the Utah League of Cities and Towns BBQ event held on Thursday, April 17, 2025 at Vernon Worthen Park.

BACKGROUND and RECOMMENDATION: The City of St. George is a member of the Utah League of Cities and Towns and is the host city for this annual midyear conference. In the past, the City has waived fees (special event fee and park rental fee) for this BBQ. Staff recommends waiving the 1) Park reservation fee of \$400; and 2) the Special Event Permit fee of \$150.

h. Consider approval for the Elks Lodge to serve alcohol at their events held at the covered pavilion on City-owned property adjacent to their parking lot for the remainder of 2025.

BACKGROUND and RECOMMENDATION: The Elks Lodge holds multiple events and fundraisers on their property each year for its members. The pavilion located near their building is on City property, where they often hold events and would like to be able to serve alcohol at them. Their events are for members only and are not open to the public. Staff recommends approval with conditions that the applicant: 1) obtain approval of a Local Authority Consent for each event; and 2) reapply for City Council approval for each future year.

- i. **Consider approval of the minutes from the meetings held on March 20, 2025 and March 27, 2025.**
4. **Public hearing and consideration of Resolution No. 2025-008R to review and approve amendments to the Fiscal Year 2024-25 Budget.**

BACKGROUND and RECOMMENDATION: State statute requires a public hearing when changes are requested to the City's budget. Staff typically bring budget openings forward to the City Council for consideration on a quarterly basis based on changes that occur during the fiscal year. Staff recommends taking public comment and approval of the resolution.
5. **Consider approval of a Hillside Development permit to allow disturbance of slopes exceeding 20%, and to determine whether those slopes are natural or manmade.**

BACKGROUND and RECOMMENDATION: The property owner, Benjamin Sorensen, along with Brown Consulting Engineers, has submitted a hillside permit application for the review of a covered tennis court and a 20'x26' auxiliary building within the hillside overlay. The tennis court is for commercial use, and the building would provide restrooms and office space. Proposed improvements include curb, gutter, parking, retaining walls, detention basin, landscaping, lighting, and necessary utilities. The lot, created in 1948 through the Worthen Subdivision plat, would require approximately 16 feet of cut for the tennis court, and approximately 15 feet of cut for the parking lot and office building. The Hillside Review Board examined the project on February 26, 2025, and made a positive recommendation to the Planning Commission and City Council.
6. **Appointments to Boards and Commissions of the City.**
7. **Reports from Mayor, Councilmembers, and City Manager.**
8. **Request a closed meeting to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.**
9. **Adjourn to the Neighborhood Redevelopment Agency meeting.**

**** THE COUNCIL WILL REMAIN IN THE CITY COUNCIL CHAMBERS FOR THE NEIGHBORHOOD REDEVELOPMENT AGENCY MEETING****

**NOTICE OF REGULAR MEETING OF THE
NEIGHBORHOOD REDEVELOPMENT AGENCY
OF THE CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the Neighborhood Redevelopment Agency of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, April 3, 2025 commencing at approximately 6:00 p.m.

The agenda for the meeting is as follows:

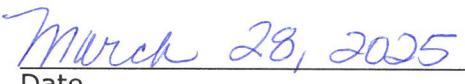
- 1. Public hearing and consideration of Resolution No. RDA-2025-001R to review and approve amendments to the Fiscal Year 2024-25 Budget.**

BACKGROUND and RECOMMENDATION: State statute requires a public hearing when changes are requested to the Redevelopment Agency's budget. Staff typically bring budget openings forward to the Redevelopment Agency Board for consideration on an as needed basis as changes occur during the fiscal year. Staff recommends taking public comment and approval of the resolution.

- 2. Consider approval of the minutes from the meetings held on March 6, 2025.**



Christina Fernandez, City Recorder



Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.



