

**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, September 25, 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 and updates.**
 - a. **Read a proclamation proclaiming October, 2025 as Cybersecurity Awareness Month.**
 - b. **Presentation of plaque for accreditation from the Utah Chiefs of Police Association.**

2. **Consent Calendar.**

- a. **Consider approval to enter a 5 year lease agreement for daily use golf equipment.**

BACKGROUND and RECOMMENDATION: It is proposed that the City enter into a five-year lease with a \$1 buyout for daily use equipment at Sunbrook, Southgate and St. George Golf Courses. The equipment being leased is considered daily use (mowers, spray rigs, haulers, etc. see attached list). This does not include equipment for Dixie Red Hills Golf Club. The three courses receiving new equipment from the lease will transfer their best equipment to Red Hills for regular daily use. We estimate that the recent fee increases implemented in July 2025 will more than cover the cost of the annual payment. The Council will be authorizing staff to enter a 5 year lease agreement with De Lage Landen (DLL) Public Finance, LLC for golf equipment that will be purchased through Turf Equipment and Irrigation, Inc (State Contract MA4733) in the annual amount of \$529,826.36 based on an estimated 4.53% interest rate.

- b. **Consider approval to purchase Self Contained Breathing Apparatus (SCBA) and related equipment from LN Curtis utilizing the State Contract #MA4492.**

BACKGROUND and RECOMMENDATION: This purchase is part of the Fire Department's ongoing effort for replacement of Self Contained Breathing Apparatus (SCBA) to replace older existing units that have become obsolete along with the Honeywell brand SCBA that have been discontinued. Staff recommends approval.

- c. **Consider approval to purchase two stainless steel slides under state contract from Berliner Sailfabrik Play Equipment Corporation for the City Hall at Town Square plaza.**

BACKGROUND and RECOMMENDATION: This item is for the purchase of two stainless slides for the City Hall at Town Square Plaza. As part of the redesign of the City Hall Plaza, the design team has added two slides, coming off of the parking structure. One off the 4th level and one off the 3rd. These slides will be fully paid for through RAP Tax funds. Staff recommends approval.

- d. **Consider approval to purchase 40' climbing tower and 2 climbing boulders on state contract from Entre Prises USA Inc for Curly Hollow Adventure Park.**

BACKGROUND and RECOMMENDATION: Staff contracted with Entre Prises USA Inc for the design of this project, and concepts have been approved by staff through multiple design iterations. This feature will be the centerpiece for Curly Hollow. Staff recommends approval.

- e. **Consider approval of an award of bid to Bonneville Builders to construct the new Suntran transit facility on Brigham Road.**

BACKGROUND and RECOMMENDATION: This item is to award a bid to construct the new Suntran Transit Facility in the amount of \$7,104,481. The new Suntran Facility will be used to provide services for the Zion Route and all other routes operated by Suntran within the community. This new facility includes six maintenance bays, office space, a fueling station and parking for customers and the city's bus fleet. The award of this contract includes site work and the construction of the facility and parking. The city received seven bids for the project. Bonneville Builders submitted the highest scored proposal and the lowest bid. This project will be paid for through grant funds received from the state and funds from the County. Staff recommends approval contingent upon approval of the accompanying budget amendment.

- f. **Consider approval of fee waiver for Pickleball Tournament for Homeowners Assistance taking place at the Fields at Little Valley Pickleball Complex.**

BACKGROUND and RECOMMENDATION: The Washington County Realtors R.E.A.C.H Foundation strives to provide access to affordable housing within our community. With this fundraiser, they are helping to provide opportunities for families and individuals in Washington County. Staff recommends approval.

- g. **Consider approval of minutes from the meetings held on August 26, 2025 (Special Canvass Meeting); August 26, 2025 (Special Work Meeting); and September 4, 2025.**

3. **Public Hearing and consideration of the Consolidated Annual Performance Evaluation Report (CAPER) for the 2024 program year, fiscal year 2025, of the Community Development Block Grant (CDBG).**

BACKGROUND and RECOMMENDATION: On or about September 26, 2025, the City will submit a Consolidated Annual Performance Evaluation Report (CAPER), for the 2024 Program Year, to the U.S. Department of Housing & Urban Development

(HUD). The CAPER is a financial and public benefit summary of the City use and expenditures of federal Community Development Block Grant (CDBG) funds. The report evaluates how the City used these federal funds during the past program year to carry out priorities identified in the City adopted 2024 Annual Action Plan. The report also evaluates how the City uses other resources to leverage federal dollars in carrying out the broader vision of community needs and priorities. A public comment period started on September 9, 2025 and will end on September 25, 2025. No comments have been received to date. Staff recommends approval.

4. **Public hearing and consideration of Resolution No. 2025-019R 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 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 Resolution No. 2025-020R amending and adopting fees for various services.**

BACKGROUND and RECOMMENDATION: This item proposes corrections to the Master Fee Schedule for golf courses and electric utility services. The Master Fee Schedule was originally adopted on June 19, 2025. During implementation, staff identified a few items that require correction to ensure alignment with the original budget proposal and customer impact expectations. Staff proposes adjustments to the master fee schedule as detailed in the attached exhibit. Staff recommends approval.

6. **Consider approval of Resolution No. 2025-021R approving an interlocal cooperation agreement with Washington County for Recovery Court law enforcement services.**

BACKGROUND and RECOMMENDATION: This resolution approving the Interlocal Cooperation Agreement for Recovery Court law enforcement services between St. George City and Washington County, Utah, will mutually benefit the participating law enforcement agencies and embody the Police Department's mission to promote individual responsibility and community commitment. Staff recommends approval.

7. **Consider approval of Ordinance No. 2025-076 amending the Desert Color Planned Development Commercial zone on approximately 1.91 acres generally located on the south side of Black Mountain Drive at approximately 1150 west. (Case No. Case No. 2025-PDA-020 - Red Rock Office Building)**

BACKGROUND and RECOMMENDATION: The proposal is for a 25,000 ft² office building. The underlying general plan is PD (Planned Development). At their meeting held on August 26, 2025, the Planning Commission held a public hearing and recommended approval with conditions, with a vote of 5-0 with conditions; there were no comments from the public.

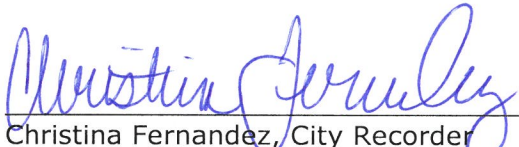
8. Consider approval of Ordinance No. 2025-077 amending the Rockland Townhomes (formally known as Rosewood Townhomes) PD-R (Planned Development Residential) zone. (Case No. 2025-PDA-021)

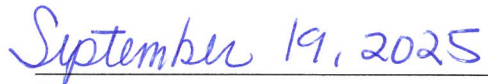
BACKGROUND and RECOMMENDATION: The purpose of this amendment is to revise the maximum height from 27.5 feet to 30 feet measured to the highest point. The amendment also proposes changes of the architecture, materials, colors, and finishes to soffit and fascia, stucco, and vertical shiplap Hardie siding. The site is generally located at 1100 West Curley Hollow Drive. The applicant is FFKR Architects, and the representative is Ben Rogers. The project will be known as Rockland Townhomes. This case was presented to the Planning Commission at a public hearing on August 26, 2025 and recommended approval, with a 6-0 vote.

9. Appointments to Boards and Commissions of the City.

10. Reports from Mayor, Councilmembers, and City Manager.

11. 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.


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: 09/25/2025

Agenda Item Number: 2a

Subject:

Consider approval to enter a 5 year lease agreement for daily use golf equipment.

Item at-a-glance:

Staff Contact: Marc Mortensen
Applicant Name: City of St. George
Reference Number: N/A
Address/Location:
175 East 200 North

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

It is proposed that the City enter into a five-year lease with a \$1 buyout for daily use equipment at Sunbrook, Southgate and St. George Golf Courses. The equipment being leased is considered daily use (mowers, spray rigs, haulers, etc. see attached list). This does not include equipment for Dixie Red Hills Golf Club. The three courses receiving new equipment from the lease will transfer their best equipment to Red Hills for regular daily use. We estimate that the recent fee increases implemented in July 2025 will more than cover the cost of the annual payment. The Council will be authorizing staff to enter a 5 year lease agreement with De Lage Landen (DLL) Public Finance, LLC for golf equipment that will be purchased through Turf Equipment and Irrigation, Inc (State Contract MA4733) in the annual amount of \$529,826.36 based on an estimated 4.53% interest rate.

Staff Narrative (need/purpose):

For years golf course staff have been replacing one or two pieces of equipment at each of the four golf courses. This equipment lease gives the Golf Division an opportunity to catch up and provide each course with reliable daily-use equipment for the next 10+ years. This will drastically reduce the annual ask for equipment from the courses for the next several years but does not include passenger vehicles and larger equipment like a backhoe or dump truck. We solicited two leases under state contract and Turf Equipment met our specifications and came within the approved annual budget. Attached is a quote of the terms and list of all equipment included. The total cost of the equipment is \$2,429,925.53 (not-to-exceed amount) with an estimated annual payment of \$529,826.36.

