

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
OCTOBER 9, 2014, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

**Mayor Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
Deputy City Attorney Paula Houston
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 Gregg McArthur, and the invocation was offered by Councilmember Arial.

Mayor Pike mentioned that the Huntsman World Senior Games is taking place right now. He expressed his gratitude for staff who assists with, as well as put on these types of events.

Councilmember Randall mentioned that two local participants won the St. George Marathon.

INTRODUCTION OF COUNTY COMMISSION CANDIDATES:

Mayor Pike introduced Victor Iverson, Zach Renstrom and Paul Van Dam. Chris White was also invited, but did not respond.

Victor Iverson, candidate, introduced himself. He stated that he was born in St. George and grew up in LaVerkin. There are some great challenges in Washington County as well as some great opportunities and he looks forward to working with the Council. He has seen a lot of talented youth in the County. Growth will be a challenge and an opportunity. His purpose in coming here tonight is to explain that he plans to work with the City. He would like to continue the good that has happened in the County.

Zach Renstrom, candidate, introduced himself. He stated that he moved to St. George because he and his wife wanted a place to raise his family. He has grown to love the people here; when something happens, everyone comes to help. He decided to run for office because he knows a lot about infrastructure and understands a lot of the needs in the County. He mentioned that he is worried about the economy and looks forward to the opportunity to work with the Council.

Paul Van Dam, candidate, introduced himself. He stated that he lives here by choice; however, he grew up in Northern Utah. After law school, he worked in the County Attorney's office as a prosecutor. A few years later, he was elected District Attorney. He feels that he can be useful to the people of Washington County in putting together a structure that might be accommodating to growth and quality of life. This is a very challenging County. It is fun to earn while you learn, but it is more important to know what you are doing. He offers the knowledge that he has. There are issues in the County, two of which are growth and water. He spoke about the cost of the Lake Powell Pipeline.

Mayor Pike called for a recess to travel to the Millcreek Generation Facility.

SITE VISIT TO THE MILLCREEK GENERATION FACILITY AND DISCUSSION WITH REGARDS TO STAFFING:

Power Generation Superintendent Rod Carter and City Manager Gary Esplin explained the system used to generate power.

Energy Services staff took the Councilmembers on a tour of the facility.

Energy Services Director Phil Solomon explained that the greatest expense of the GE contract was having the full time facilitator on site. There is no longer a need for a full time facilitator, rather, there is a need for additional technicians. He proposes hiring two additional employees, a generation technician and a SCADA technician. The cost of the two employees is approximately \$150,000. Using GE only when needed, will save approximately \$300,000.

City Manager Gary Esplin stated the critical point is that this facility is operated by four staff members. While GE can be used as backup, it makes sense to hire the additional staff members.

Mr. Carter commented that it is a challenge to have a small number of employees as they rotate facilities.

Councilmember Hughes stated that hiring additional employees makes sense.

City Manager Gary Esplin advised this will be included in the budget opening at next Thursday's meeting.

Councilmembers traveled back to City Hall.

CONSIDER APPROVAL OF A PURCHASE AGREEMENT WITH ISLAND TRADING COMPANY, LLC FOR PROPERTY ADJACENT TO THE DIXIE CENTER:

City Manager Gary Esplin advised that this is not really a purchase agreement rather, it is an approval of the terms of the agreement. The buyer will have 90 days to determine if the project will work, after which a purchase agreement will return for approval. The property is approximately 13.494 acres, about 587,255 square feet. The proposed purchase price is \$10.50 a square foot, which is a bit higher than market value for the amount of property. The buyers are proposing to put 10% down at closing and the City would finance the balance at 4% interest. One year from closing, the first payment will be due and the 4% will begin to accrue at that time. The amortization rate will be based on a 25-year schedule, but there would be a 10-year payout. With the previous City Council as well as the current City Council, the intent was to keep the property for uses that would be compatible with or benefit the Dixie Center and the community. The applicant along with Mayor Pike, City Attorney Shawn Guzman, and himself have gone through the list of allowed uses in a C-3 zone and crossed off what was not wanted in the area. If their intended use does not work out, they would be limited by contract to the uses outlined in the purchase agreement. The buyers have been good to work with. Additionally, the applicant would like to purchase property on the northeast corner, approximately 2.7 acres at \$12.00 per square foot, one year after the closing date. They have requested to use reuse water for their project; staff has agreed if available at that location. The City would be in first position on the property.

