ST. GEORGE CITY COUNCIL MINUTES REGULAR MEETING AUGUST 7, 2025, 5:00 P.M. CITY COUNCIL CHAMBERS

PRESENT:

Mayor Michele Randall Councilmember Jimmie Hughes Councilmember Dannielle Larkin Councilmember Natalie Larsen Councilmember Michelle Tanner – left at 6:05 p.m. Councilmember Steve Kemp

STAFF MEMBERS PRESENT:

City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
K9 Officer Emma
Several staff members from the Police Department
Assistant City Manager Robert Myers
Assistant Budget Manager Chad Moultrie
Planner Brenda Hatch
Planner Brian Dean
Planner Dan Boles
Community Development Director Carol Winner
Assistant Public Works Director Wes Jenkins
Battalion Chief Coty Chadburn

OTHERS PRESENT:

Jenny Macfarlane of the Boys and Girls Club Applicant Shane Wittwer

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Reverend Rickine Kestin with Solomons Porch Four Square and The Pledge of Allegiance to the Flag was led by Councilmember Larsen.

Link to call to order, invocation, and flag salute: 00:00:00

MAYOR'S RECOGNITIONS, PROCLAMATIONS, AND UPDATES:

a. Recognition of K9 Officer Emma.

Link to recognition of K9 Officer Emma, including comments from City Council: 00:01:40

Link to an update from Jenny Macfarlane of the Boys and Girls Club: 00:06:00

COMMENTS FROM THE PUBLIC:

Link to comments from resident Loren Webb, including discussion between Mayor Randall and Mr. Webb: 00:09:55

Link to comments from resident Mike McKee: 00:13:35

CONSENT CALENDAR:

a. Consider approval to award bid to CHM Industries for custom tubular steel pole replacement projects.

BACKGROUND and RECOMMENDATION: This agenda item pertains to critical enhancements of power infrastructure within the St. George Energy System, specifically targeting power pole upgrades necessitated by Utah Department of Transportation (UDOT) projects including the I-15 expansion and the South Bluff Street widening, alongside improvements in the Tonaquint area. Staff recommends awarding the bid to CHM Industries in the amount of \$191,618.80.

b. Consider approval of the purchase of a 2026 Johnston Sweeper from Cate Equipment Solutions.

BACKGROUND and RECOMMENDATION: This item is for the replacement sweeper in the Streets Division. The sweeper is utilized daily for street cleaning and maintenance. The proposed purchase is procured through the State Contract process, and the purchase amount for the loader is \$252,040. Note that this purchase is for the sweeper box and equipment that will be installed on the truck chassis, which will be purchased separately. Staff recommends approval.

c. Consider approval of the purchase of a 2025 John Deere Backhoe from RDO Equipment Co.

BACKGROUND and RECOMMENDATION: This item is for the replacement backhoe in the Streets Division. The backhoe is utilized daily for projects related to Streets maintenance (concrete, roadside, drainage, asphalt). The proposed purchase is procured through the State Contract process, and the purchase amount for the backhoe is \$166,870.50. Staff recommends approval.

d. Consider approval of the purchase of a 2025 John Deere Loader from RDO Equipment Co.

BACKGROUND and RECOMMENDATION: This item is for the replacement loader in the Streets Division at the Reuse Center. The loader is utilized daily for the recycle operations at the Reuse Center. The proposed purchase is procured through the State Contract process, and the purchase amount for the loader is \$282,000. Staff recommends approval.

e. Consider approval to award a bid to Interstate Rock Products for Chip Seal Aggregate.

BACKGROUND and RECOMMENDATION: This was a formal bid and one (1) bid was received. The unit cost did not increase over last year's bid. The bid includes 8,000 ton of chip seal aggregate at \$39.80/ton. Staff recommends awarding the bid to Interstate Rock Products in the amount of \$318,400.

f. Consider approval to award bid to Interstate Rock Products, Inc. for construction of the Southern Hills Park.