Name of Legal Dept approver: Kris Pearson

Budget Impact:

Cost for the agenda item: \$529,826.36
Amount approved in current FY budget for item: \$537,000
If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:
N/A
Description of funding source:
Golf course fees

Recommendation (Include any conditions):

Staff recommends approval

Attachments



**TURF EQUIPMENT
& IRRIGATION** INC

Proposal Date: 2025-07-09
Expiration Date: 2025-10-07
Quote ID: Q191452



Count on it.

Turf Equipment & Irrigation, Inc.
1630 S. Gladiola St. SLC, UT 84104
P.O. Box 26903 SLC, UT 84126-0903
(801) 566-3256

Joe Robinson
Fleet Manager
City of St. George
175 E. 200 North St. George, Utah 84770-2845 United States

Prepared by:
Brian Schafer
Sales
+1 4356680022
brian.schafer@turfequip.com

MA4733 STATE CONTRACT

All pricing is subject to change at the time of delivery.
Availability and time of delivery may vary; please check when placing the order.

<u>Qty</u>	<u>Model #</u>	<u>Name</u>	<u>Award</u>	<u>Ext. Award</u>
1	03954_ACCY	Reelmaster 5510-D Accessories	\$17,338.32	\$17,338.32
1	03405	7-inch Weight for CUs with No Attachments (Kit of 5)		
5	03619	22 Inch, 7 Inch Verticutter Reel		
4	30885	Groundsmaster 4500	\$92,141.65	\$368,566.60
4	30669	Universal Sunshade, White		
4	108-1463	Atomic Blade Service Pack (5 Blades, 27 Inch)		
5	30807	Groundsmaster 3500-D	\$46,568.30	\$232,841.48
15	107-0235-03	Atomic Blade (27 Inch)		
4	04520	Greensmaster TriFlex 3400 Hydraulic Diesel	\$58,675.06	\$234,700.25
4	04646	Spring Loaded Rear Roller Scraper (Set of 3)		
4	04714	3WD Kit		
4	126-2058	Armrest Kit (Standard Seat)		
4	04508	Seat Kit, Standard		
4	04554	Light Kit - LED		
4	131-2048	Rear Light Kit		
12	04255	Narrow Wiehle Roller (One roller)		
12	04655	14 Blade Cutting Unit		
12	125-3503	Narrow Wiehle Scraper Assembly		
4	04520	Greensmaster TriFlex 3400 Hydraulic Diesel	\$59,539.20	\$238,156.78
4	04646	Spring Loaded Rear Roller Scraper (Set of 3)		
4	131-2048	Rear Light Kit		
4	93-4264	Bedknife - Low Cut (21 Inch)		
4	04508	Seat Kit, Standard		
4	04554	Light Kit - LED		
4	04714	3WD Kit		
4	126-2058	Armrest Kit (Standard Seat)		
4	04716	Off-Green Kit, TriFlex		
12	125-3504	Wide Wiehle Scraper Kit (21 Inch)		
12	120-9600	High HOC Kit		
12	04256	Wide Wiehle Roller (One roller)		



<u>Qty</u>	<u>Model #</u>	<u>Name</u>	<u>Award</u>	<u>Ext. Award</u>
12	04651	8 Blade Cutting Unit		
3	04520	Greensmaster TriFlex 3400 Hydraulic Diesel	\$67,982.80	\$203,948.41
3	126-2058	Armrest Kit (Standard Seat)		
3	131-2048	Rear Light Kit		
3	04646	Spring Loaded Rear Roller Scraper (Set of 3)		
3	138-8579	Bimini Shade Kit		
3	04714	3WD Kit		
3	04554	Light Kit - LED		
3	04508	Seat Kit, Standard		
9	04648	Universal Groomer Drive		
9	04655	14 Blade Cutting Unit		
9	125-3503	Narrow Wiehle Scraper Assembly		
9	04255	Narrow Wiehle Roller (One roller)		
9	04802	Twin Tip Groomer Blade Assembly (21 Inch)		
5	03954	Reelmaster 5510-D	\$86,586.37	\$432,931.85
5	03405	7-inch Weight for CUs with No Attachments (Kit of 5)		
5	30669	Universal Sunshade, White		
25	107-2993-03	Wiehle Roller Scraper (22 Inch)		
25	107-3280	Rear Roller Scraper Kit (22 Inch)		
25	03638	22 Inch 7-Inch, 8-Blade (Rr) Radial Reel Edgeseries		
2	08743	Sand Pro 3040	\$28,905.79	\$57,811.57
1	30035	400 Hour Filter Maintenance Kit		
1	08740	LED Light Kit		
1	131-6690	Seat Cover Small Grey		
1	CM535-08743	TPP 60 Months 3500 Hours Comprehensive		
2	08838	Midmount Toolbar System		
2	08714	Manual Blade (40 Inch)		
2	08751	QAS Tooth Rake		
2	08735	Carbide Tine Toolbar		
2	09960	ProCore 648s	\$39,487.27	\$78,974.54
2	09220	Windrower Kit		
2	120-1046	Guard-Turf, 4 Tine, Long		
2	09962	LED Light Kit		
2	CM535-09960	TPP 60 Months 3500 Hours Comprehensive		
4	120-1045	Guard-Turf, 4 Tine, Short		
6	09796	4 Tine 3/4 Inch Head Set		
3	41394	Multi Pro 5800-G with ExcelaRate	\$80,623.38	\$241,870.14
3	41219	Ultra Sonic Boom II Kit		
3	41249	Foam Marker Kit		
3	41614	30 Gallon Fresh Water Rinse Kit		
3	41621	Pivoting Electric Hose Reel Kit, MP5800		
3	130-8229	Finish Kit (Finish Kit for Ultra Sonic Boom II Kit)		
3	136-0458	Finish Kit, Foam Marker		
36	95-9186	Cap and Gasket for Systemic Nozzles		
36	120-0705	Light Blue 1.00 gpm nozzle @ 40 PSI		
36	95-9188	Light Blue 1.00 gpm nozzle @ 40 PSI		
36	120-0712	Light Blue 1.00 gpm nozzle @ 40 PSI		
36	121-5062	Cap and Gasket for AI Turbo TwinJet		
11	07235	Workman MDX	\$14,694.00	\$161,634.00
11	07324	Canopy		



TURF EQUIPMENT
& IRRIGATION INC



Count on it.

<u>Qty</u>	<u>Model #</u>	<u>Name</u>	<u>Award</u>	<u>Ext. Award</u>
2	07387	Workman HDX - 4WD Diesel (Kubota)	\$40,071.98	\$80,143.96
2	117-4831	2 Inch Receiver Hitch Kit		
2	07385	Workman HDX - 2WD Kubota Diesel	\$34,545.35	\$69,090.70
2	117-4831	2 Inch Receiver Hitch Kit		
1	07409	Workman GTX EFI	\$11,916.94	\$11,916.94
1	07046	Plastic Cargo Bed		
1	07047	Bench Seat Kit		
1	137-2886-03	Skid Plate Gas		
1	119-0807	Speed Limiter		
1	133-3018	12v Back Up Alarm		

Equipment Total: **\$2,429,925.53**

*Does not include Sales Tax, Use Tax, or Personal Property Tax
Credit Card Payments will incur an additional 3.00% Fee*

August 13, 2025

City of St. George
175 E. 200 North
St. George, UT 84770

Turf Equipment & Agronomics, LLC (“Lender”) is pleased to submit the following proposal, for discussion purposes only, based on our present understanding of the financing requirements of the Borrower named below (“Borrower”) for the acquisition of the below described equipment (“Equipment”). Any changes to these terms, conditions and assumptions may alter the proposed financing.

BORROWER:	City of St. George
LENDER:	Turf Equipment & Agronomics, LLC
EQUIPMENT:	Quote ID: Q187892
VENDOR:	Turf Equipment & Irrigation, Inc.
FINANCING TYPE:	Tax-exempt Capital Lease-Purchase Agreement, <u>subject to annual appropriation</u>
AMOUNT FINANCED:	\$2,429,259.53
PAYMENT STRUCTURE:	Annual payments in advance
FIRST PAYMENT DUE:	At/prior to closing
TERM:	5 years
INTEREST RATE:	4.53%*
PAYMENT FACTOR:	0.218102 *
PAYMENT AMOUNT:	\$529,826.36*
NO. OF PAYMENTS:	5
INTEREST RATE LOCK*:	The interest rate and resulting payments noted above are provided as indications only and may need to be revised prior to closing. In the event market interest rates increase prior to the date of closing (which causes an increase in the Lender’s cost of funds), the interest rate shall be indexed as per the paragraph below.
INTEREST RATE INDEX*:	The final fixed interest rate will be determined ten (10) days prior to closing. The interest rate will be indexed to the Securities Industry and Financial Markets Association Swap/Ask Index (“SIFMA Swap Ask Yield”).
TAX-EXEMPT STATUS:	This proposal is based on the Borrower’s obligation in the finance agreement qualifying as a tax-exempt obligation as described in Section 103 of the Internal Revenue Code of 1986, as amended. Borrower shall be required to use the Equipment in a manner, and do those things required, so that the interest portions of the financing payments shall not become subject to Federal income taxation.
LEGAL OPINION:	An opinion of Borrower’s legal counsel addressing the validity and enforceability of the financing agreement, in a form acceptable to Lender, shall be required and the cost shall be the responsibility of the Borrower.