Shayne Barney, representative, stated that his clients are very excited. The use will be entertainment based, possibly a water park. He does not know if the client will need the entire 90 days.

City Manager Gary Esplin explained that a development agreement will be part of the purchase contract and will include a stipulation of a shared parking agreement with the Dixie Center.

MOTION: A motion was made by Councilmember Hughes to approve the option to purchase agreement with Island Trading Company for \$10.50 a square foot on one parcel and \$12.00 a square foot for the second property.

SECOND: The motion was seconded by Councilmember Arial.

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.

DISCUSSION ON A PROPOSED BETTERMENT AGREEMENT WITH UDOT FOR THE SUNSET BOULEVARD/BLUFF STREET PROJECT:

City Manager Gary Esplin commented that there is a great history with UDOT in doing betterment agreements. While UDOT's focus is getting the project done, .75 of the total construction cost of their project goes into aesthetics, if the City wants anything added.

Mark Goble presented a Power Point presentation covering the following topics: Bluff Street Interchange at Sunset Boulevard, Preliminary Aesthetics; Project Overview; Existing Context; Bridge & Wall Enhancements; Pedestrian Tunnel & Wall Enhancements; Medians & Lighting; Railings & Fencing; Landscape Areas. He showed the Bluff Street Interchange at Sunset Boulevard, Landscape & Aesthetics Enhancement Opportunities. The total enhancements are approximately \$613,000; however, the City would be responsible for approximately \$518,000.

Mayor Pike advised that there is \$234,000 in the Capital Project Funds that can be used.

Councilmember Almquist commented there are other projects that are proof that the investment is worth it.

City Manager Gary Esplin advised there are some TIF funds or Capital Projects Funds that could be applied without affecting the general operations of the City. This will be one of the last major projects with UDOT.

The consensus of the Councilmembers is to move forward with the design work and concept.

REPORT FROM COUNCILMEMBERS:

Councilmember Hughes stated that he attended the Homeless Coordinating Council and that things are going great with SwitchPoint.

Mayor Pike mentioned that he and Matt Loo received an award for SwitchPoint yesterday from the Utah Homelessness Summit.

Councilmember Hughes commented that Matt Loo is doing a good job coordinating the Council.

Councilmember Bowcutt stated that the Planning Commission has not met much recently.

Councilmember Hughes mentioned that Doug Solstad resigned from the Housing Authority Board; therefore there is a need to appoint another member. Additionally, there is a need another member on the Animal Shelter Board.

Councilmember Almquist stated that the Dinosaur Board is having trouble with their improvements. The Flood Authority is excited that various things held up during the recent rain, including Santa Clara improvements. They would like to budget for additional early warning systems. The Hillside Board has not met recently. He asked if Bill Swensen could visit the gypsum plant to check the dust in the air.

Councilmember Randall had nothing to report.

Councilmember Arial mentioned that the St. George Art Museum tour will take place on October 18, 2014. The Children's Museum will be receiving a donation and is doing spectacular things.

City Manager Gary Esplin asked that the Children's Museum Board work with the City on their improvements.

Councilmember Arial stated that the Heritage Choir did not receive a grant from the Arts Council because they were late in submitting their application. Art Around the Corner is starting to contact sculptors to present their pieces.

City Manager Gary Esplin mentioned there has been a lot of time spent on enforcing the no parking ordinance near the Pilot. Enforcement was stepped up because a citizen called to complain about not enforcing the ordinance. Staff feels the no parking signs should be taken down since the trucks are not harming anyone. No parking will be allowed near the trail.

The consensus of the Councilmembers is to remove the signs on the east side of the road.

SITE VISIT TO THE DISPATCH CENTER:

Dispatch Training Supervisor Heather Hallman presented a Power Point presentation covering the following topics: St. George Police Communications Training Overview; Training... First you have to get hired!; State of Utah requirements; Post required training; During training; Monthly training;

Communications Center Assistant Manager Justin Grenier presented a Power Point presentation covering the following topics: St. George 911 Center; Call data from 2008-2013 and Inbound/Outbound calls 2013. The presentation also included photos of the dispatch centers, screen prints, coverage map, Google earth photos and photos of the Webb Hill Microwave.

Dispatcher Matt Sevald explained how the dispatch system works.

Communications Manager Cindy Flowers took the Councilmember on a tour of the Dispatch Center.

MOTION: A motion was made by Councilmember Hughes to adjourn.
SECOND: The motion was seconded by Councilmember Almquist.
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.

Christina Fernandez, City Recorder