BACKGROUND and RECOMMENDATION: This item is to award a bid to construct a 4 acre neighborhood park in the Southern Hills area of the City to Interstate Rock Products in the amount of \$1,711,514.36. The Southern Hills Park will include a large playground, open turf area, pedestrian bridge, multi-use trail, pavilion and restrooms. Formal bids were requested and the city received five bids. After bids were received, it was determined that a number of line items were not necessary for the project. These items were removed from each bid received, resulting in a decrease in the bid amounts. The lowest bidder before and after the items were removed is Interstate Rock Products. The total bid amount after the removal of the items is \$1,711,514.36, which includes the base bid plus two alternates. The Southern Hills Park is included in the FY 2026 Business Plan, is a 2023 Trails, Parks and Recreation G.O. Bond project, and is on the city's master plan. Staff recommends approval contingent upon approval of the budget amendment.

g. Consider approval of the Scope of Work from Woolpert for the Terminal Expansion 100% Design.

BACKGROUND and RECOMMENDATION: The existing terminal is utilized by the public more than any other building owned by St. George City. Looking toward the future, the St George Airport Terminal facilities require expansion and modernization in key functional areas to accommodate a growing number of passengers and the anticipated upgrade of aircraft servicing the airport. To this end, two initial planning efforts have been completed to date, both of which form the foundation for this proposed final design effort: 1) Airport Master Plan Update, 2019; and 2) Terminal Project Development Plan (PDP) Concept Option 3B, December 2024 (30%). The work covered under this scope includes taking the 30% conceptual design to final design, drafting construction documents, and bid-phase services for a Construction Manager at Risk (CMAR). Staff recommends approval in the amount of \$5,523,770.55.

h. Consider approval of an Equipment/Supplies/Materials Purchase Agreement with Nickerson Company for supply of 2025 groundwater well materials.

BACKGROUND and RECOMMENDATION: Two bids were received for groundwater well materials, including groundwater well column pipe, tube, and shaft. Since these items tend to be a long lead-time item, the materials are purchased and placed in our stock yard to be used when needed. Purchasing and stocking the materials minimizes the amount of time that a well is out of production, and maximized the wells annual water production. The bid includes 3,400 LF of column pipe and 4,000 LF of oil tube and pump shaft. Staff recommends approval in the amount of \$552,816.

i. Consider approval of a Professional Services Agreement with Bowen Collins and Associates for construction management of the Merrill Road Widening and Utilities Project.

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BACKGROUND and RECOMMENDATION: The City hired Bowen Collins & Associates (BC&A) to design the Merrill Road Widening and Utilities Project, part of the Washington Fields Drainage Phase 3 Project. The project has been bid and awarded to Sunroc Construction. BC&A's original contract included only design services; this contract outlines a proposed scope and fee for limited construction management support during construction. Staff recommends approval in the amount of \$214,181.

j. Consider approval of a Federal Aid Agreement modification for the 1450 South (George Washington Blvd) Roadway Project.

BACKGROUND and RECOMMENDATION: This 1450 South (George Washington Boulevard) Extension project received federal funding on the project. This modification (or amendment) to the Federal Aid Agreement removes all federal funding from the roadway project. Local roadway funds will provide the funding on this project. Staff recommends approval.

k. Consider approval of amending the Interlocal Agreement between the City of St. George and Ivins City for the provision of Public Transit Service.

BACKGROUND and RECOMMENDATION: Suntran has been providing transit service to the Ivins area for many years. This route has historically been a shared route between Ivins and St. George where 40 minutes of the 80-min route goes through Ivins and the other 40 minutes goes through St. George. Since Ivins have coordinated the purchase of a new bus with St. George to provide a full 40-min route, Suntran has been providing the full-route service. This amended agreement updates the cost of the full route.

 Consider approval for the continued sponsorship of the Lion's Club 91st annual Dixie Round Up Rodeo and the approval to have a Beer Garden for the 5th year at the event being held September 18- 20, 2025 at the Dixie Sun Bowl.