OTHER CONDITIONS:

- This proposal is subject to credit approval.
- Financing is subject to verification that all costs are eligible for inclusion in tax-exempt financing.
- If state sales tax is applicable to the sale of the Equipment to the Borrower, such tax is explicitly **NOT** the responsibility of Lender.
- Failure to consummate this transaction once credit approval is granted and the financing documents are drafted and delivered may result in a documentation fee being assessed to the Borrower.
- Either Lender or Borrower may terminate discussions at any time in its sole discretion.
- If made, an approval by Lender would be in a separate writing and would be subject to legal and business due diligence and credit review, with results satisfactory to Lender, in its sole discretion.
- Borrower acknowledges that the terms of the financing (if approved) may change before the parties execute final documentation.
- No financing terms will be binding on either party until definitive documentation is signed.
- This Letter is not a statement of all terms and conditions of the financing, which terms and conditions would be contained fully in final documentation and would supercede the terms of this Letter.
- This Letter is for the use of the Borrower only. No other party may derive any rights here from.
- This Letter is valid for 90 days from the date hereof and thereafter shall automatically be null and void.

Notwithstanding anything to the contrary, including, without limit, acceptance by Borrower, this Letter is an indication of interest regarding a possible arm's length financing transaction on the general terms and conditions outlined herein and should not be construed as a commitment to finance. The proposal contained herein consists solely of the terms under which Lender may be willing to enter into a transaction with Borrower for Lender's own account. Lender expresses no opinion and makes no representation regarding what leasing or financing alternative is best suited for Borrower. Lender is not providing advice or recommendations with respect to the proposed transaction and has no fiduciary duty to Borrower. Borrower is encouraged to retain its own advisor.

We sincerely appreciate the opportunity to present this information.

Sincerely,

De Lage Landen Financial Services

RC093025+0



Agenda Date: 09/25/2025

Agenda Item Number: 2b

Subject:

Consider approval to purchase Self Contained Breathing Apparatus (SCBA) and related equipment from LN Curtis utilizing the State Contract #MA4492.

Item at-a-glance:

Staff Contact: Robert Stoker, Fire Chief
Applicant Name: City of St. George
Reference Number: LN Curtis Sales Order 1027798
Address/Location:
51 South 1000 East

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

This purchase is part of the Fire Department's ongoing effort for replacement of Self Contained Breathing Apparatus (SCBA) to replace older existing units that have become obsolete along with the Honeywell brand SCBA that have been discontinued.

Staff Narrative (need/purpose):

Replacement of older Honeywell brand SCBAs currently in use in the fire department that have been discontinued due to the inability to meet National Fire Protection Association (NFPA) Standards. In February of 2020, Honeywell discontinued the production on NFPA certified SCBAs due to not meeting and passing the new NFPA 1981, 2018 certification requirements. The total cost of this order is \$229,511.60, this includes 19 SCBAs, 19 face masks, 47 cylinders, and 6 rapid intervention (RIT) units, including RIT bags and rope bags. The department has attempted to apply for FEMA Assistance to Firefighter Grant (AFG) for funding, however these units do not qualify for grants due to the requirements of the grant guidelines.

Name of Legal Dept approver: Kristopher Pearson

Budget Impact:

Cost for the agenda item: \$229,511.60
Amount approved in current FY budget for item: \$246,216
If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:
N/A
Description of funding source:
FY 26 Budget

Recommendation (Include any conditions):

Recommend Approval

Attachments

Ph: 801-486-7285
 TF: 800-426-0509
slcsales@Incurtis.com
 UEI#: DDLSADSWN7U7



Intermountain Division
 1635 South Gramercy Road
 Salt Lake City, UT 84104
www.LNCurtis.com

Sales Order

SOLD TO:
 Saint George City Fire
 Department UT
 175 East 200 North
 Saint George UT 84770

SHIP TO:
 Saint George City Fire
 Department UT
 51 South 1000 East
 Saint George UT 84770
 PO: CHIEF STOKER

SALES ORDER NO.	DATE ORDER ACCEPTED
1027798	09/12/2025
SALESPERSON	CUSTOMER SERVICE REP
Patrick Vietti pvietti@Incurtis.com 801-673-3855	Victoria Sanderson vsanderson@Incurtis.com 801-486-7285

CUST ORDER/PO NO.	ORDERING PARTY	CUSTOMER NO.	TERMS	ORDER CLASS
CHIEF STOKER	CHIEF STOKER	C30263	Net 30	FR
F.O.B.	SHIP VIA	DELIVERY REQ. BY	SHIP COMPLETE	
FTSP	Standard Shipping		No	

NOTES & DISCLAIMERS

Safety Warning Notice: Products offered, sold, or invoiced herewith may have an applicable Safety Data Sheet (SDS) as prepared by the manufacturer of the product. The SDS is provided with the product. In addition, manufacturer's safety and/or warning notices, instructions and information relating to the proper use and care of the product is provided with the product. All applicable SDS, safety and/or warning notices, instructions and other information provided with the product should be thoroughly read, reviewed, and understood prior to handling, distributing, using, reselling, or servicing any and all products provided by Curtis. Materials utilized to clean, repair, maintain and/or service your owned equipment, as well as Curtis owned equipment, may contain per- and polyfluoroalkyl substances (PFAS) to meet national standards or original equipment manufacturer specifications. For other important product notices and warnings, or to request an SDS, product specifications, manufacturer's safety notices, instructions and/or warning notices, please contact Curtis or visit <https://www.Incurtis.com/product-notices-warnings>

LN	QTY	UNIT	PART NUMBER	DESCRIPTION	PL	UNIT PRICE	TOTAL PRICE
1	19	EA	A-G1FS-424MA2C4LGR MSA	4500psig G1 Fire Service XR Edition SCBA, with; * CGA Threaded Remote Cylinder Connection * Serviceable Tunnel Harness with Chest Strap * Metal Band Cradle Type * Adjustable Swiveling Lumber Pad Type * Solid Cover T4 Regulator Type, Left Shoulder (As Worn) * Continuous Regulator Hose Type * Hose and Pouch Emergency Breathing Support * Left Chest (As Worn) Speaker Module * PASS Telemetry Right Shoulder (As Worn) with Integrated TIC * Rechargeable Battery Type * WARNING: This product is treated with Christo-Lube, a synthetic grease that contains PFAS to reduce the risk of parts sticking or becoming inoperable.		\$8,200.00	\$155,800.00



LN	QTY	UNIT	PART NUMBER	DESCRIPTION	PL	UNIT PRICE	TOTAL PRICE
2	19	EA	10156424-SP MSA	45Min 4500# G1 SCBA Low Profile Cylinder, With Air, For Threaded Remote Connection		\$1,218.75	\$23,156.25
3	19	EA	10156424-SP MSA	45Min 4500# G1 SCBA Low Profile Cylinder, With Air, For Threaded Remote Connection * CURTIS/MSA BOGO PROMO		\$0.00	\$0.00
4	3	EA	10156460 MSA	Large G1 Facepiece With Large Nosecup, Includes: * 4-Point Adjustable Cloth Head Harness * Fixed Push-To-Connect Regulator Connection * ATO Number: A-G1Fp-FI1L401 * WARNING: This product is treated with Christo-Lube, a synthetic grease that contains PFAS to reduce the risk of parts sticking or becoming inoperable		\$346.75	\$1,040.25
5	13	EA	10156459 MSA	Medium G1 Facepiece With Medium Nosecup, Includes: * 4-Point Adjustable Cloth Head Harness * Fixed Push-To-Connect Regulator Connection * Ato Number: A-G1Fp-Fm1M401 * WARNING: This product is treated with Christo-Lube, a synthetic grease that contains PFAS to reduce the risk of parts sticking or becoming inoperable		\$346.75	\$4,507.75
6	3	EA	10156458 MSA	Small G1 Facepiece With Small Nosecup, Includes: * 4-Point Adjustable Cloth Head Harness * Fixed Push-To-Connect Regulator Connection * Ato Number: A-G1FP-FS1S401 * WARNING: This product is treated with Christo-Lube, a synthetic grease that contains PFAS to reduce the risk of parts sticking or becoming inoperable		\$346.75	\$1,040.25
7	16	EA	10148741-SP MSA	Battery Pack, G1, Rechargeable		\$485.57	\$7,769.12