Agenda Date: 04/03/2025

Agenda Item Number: RD

Subject:

(RDA) Public hearing and consideration of Resolution No. RDA-2025-001R to review and approve amendments to the Fiscal Year 2024-25 Budget.

Item at-a-glance:

Staff Contact: Robert Myers

Applicant Name: Neighborhood Redevelopment Agency of the City of St. George

Reference Number: N/A

Address/Location:

175 East 200 North

Item History (background/project status/public process):

State statute requires a public hearing when changes are requested to the Redevelopment Agency's budget. Staff typically bring budget openings forward to the Redevelopment Agency Board for consideration on an as needed basis as changes occur during the fiscal year. Staff recommends taking public comment and approval of the resolution.

Staff Narrative (need/purpose):

Staff requests to amend the budget to reimburse for completed roadway improvements made on Crosby Way and 120 East. Work performed by the developer included excavation, utility line installation (water and storm drain), curb & gutter, sidewalk, paving, and associated construction appurtenances (e.g., traffic control, erosion control, design, geotechnical testing, etc.). These improvements and the associated reimbursement were agreed to as part of the sale of city property. The executed property sale agreement included reimbursement of this work in the total reimbursement amount of \$175,985. Funding for this reimbursement is available in the Dixie Center EDA fund. Staff requests to amend the budget in the amount of \$175,985 to reimburse the developer for roadway improvements along Crosby Way and 120 East. Staff recommends taking public comment and approval of the resolution.

Name of Legal Dept approver: Ryan Dooley

Budget Impact:

Cost for the agenda item: \$175,985

Amount approved in current FY budget for item: \$0

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

See exhibit a

Description of funding source:

See exhibit a

Recommendation (Include any conditions):

Staff recommends taking public comment and approval of the resolution.

RESOLUTION NO. _____

**AMENDING THE 2024-2025 FISCAL BUDGET FOR
THE ST. GEORGE NEIGHBORHOOD REDEVELOPMENT AGENCY**

WHEREAS, pursuant to the Uniform Fiscal Procedures Act for Utah Cities (the "Act"), the St. George Neighborhood Redevelopment Agency is required to adopt an annual budget with regard to the funds of the City; and

WHEREAS, the St. George Neighborhood Redevelopment Agency has complied with the provisions of the Act in adopting a budget, and setting and conducting public hearings on such budget.

NOW, THEREFORE, at a regular meeting of the Neighborhood Redevelopment Agency of the City of St. George, Utah, duly called, noticed and held on the 3rd day of April, 2025, upon motion duly made and seconded, it is unanimously.

RESOLVED that the 2024-2025 fiscal budget for the Neighborhood Redevelopment Agency of the City of St. George thereto, is hereby amended. Said amendments are attached hereto as Exhibit "A."

VOTED UPON AND PASSED BY THE ST. GEORGE NEIGHBORHOOD
REDEVELOPMENT AGENCY AT A REGULAR MEETING OF SAID AGENCY
HELD ON THE 3RD DAY OF APRIL, 2025

REDEVELOPMENT AGENCY OF
THE CITY OF ST. GEORGE:

ATTEST:

Michele Randall, Chairwoman

Christina Fernandez, Secretary

APPROVED AS TO FORM:
City Attorney's Office

Ryan N Dooley, City Attorney

VOTING OF MEMBERS:

Agency Member Hughes	_____
Agency Member Larkin	_____
Agency Member Larsen	_____
Agency Member Tanner	_____
Agency Member Kemp	_____



OTHER FUND ADJUSTMENTS

			<u>Debit</u>	<u>Credit</u>
1	35-38800	Dixie Center EDA Fund - Appropriated Fund Balance		175,985
	35-3500-7300	Dixie Center EDA Fund - Improvements	175,985	

Staff requests to amend the budget for the reimbursement of the construction of roadway improvements on Crosby Way and 120 East. This request is for a reimbursement of roadway improvements along Crosby Way and 120 East associated with the sale of City property adjacent to the roadways indicated. The improvements consisted of excavation, utility line installation (water and storm drain), curb & gutter, sidewalk, paving, and associated construction appurtenances (e.g., traffic control, erosion control, design, geotechnical testing, etc.). The executed property sale agreement included reimbursement of this work in the total reimbursement amount of \$175,985. Funding for this reimbursement is available in the Dixie Center EDA fund. Staff requests to amend the budget in the amount of \$175,985 to reimburse the developer for roadway improvements along Crosby Way and 120 East.