BACKGROUND and RECOMMENDATION: This annual event, held at the Dixie Sun Bowl, includes evening rodeos Thursday - Saturday from 6:00 p.m. - 10:00 p.m., with a Beer Garden during that time and a parade on Saturday at 9:00 a.m. The sponsorship request includes permitting a Beer Garden and the fee waivers of the following: 1)Special Event Permit Application fee (\$150); 2) Sublicense fee (\$5 per vendor); 3) Annual Alcohol fee (\$500); 4) Local Consent Application fee (\$50); 5) Security fee; 6) Encroachment fees (\$650); 7)Water hydrant fee; and deposit (\$2,000). Staff recommends approval with the condition that the applicant obtain insurance with the correct endorsements and all permit applications are approved prior to the event.

m. Consider approval of the continued sponsorship of the Boys and Girls Club of Southern Utah 3rd Annual Patti & LaVell Edwards St. George Golf Tournament fundraiser in the amount of \$3,000.

BACKGROUND and RECOMMENDATION: The Boys & Girls Club is now entering its fourth year of operations in St George, providing a safe place for kids with nowhere to go after school. The Boys and Girls Club provides academic support, enrichment activities, hands-on STEM experiences, teach digital safety & responsibility, and even feed the kids a delicious meal & snacks every day! These programs are currently offered at 8 Schools in St George at no cost to the kids or their families. This program has been so successful there is now a waiting list of kids to join. The Council approved sponsorship in 2023 and 2024 for the Club's previous golf tournament fundraising events. The Boys and Girls Club is holding the 3rd Annual Patti & LaVell Edwards St. George Golf Tournament fundraiser to raise funds to support this very successful program in our schools and is requesting sponsorship from the City of \$3,000.

n. Consider approval to award bid to Bleachers International for bleacher engineering, bleacher system (materials), and installation for the Dixie Sunbowl Renovation Project.

BACKGROUND and RECOMMENDATION: This item is to award a bid to provide bleacher engineering, bleacher system (materials), and installation for the Dixie Sunbowl Renovation Project to Bleachers International in the amount of \$2,321,993. The City has hired Hughes General Contractors as the Construction Manager / General Contractor (CM/GC) for the Dixie Sunbowl Renovation Project. Hughes GC requested sealed bids from three different bleacher suppliers and recommends only awarding the Base Bid to Bleachers International. This was not the low material bid received; however, the benefit of their product is anticipated to decrease costs in other items on the project such as earthwork, concrete, engineering and layout documents. As well as increasing storage availability, access and improved visual esthetics. The Dixie Sunbowl Renovation Project is a 2023 Trails, Parks and Recreation G.O. Bond project. Staff recommends awarding the bid to Bleachers International in the amount of \$2,321,993.

 Consider approval of the minutes from the meetings held on June 19, 2025; July 10, 2025 (work); July 10, 2025 (regular); July 17, 2025 (work); and July 17,2025 (regular).

Link to presentation from City Manager John Willis, including comments from the City Council: 00:16:11

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Link to motion: <u>00:17:02</u>

MOTION:

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

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

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> Councilmember Hughes – aye 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. 2025-059 amending Title 10-17A-3 of City Code and modifying the specific standards for accessory dwelling units. (Case No. 2025-ZRA-010 - ADU Development Standards)

BACKGROUND and RECOMMENDATION: This zoning regulation amendment (ZRA) request is to amend Title 10-17A-3 of the City Code to modify standards for accessory dwelling units (ADU). The request is to implement Strategy E of the City's Moderate Income Housing Plan, which reads as follows: "Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones." At their meeting held on July 22, 2025, the Planning Commission held a public hearing, and recommended approval with a 7-0 vote. There were no public comments.

Link to introduction from City Manager John Willis and presentation from Community Development Director Carol Winner, including discussion between the City Council, City Manager John Willis, and Ms. Winner: 00:17:20

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Link to motion: 00:39:02

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-059 amending Title 10-17A-3 of City Code and modifying the specific standards for accessory dwelling units, changing item d to say "within the downtown boundaries two ADUs are allowed per lot."

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

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

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

The vote was unanimous and the motion carried.