LN	QTY	UNIT	PART NUMBER	DESCRIPTION	PL	UNIT PRICE	TOTAL PRICE
8	3	EA	10158385 MSA	G1 SCBA Charging Station Kit		\$940.00	\$2,820.00
9	6	EA	10206311 MSA	4500# UEBSS 2018 Edition G1 RIT ExtendAire II System, Medium Facepiece, Regulator, 6 ft. Quick-Fill Hose, URC, Thread Connect * WARNING: This product is treated with Christo-Lube, a synthetic grease that contains PFAS to reduce the risk of parts sticking or becoming inoperable		\$3,438.00	\$20,628.00
10	6	EA	10156426-SP MSA	60Min 4500# G1 SCBA Cylinder, With Air, For Remote Connection		\$1,590.00	\$9,540.00
11	3	EA	10156426-SP MSA	60Min 4500# G1 SCBA Cylinder, With Air, For Remote Connection		\$0.00	\$0.00
12	16	EA	10083875 MSA	Tag Assy, Electronic Id, M7		\$54.75	\$876.00
13	6	EA	RBL303 TRUE NORTH	Red L-3 Lite Speed Rit Bag	OM	\$314.46	\$1,886.76
14	4	EA	430103 CMC	Red #1 Rope Bag. * Capacity = 50 - 120' 1/2" Rope	OM	\$61.20	\$244.80
15	2	EA	RBL21 TRUE NORTH	Red L-Series Rit Rope Bag - 200' Rope Not Included	OM	\$63.71	\$127.42

Subtotal	\$229,436.60
Estimated Tax Total	\$0.00
Transportation	\$75.00
Total	\$229,511.60

[View Terms of Sale and Return Policy](#)



Agenda Date: 09/25/2025

Agenda Item Number: 2C

Subject:

Consider approval to purchase two stainless steel slides under state contract from Berliner Sailfabrik Play Equipment Corporation for the City Hall at Town Square plaza.

Item at-a-glance:

Staff Contact: Paul Stead

Applicant Name: City of St George

Reference Number: N/A

Address/Location:

61 South Main Street

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

This item is for the purchase of two stainless slides for the City Hall at Town Square Plaza. As part of the redesign of the City Hall Plaza, the design team has added two slides, coming off of the parking structure. One off the 4th level and one off the 3rd. These slides will be fully paid for through RAP Tax funds. Staff recommends approval.

Staff Narrative (need/purpose):

The slides have been designed to the latest ASTM safety standards, and will be placed purposefully in the site to provide a fun and engaging experience for visitors and users of the plaza.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: \$400,546.60

Amount approved in current FY budget for item: \$1,500,000

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

N/A

Description of funding source:

Capital Fund, 40-4000-7958

Recommendation (Include any conditions):

Approval

Attachments

St. George City Hall Slides

St. George, UT

USP.09331-4



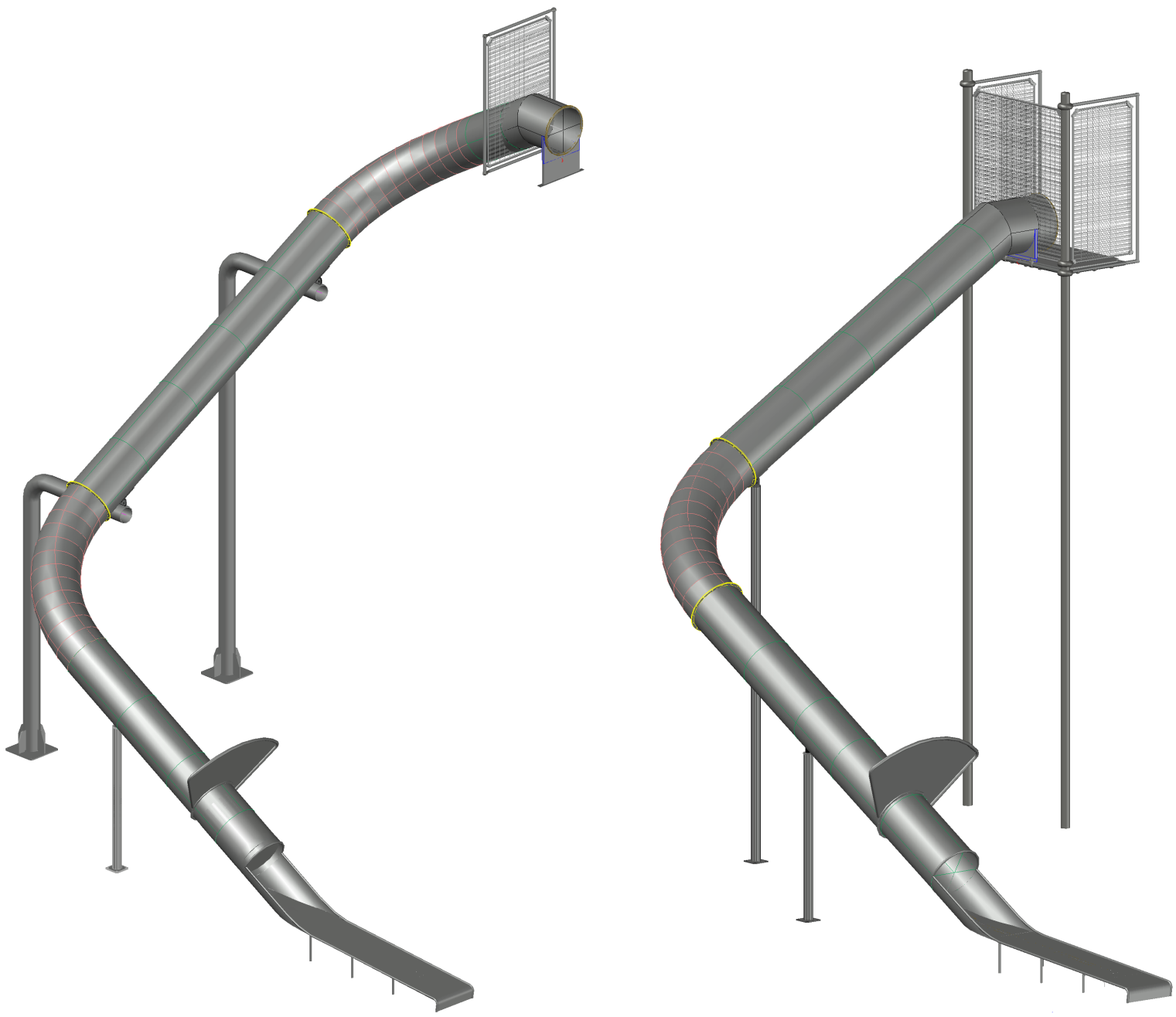

Berliner

Berliner Seilfabrik
Play Equipment Corporation

96 Brookfield Oaks Dr., Suite 140,
Greenville, SC 29607

Phone: +1-864-627-1092
Fax: +1-864-627-1178

www.berliner-playequipment.com
info@berliner-playequipment.com



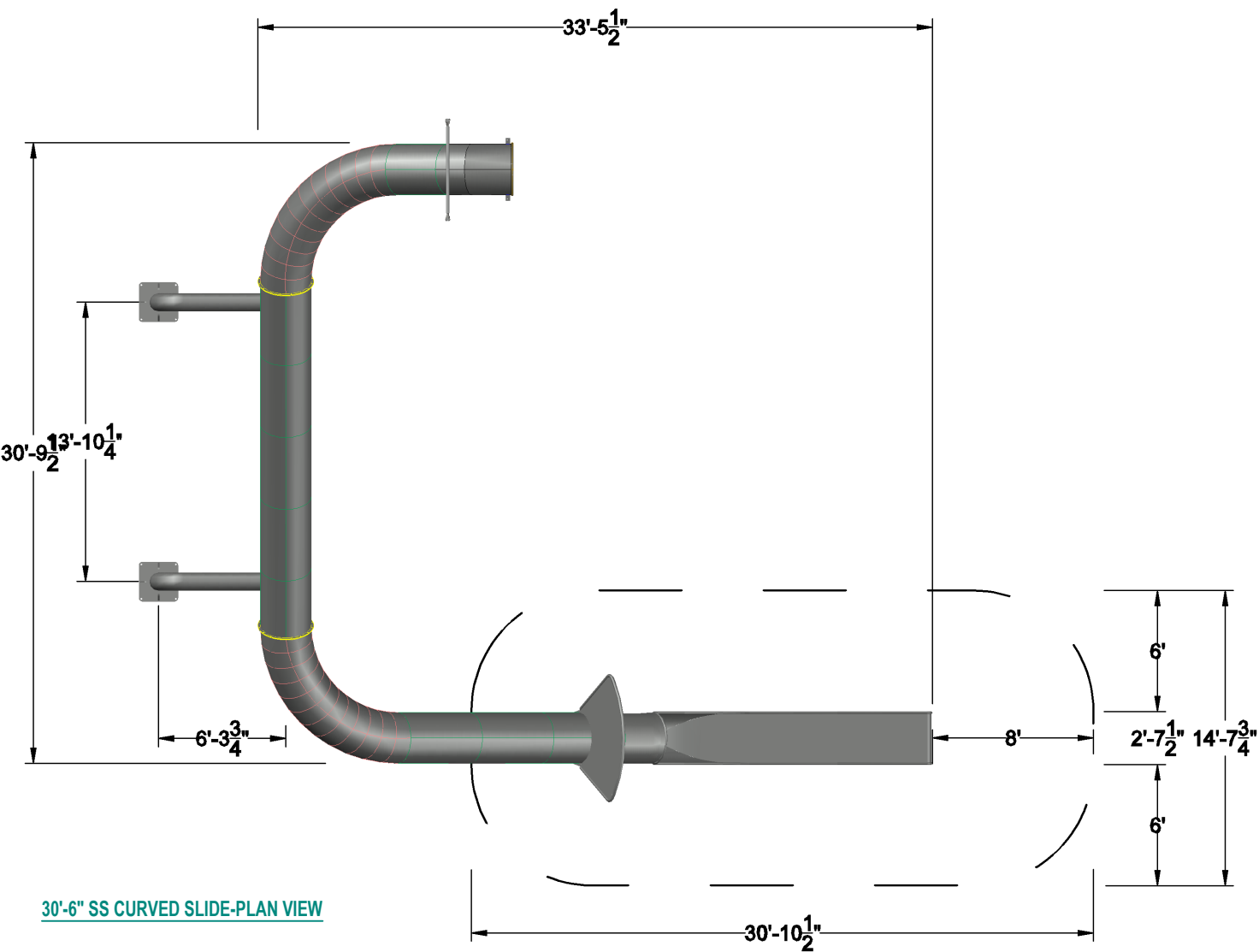
St. George City Hall Slides St. George, UT