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**ST. GEORGE NEIGHBORHOOD
REDEVELOPMENT AGENCY MINUTES
REGULAR MEETING
MARCH 6, 2025, 6:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Chairwoman Michele Randall
Agency Member Jimmie Hughes
Agency Member Dannielle Larkin
Agency Member Natalie Larsen
Agency Member Michelle Tanner
Agency Member Steve Kemp**

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez**

Link to Chairwoman Randall calling the meeting to order: [00:00:00](#)

REAL ESTATE PURCHASE AGREEMENT:

Consider approval of a Real Estate Purchase Agreement between the City of St. George ("Seller") and St. George Blvd Partners, LLC, a Utah limited liability company ("Buyer") for the purchase of approximately 3.73 acres located on the corner of 100 West and St. George Boulevard.

BACKGROUND and RECOMMENDATION: In 2023, the City sought Statements of Qualifications from firms with significant experience and competency in professional architectural design services for city-owned property located at 100 W and St. George Boulevard. The project will build upon the foundation of Ancestor Square and will seamlessly enhance our community. The City selected St. George Blvd Partners, LLC to work hand-in-hand with the city to conceptually plan and design a creative, engaging project that will become a successful and financially feasible development.

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

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

MOTION:

A motion was made by Agency Member Larkin to approve the Real Estate Purchase Agreement between the City of St. George ("Seller") and St. George Blvd Partners, LLC, a Utah limited liability company ("Buyer") for the purchase of approximately 3.73 acres located on the corner of 100 West and St. George Boulevard.

SECOND:

The motion was seconded by Agency Member Tanner.

VOTE:

Chairwoman Randall called for a vote, as follows:

Agency Member Hughes – aye
Agency Member Larkin – aye
Agency Member Larsen – aye

1 St. George Neighborhood Redevelopment Agency Minutes
2 March 6, 2025
3 Page Two
4

5 Agency Member Tanner – aye
6 Agency Member Kemp – aye
7

8 The vote was unanimous and the motion carried.
9

10 **MINUTES:**

11 **Consider approval of the minutes from the meeting held on October 17,
12 2024.**

13 Link to presentation from Mayor Randall: [00:00:55](#)
14

15 [Agenda Packet \[Page 2\]](#)
16

17 Link to motion: [00:01:03](#)
18

19 **MOTION:**

20 A motion was made by Agency Member Tanner to approve the minutes.
21

22 **SECOND:**

23 The motion was seconded by Agency Member Larkin.
24

25 **VOTE:**

26 Chairwoman Randall called for a vote, as follows:
27

28 Agency Member Hughes – aye
29 Agency Member Larkin – aye
30 Agency Member Larsen – aye
31 Agency Member Tanner – aye
32 Agency Member Kemp – aye
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34 The vote was unanimous and the motion carried.
35

36 **ADJOURN:**

37 Link to motion: [00:01:11](#)
38

39 **MOTION:**

40 A motion was made by Agency Member Kemp to adjourn.
41

42 **SECOND:**

43 The motion was seconded by Agency Member Hughes.
44

45 **VOTE:**

46 Chairwoman Randall called for a vote, as follows:
47

48 Agency Member Hughes – aye
49 Agency Member Larkin – aye
50 Agency Member Larsen – aye
51 Agency Member Tanner – aye
52 Agency Member Kemp – aye
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54 The vote was unanimous and the motion carried.
55