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ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2025-057 amending the City Zoning Map by changing the zone plan from C-4 (Central Business District Commercial) to PD-MU (Planned Development Mixed-Use) on approximately 3.24 acres located at the northwest corner of St. George Boulevard and Temple Street. (Case No. 2025-ZC-013 – Downtown Curio)

BACKGROUND and RECOMMENDATION: The applicant is requesting a zone change to create a new mixed use project that will include a hotel with ground floor commercial space and a parking garage. The underlying general plan is COM (Commercial) with the adjacent zoning of C-4 (Central Business District Commercial). At their meeting held on July 8, 2025 the Planning Commission held a public hearing and recommended approval with no conditions, with a vote of 6-0; there were no public comments.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch, including discussion between the City Council, City Manager John Willis, applicant Shane Wittwer, and Ms. Hatch: <u>00:40:10</u>

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Link to motion: <u>00:49:50</u>

MOTION:

A motion was made by Councilmember Hughes to approve Ordinance No. 2025-057 amending the City Zoning Map by changing the zone plan from C-4 (Central Business District Commercial) to PD-MU (Planned Development Mixed-Use) on approximately 3.24 acres located at the northwest corner of St. George Boulevard and Temple Street.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

Councilmember Hughes – aye 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: 00:50:23

PUBLIC HEARING/AMEND FY2025-26 BUDGET/RESOLUTION:

Public hearing and consideration of Resolution No. 2025-016R to review and approve amendments to the Fiscal Year 2025-26 Budget.

BACKGROUND and RECOMMENDATION: State statute requires a public hearing when changes are requested to the City's budget. Staff typically bring budget amendments

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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.

Link to introduction from City Manager John Willis and presentation from Assistant City Manager Robert Myers: <u>00:51:13</u>

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Link to public hearing; there were no public comments: 00:52:27

Link to motion: 00:52:46

MOTION:

A motion was made by Councilmember Larsen to approve Resolution No. 2025-016R to review and approve amendments to the Fiscal Year 2025-26 Budget.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

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

The vote was unanimous and the motion carried.

AMEND AND ADOPT FEES/RESOLUTION:

Consider approval of Resolution No. 2025-017R amending and adopting fees for various services and recreational activities.

BACKGROUND and RECOMMENDATION: Updates to the City's Master Fee Schedule were approved by the Council on June 19, 2025. Upon reviewing the final schedule, staff identified a few necessary corrections, as well as some missed updates and additions.

Link to introduction from City Manager John Willis and presentation from Assistant Budget Manager Chad Moultrie, including corrections to the information provided in the agenda packet: 00:53:11

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Link to motion: <u>00:55:23</u>

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MOTION:

A motion was made by Councilmember Kemp to approve Resolution No. 2025-017R amending and adopting fees for various services and recreational activities.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE MUNICIPAL UTILITY EASEMENT/ORDINANCE: Public hearing and consideration of Ordinance No. 2025-056 vacating a municipal utility easement located between Lots 9 and 10 of the Banded Ridge Subdivision.

BACKGROUND and RECOMMENDATION: The owner has submitted a partial subdivision amendment to combine Lots 9 and 10 of the Banded Ridge Subdivision, as described in Doc. No. 20210057913, into a single lot in order to accommodate plans for a future home. As part of this process, the owner is requesting that the easement be vacated. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: 00:55:49

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Link to public hearing; there were no public comments: <u>00:56:25</u>

Link to motion: <u>00:56:40</u>

MOTION:

A motion was made by Councilmember to approve Tanner Ordinance No. 2025-056 vacating a municipal utility easement located between Lots 9 and 10 of the Banded Ridge Subdivision.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

Councilmember Hughes – aye Councilmember Larkin – aye Councilmember Larsen – aye St. George City Council Minutes August 7, 2025 Page Ten

> Councilmember Tanner – aye Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2025-058 amending the Hidden Valley Master Plan PD-R (Planned Development Residential) zone for construction of a new 51-unit townhome development on 7.38 acres. (Case No. 2025-PDA-009 - Villa Highlands Phases 6 & 7)

BACKGROUND and RECOMMENDATION: The proposal is for a multi-family project consisting of 51 townhome units with a density of approximately 6.9 dwelling units per acre. The underlying general plan land use designation is MDR (Medium Density Residential). At their meeting held on July 8, 2025, the Planning Commission held a public hearing, and recommended approval with conditions with a 7-0 vote. One written comment was received prior to the hearing, with no additional comments presented during the public hearing.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including discussion between Mayor Randall and Mr. Dean: 00:57:07

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Link to motion: 01:00:30

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-058 amending the Hidden Valley Master Plan PD-R (Planned Development Residential) zone for construction of a new 51-unit townhome development on 7.38 acres.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

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

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

The vote was unanimous and the motion carried.