USP.09231-4



Dimensions (l x w x h) (')----	Free height of fall 7'-0"
Minimum space required (')----	Surface (sqft) ----
Format ANSI A (8.5" x 11")	Scale N.T.S.
Date 04.10.2025	Name M.Buck
Revision Date 1.05.09.2025 2.05.30.2025	3.07.22.2025 4.09.08.2025

Please note: Current design is for conceptual purposes only and is subject to change.



St. George City Hall Slides St. George, UT

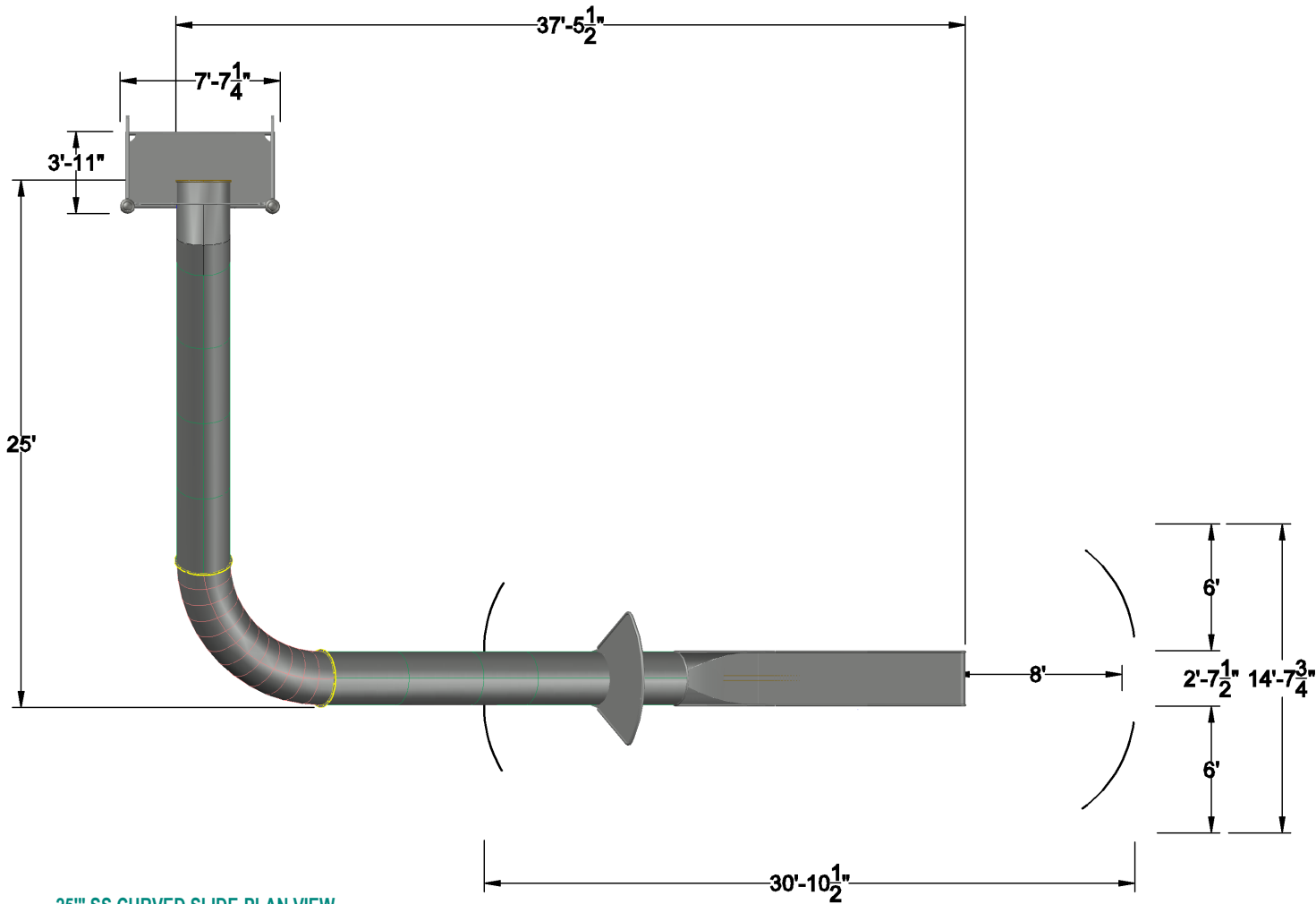
USP.09231-4



	Dimensions (l x w x h) (")-----		Free height of fall 7'-0"
	Minimum space required (")-----		Surface (sqft) ----
	Format ANSI A (8.5" x 11")		Scale N.T.S.
	Date 04.10.2025		Name M.Buck
	Revision Date 1.05.09.2025 2.05.30.2025		3.07.22.2025 4.09.08.2025



Please note: Current design is for conceptual purposes only and is subject to change.