HILLSIDE DEVELOPMENT PERMIT:

Consider approval of a Hillside Development Permit to mitigate a portion of the scar on the black hill known as the "Eyebrow" Scar that is approximately 25' wide and 15' high located at approximately 265 South Donlee Drive. (Case No. 2025-HS-007 - Black Hill "Eyebrow" Scar Mitigation)

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BACKGROUND and RECOMMENDATION: This proposal is a hillside development permit to mitigate the scar on the Black Hill. At their meeting held on July 8, 2025, the Planning Commission recommended approval with the condition that they seed area with natural vegetation with a vote of 7-0.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch, including discussion between the City Council, Mayor Randall, and Ms.

Hatch: 01:01:03

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Link to motion: <u>01:03:57</u>

MOTION:

A motion was made by Councilmember Kemp to approve the Hillside Development Permit to mitigate a portion of the scar on the black hill known as the "Eyebrow" Scar that is approximately 25' wide and 15' high located at approximately 265 South Donlee Drive.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye 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. 2025-060 amending portions of Title 10, Chapters 2 and 19 of City Code as it pertains to parking regulations in PD-MU zone and other minor changes.

BACKGROUND and RECOMMENDATION: This zoning regulation amendment request is to amend the parking standards for mixed-use projects by reducing the parking requirements within mixed-use zones located in Downtown St. George. This request, which has been previously discussed in conjunction with the 100 West Project, will also help to achieve Strategy H of the Moderate Income Housing Plan which aims to reduce parking requirements in locations where residents are less likely to need a car. Staff presented the changes to the Planning Commission on July 22, 2025, who recommended unanimous approval to the City Council.

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: <u>01:04:27</u>

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Link to motion: <u>01:13:59</u>

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-060 amending portions of Title 10, Chapters 2 and 19 of City Code as it pertains to parking regulations in PD-MU zone and other minor changes.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

Councilmember Hughes – aye Councilmember Larkin – aye Councilmember Larsen – aye Councilmember Tanner – absent Councilmember Kemp – aye

The vote was unanimous and the motion carried.

AMEND CITY CODE/ORDINANCE:

Consider approval of Ordinance No. 2025-061 amending Title 5 Chapter 3 Section 7 of City Code to amend the Utah Code section defining the term "negligent discharge."

BACKGROUND and RECOMMENDATION: The City regulates the use of fireworks and other ignition sources within City limits. The City Code section which governs this regulation is Title 5 Chapter 3 Section 7, titled "Fireworks and Other Ignition Source Restrictions." This section refers to the Utah Code to define the term "negligent discharge". The Utah Code has updated the section defining this term. Utah Code 73-7-225 has been replaced with section 53-7-225.

Link to introduction from City Manager John Willis and presentation from Battalion Chief Coty Chadburn: 01:14:35

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Link to motion: <u>01:15:41</u>

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-061 amending Title 5 Chapter 3 Section 7 of City Code to amend the Utah Code section defining the term "negligent discharge."

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

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

Councilmember Hughes – aye Councilmember Larkin – aye Councilmember Larsen – aye St. George City Council Minutes August 7, 2025 Page Thirteen

> Councilmember Tanner – absent Councilmember Kemp – aye

The vote was unanimous and the motion carried.

APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Mayor, Councilmembers, and City Manager: 01:16:28

ADJOURN TO A CLOSED MEETING:

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.

A closed meeting was not held.

ADJOURN:

Link to motion: 01:18:24

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

The vote was unanimous and the motion carried.

/s/Christina Fernandez	
Christina Fernandez, City Recorder	