25" SS CURVED SLIDE-PLAN VIEW

St. George City Hall Slides St. George, UT

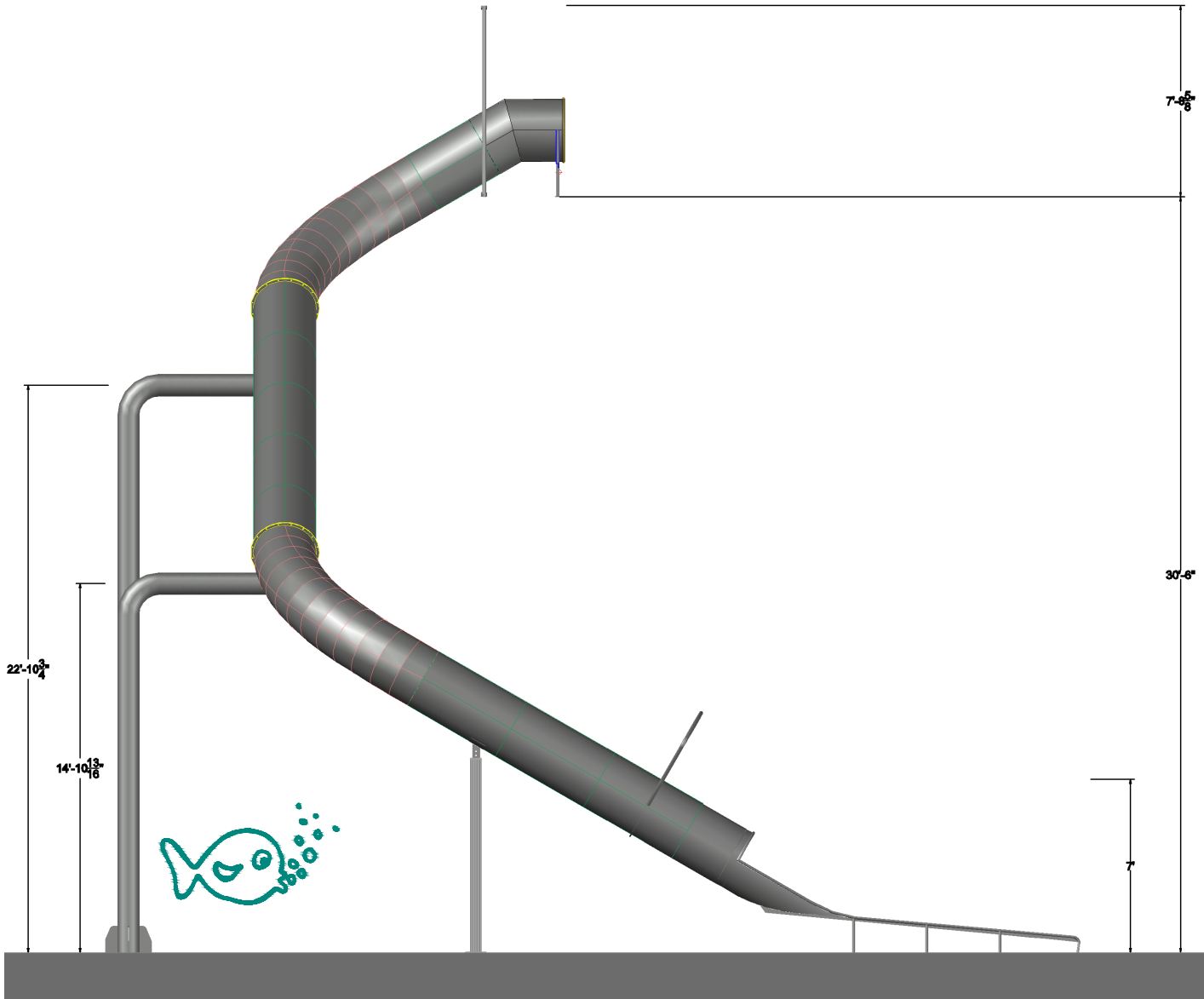
USP.09231-4



	Dimensions (l x w x h) ('")----		Free height of fall 7'-0"
	Minimum space required ('")----		Surface (sqft) ----
	Format ANSI A (8.5" x 11")		Scale N.T.S.
	Date 04.10.2025		Name M.Buck
	Revision Date 1.05.09.2025 2.05.30.2025		3.07.22.2025 4.09.08.2025

Please note: Current design is for conceptual purposes only and is subject to change.





30'-6" SS CURVED SLIDE - ELEVATION

St. George City Hall Slides St. George, UT

USP.09231-4



Dimensions (l x w x h)
(")-----



Free height of fall
7'-0"



Minimum space required
(")-----

Surface

(sqft) ----



Format
ANSI A (8.5" x 11")



Scale
N.T.S.



Date
04.10.2025



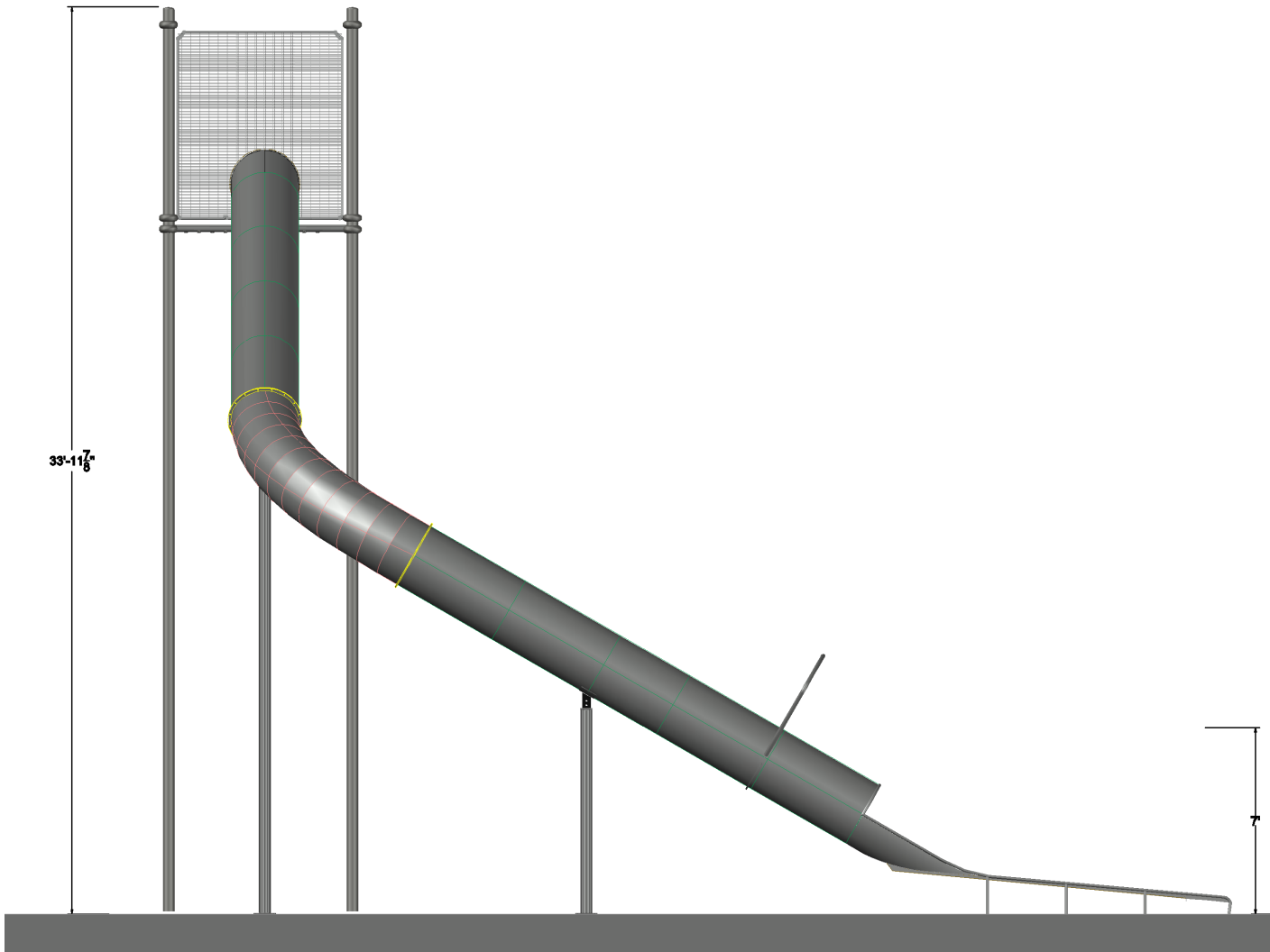
Name
M.Buck



Revision Date
1.05.09.2025
2.05.30.2025



3.07.22.2025
4.09.08.2025



25' SS CURVED SLIDE - ELEVATION

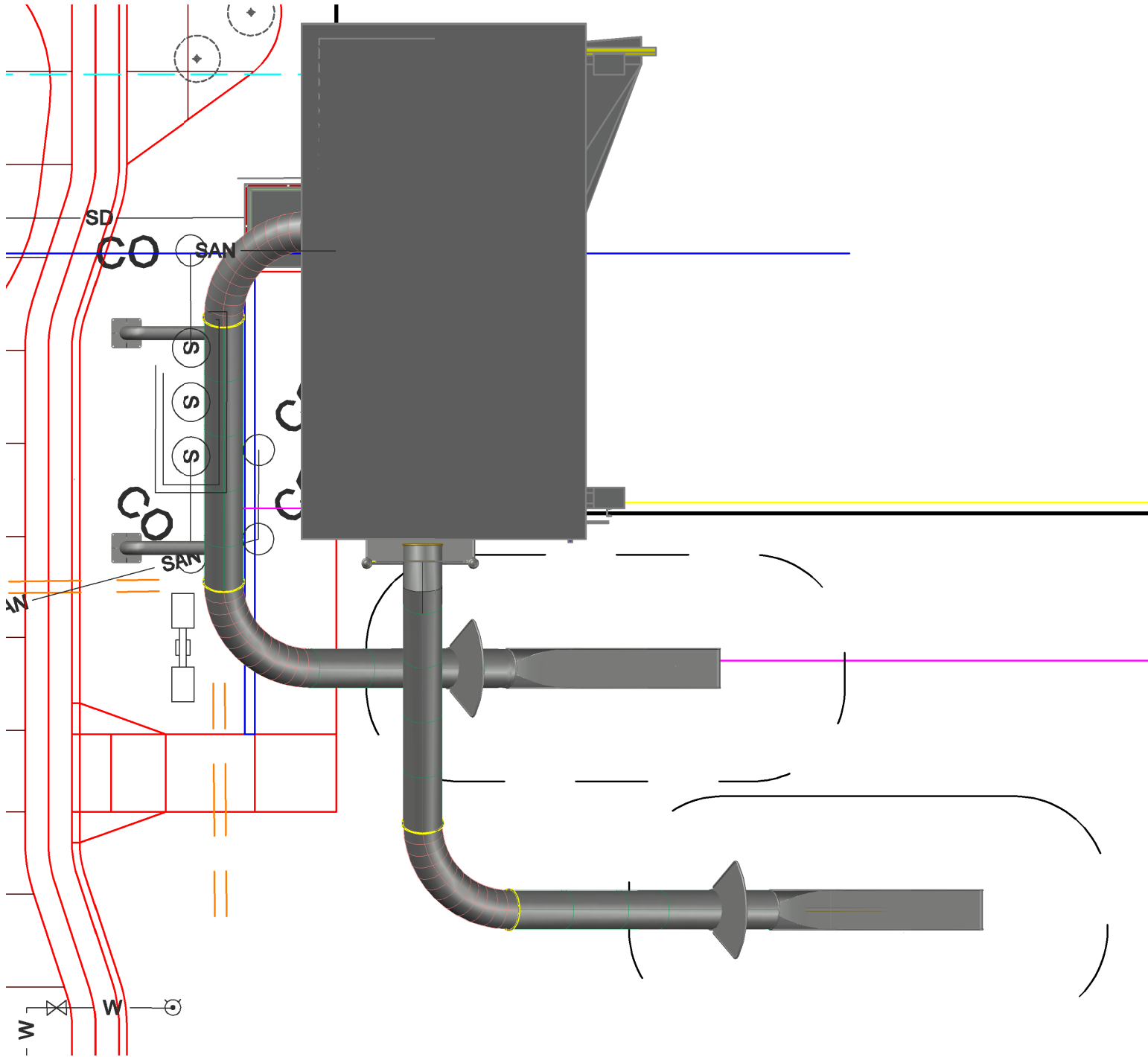
St. George City Hall Slides St. George, UT

USP.09231-4



Dimensions (l x w x h) ('---)----	Free height of fall 7'-0"
Minimum space required ('---)----	Surface (sqft) ----
Format ANSI A (8.5" x 11")	Scale N.T.S.
Date 04.10.2025	Name M.Buck
Revision Date 1.05.09.2025 2.05.30.2025	Revision Date 3.07.22.2025 4.09.08.2025

Please note: Current design is for conceptual purposes only and is subject to change.



St. George City Hall Slides St. George, UT

USP.09231-4



Dimensions (l x w x h) ('---)----	Free height of fall 7'-0"
Minimum space required ('---)----	Surface (sqft) ----
Format ANSI A (8.5" x 11")	Scale N.T.S.
Date 04.10.2025	Name M.Buck
Revision Date 1.05.09.2025 2.05.30.2025	3.07.22.2025 4.09.08.2025

Please note: Current design is for conceptual purposes only and is subject to change.

ESTIMATE

Thompson Recreation, LLC
1700 Delga Street
Fort Worth, TX 76102

chad@thompsonrec.com
+1 (479) 268-8887
http://www.thompsonrec.com



Bill to
Berliner Seilfabrik
96 Brookfield Oaks Drive
Suite 140
Greenville, SC 29607 USA

Ship to
Berliner Seilfabrik
96 Brookfield Oaks Drive
Suite 140
Greenville, SC 29607 USA

Estimate details

Project Name: St. George Slides

Estimate no.: St. George Slides
Estimate date: 09/16/2025
Expiration date: 10/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Equipment Installation	Install 2 custom slides onto existing build per proposal USP.09331-4. ***Estimate includes a crane or boom lift. Estimate is a budgetary number and can be re-quoted once the exact method of attaching to existing structure is determined.****	1	\$28,000.00	\$28,000.00

Total **\$28,000.00**

Note to customer

***Assumes good access and soil conditions. Estimated at Standard Wages. Assumes one mobilization and that site will be ready when crew arrives. Estimate will need to be re-quoted in 30 days due to rapidly escalating material costs.

Excludes: Permits, utility locates, engineering of connecting to existing building, sitework, safety surfacing, landscaping/restoration. Anything not listed in the above estimate would be considered a Change Order. If there are unforeseen conditions there may be additional costs***

Expiry date 10/16/2025

Accepted date

Accepted by



Berliner Seilfabrik
 Play Equipment Corporation
 96 Brookfield Oaks Drive, Suite 140
 Greenville, SC 29607
 USA
 Phone +1.864.627.1092
 Fax +1.864.627.1178
 info@berliner-playequipment.com
 www.berliner-playequipment.com

City of St. George
 390 N 3050 E
 St. George, UT 84790

Page 1
Quotation 8669
 Date September 18, 2025
 Date of request September 18, 2025
 by Rhetta McIff
 Project no. P08222
 St George City Hall St George, UT

Your Contact Information
 Your Customer no.: 2025600
 Your Address no.: 50000334
 Fon 435-627-4581
 todd.steed@
 sgcity.org

Your Local Consultant
 DIRECT REP Rhetta

Your Contact in Berlin
 Utah

Dear Madames and Sirs,
 Thank you very much for your inquiry with regard to which we are glad to quote as follows:

Pos. No. / Description	Quantity	Unit of	Unit Price	Disc. %	Amount
REVISED					
1 10001 4th Level Curved Stainless Steel Slide per drawing USP.09331-3 - 7/22/25 Including: Safety Frame Panel	1	Ea	223,616.00	5	212,435.20
2 10001 3rd Level Curved Stainless Steel Slide per drawing USP.09331-3 - 7/22/25 Including: Stand & 3x Safety Frame Panels	1	Ea	149,352.00	5	141,884.40
3 10003 Freight and Packaging	1	Ea	18,227.00		18,227.00
Total USD					372,546.60

Payment terms 50% Down Payment, then 50% w/ 30 days
 Delivery terms delivery duty paid

Awaiting your reply I remain
 With kind regards

Berliner Seilfabrik Play Equipment Corporation



Agenda Date: 09/25/2025

Agenda Item Number: 2d

Subject:

Consider approval to purchase 40 climbing tower and 2 climbing boulders on state contract from Entre Prises USA Inc for Curly Hollow Adventure Park.

Item at-a-glance:

Staff Contact: Paul Stead

Applicant Name: City of St George

Reference Number: N/A

Address/Location:

Curly Hollow Drive and Tonaquint Drive

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

Staff contracted with Entre Prises USA Inc for the design of this project, and concepts have been approved by staff through multiple design iterations. This feature will be the centerpiece for Curly Hollow.

Staff Narrative (need/purpose):

Entre Prises USA Inc will be manufacturing and installing the climbing wall and boulders. Staff is working to time the installation of this equipment to meet the anticipated construction schedule of Curly Hollow Adventure Park

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: \$1,169,000

Amount approved in current FY budget for item: \$5,327,168

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

N/A

Description of funding source:

GO bond and park impact

Recommendation (Include any conditions):

Approval

Attachments



CLIMBING

ST. GEORGE

CURLY HOLLOW ADVENTURE PARK
July 24, 2025

Courtney Gallagher c.gallagher@epclimbing.com



EP Climbing is pleased to present our proposal to provide comprehensive design-build services for the climbing area as part of the Curly Hollow Adventure Park in St. George, Utah. Our team has worked to provide a design and layout of the climbing area with the utmost thought and consideration of the St. George Community's needs. EP has assembled an experienced team uniquely qualified to deliver a world-class climbing park that will inspire all ages and abilities from novice to experienced climbers. With over 40yrs experience and thousands of completed projects, we believe our team will exceed St. George's expectations.

The EP team brings extensive expertise in innovative design and construction in parks, green spaces, and operations. We understand the complexities of public projects and the importance of delivering solutions that are both visually compelling and functional—on time and within budget. We are committed to a fully integrated design-build approach that prioritizes collaboration, efficiency, and value at every stage.

The enclosed proposal provides an overview of costs based on the current design layout.

We appreciate the opportunity to be considered and look forward to the chance to introduce our team in person. EP is excited by the potential to collaborate on St. George's Curly Hollow Adventure Park and help elevate the cities commitment to community engagement, wellness, and innovation.





CLIMBING

PROJECT MANAGER
DESIGNER
DRAFTER
ENGINEER
INSTALL TEAM



St. George

ARCHITECTS
OWNER & REPRESENTATIVE
GENERAL CONTRACTOR
ENGINEER
SUB CONTRACTORS

Our proven problem-solving approach centers on early engagement, frequent communication, and flexibility. We prioritize collaborative coordination with architects, general contractors, and owner teams to proactively address design, structural, and scheduling considerations before they become challenges. This enables us to make timely, informed decisions that preserve project momentum and timelines while upholding design integrity.

Our success lies in our agile, solution-oriented mindset—balancing innovation with practical execution. Through clear communication, rigorous planning, and trusted partnerships, we consistently deliver industry-leading climbing walls on time, within budget, and to the satisfaction of Parks and Recreation Departments nationwide.

Anticipated Challenges & Management Strategies

1. Integration with a Building Construction Timeline:

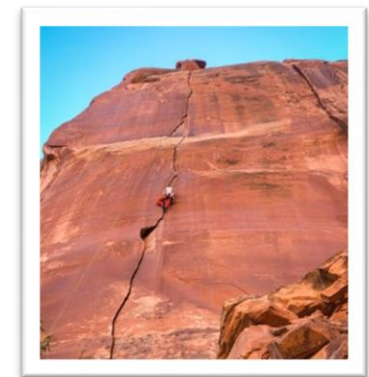
Challenge: Coordination with overall Curly Hollow project timeline and multiple subcontractors.

Mitigation: EP uses milestone-driven scheduling and will align early with the GC/CM to integrate our fabrication and install into the master schedule. We are adept at sequencing deliveries and maintaining flexibility to meet project constraints.

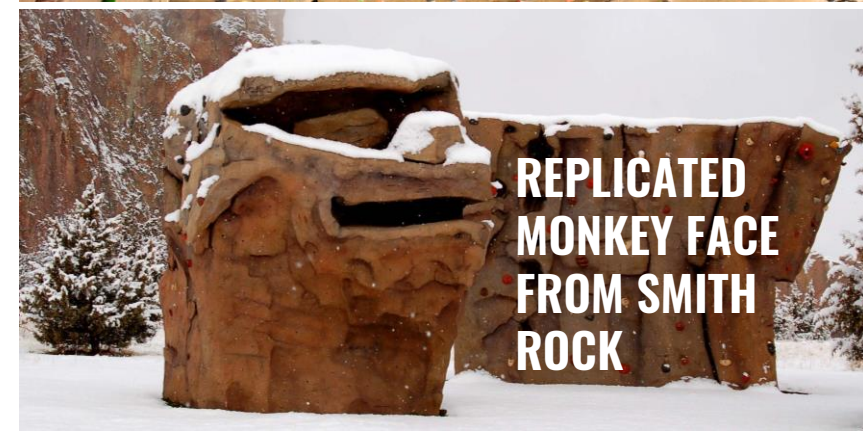
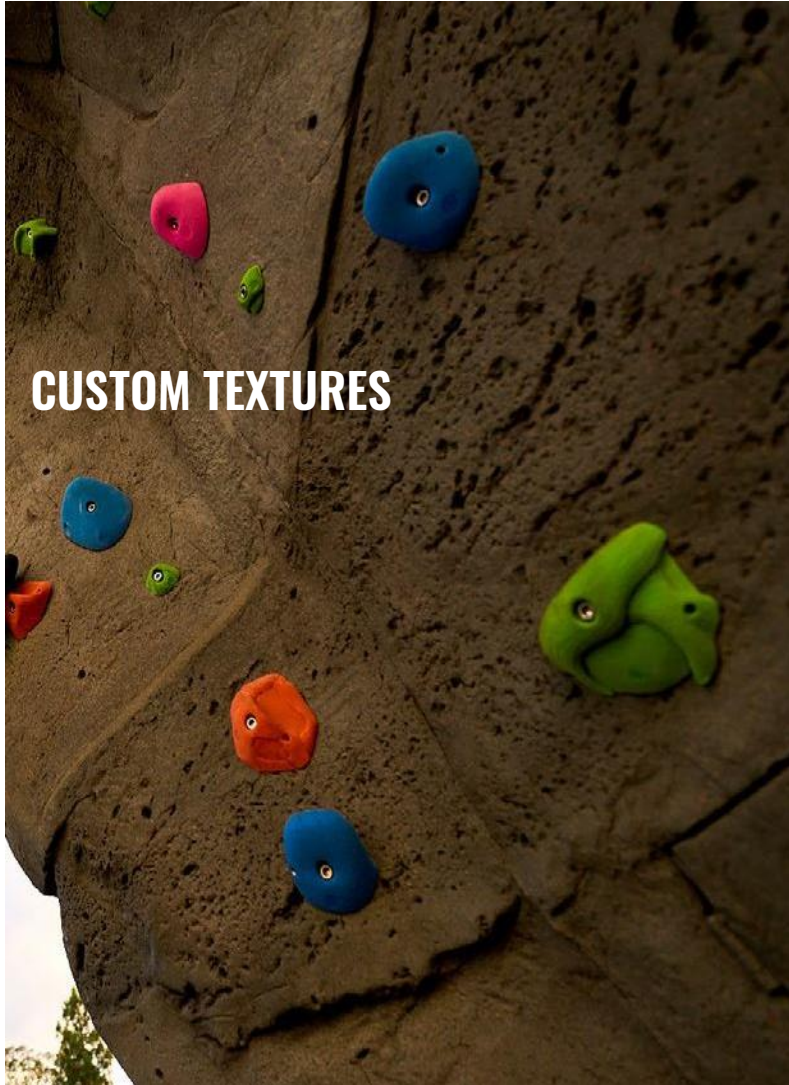
2. Freeform (real rock) Aesthetics:

Challenge: Integrating the unique geology of Southwestern Utah into the climbing experience at Curly Hollow Adventure Park.

Mitigation: EP has the only hand sculpted real rock feature making it 100% customizable. Using different hand sculpted manufacturing techniques, we will create the same look and feel of the surrounding geology and desert towers.



PAST EXAMPLES OF REPLICATED OUTDOOR FEATURES





EP PROJECT TEAM



**PRESIDENT
BRYCE BENGÉ**

EDUCATION: B.S. University of Oregon
EP EXPERIENCE: With over 10 years at EP Climbing, Bryce now serves as President of EP Climbing USA, leading the company's strategic direction and day-to-day operations. He continues to oversee project execution from design through production, bringing unmatched attention to detail and a commitment to delivering high-quality climbing wall solutions.



**SALES MANAGER
COURTNEY GALLAGHER**

EDUCATION: University of Vermont, little of this and that.
EP EXPERIENCE: Courtney brings 4 years of experience with EP Climbing where she currently serves as Sales Manager. With a background in landscape design, she found her calling for climbing wall sales by working with communities to integrate climbing into their parks and green spaces.



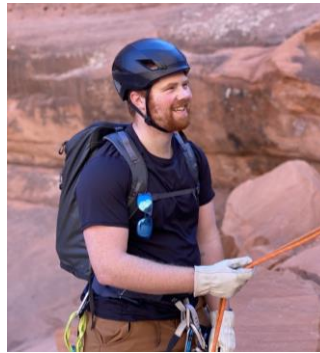
**LEAD DESIGNER
BENNETT KORNBATH**

EDUCATION: B.S. Southern Oregon State University
EP EXPERIENCE: Bennett is EP's lead designer for both climbing walls but also designs and shapes our Holds and Volumes. He has been with EP for 7 years and came to EP after 10 prior years in the climbing industry in competitive climbing, and routesetting at the national level. Bennett designed the St George climbing tower and boulders and will begin to phase out once cd's are in hand.



**DIRECTOR OF PROJECT MANAGEMENT
BLAKE HANKINS**

EDUCATION: B.A. University of California Santa Cruz
EP EXPERIENCE: Blake holds 25 years in the coordination and execution of custom climbing walls from concept to engineering and final installation with EP. With a strong foundation in technical planning and client communication, he ensures projects are delivered efficiently and to spec.



**DRAFTING MANAGER
BEN DISTAD**

EDUCATION : B.S., Mechanical Engineering, Iowa State
EP EXPERIENCE: Ben an experienced design leader in the climbing industry, specializing in concept development, technical design, and user-centered solutions. He brings over a decade of experience shaping innovative climbing environments for commercial, collegiate, and competition spaces



**INSTALLATION MANAGER
KRIS QUIMBY**

EDUCATION: US Air Force
EP EXPERIENCE: Kris has been with EP Climbing for the past 12 years and brings extensive experience overseeing the design, engineering, and execution of complex climbing wall installations. He brings a strong background in construction management and a detail-driven approach to every project



SCHEDULE OF COST

SCOPE OF WORK – 3,831 sq ft Total Surface

EP Freeform Surface, primary structure, substructure, and hardware.	Freeform Surface
<ul style="list-style-type: none"> Custom Arch Climbing Tower: 	3,831 sq ft
<ul style="list-style-type: none"> Access Hatches 	2 Included
Climbing Holds + Bolts	Included
Fall Attenuation Material	Not Included
Design / PM & Drafting Services	Included
Climbing Wall Structural Engineering	1 UT Stamp Included
*Shipping	Included
Install: Crew, expenses, *accommodations, equipment	Included
Insurance / Workers Comp	Included
Wall Warranty	1 Year

*Shipping and accommodations included as an estimate in purchase price. Both will be invoiced at cost plus 15% margin.

State and local taxes not included in base price. Taxes will be included on each invoice when applicable.

COST PROPOSAL

TOTAL BASE PRICE	\$965,000.00
------------------	--------------

ADD ALTERNATES

Large Custom Boulder	1,167 sq ft	+ \$273,000.00
Small Custom Boulder	658 sq ft	+ \$135,000.00
Standard Wombat Boulder	500 sq ft	+ \$62,000.00
Routesetting & St George Team Training		+ \$15,000.00
5 Year Warranty; includes EP inspections/maintenance and training during Years 2 & 4		+ \$7,000.00

ASSUMPTIONS & EXCLUSIONS

- Prevailing wages, union wages, apprenticeship, disadvantaged business, or similar programs not included in base bid.
- Site work over holidays not included.
- Permit procurement and fees not included.
- Based on standard EP installation. Assume clear access from unloading to install site including access for forklift and scissor lift.
- Steel and structure supplied will include a corrosion resistant paint and will not be hot dip galvanized.
- Concrete slab and/or engineering of concrete slab not included.
- Crane excluded/on Owner



FREEFORM SURFACE TECHNOLOGY

MATERIAL	FIBERGLASS COMPOSITE
THICKNESS	.5 - 2 IN / 12.7 - 50.8 MM
HOLD INSERTS PER SQ. FT	0-4 DEPENDING ON NATURAL FEATURES
SURFACE GUARANTEE	UP TO 5 YEARS
ROUTE SETTING	ALL ABILITY LEVELS, BEGINNER - ADVANCED
SHAPE	100% HAND FORMED
ENVIRONMENT	INDOORS / OUTDOORS (WEATHERPROOF)

STANDARD COLORS



SANDSTONE



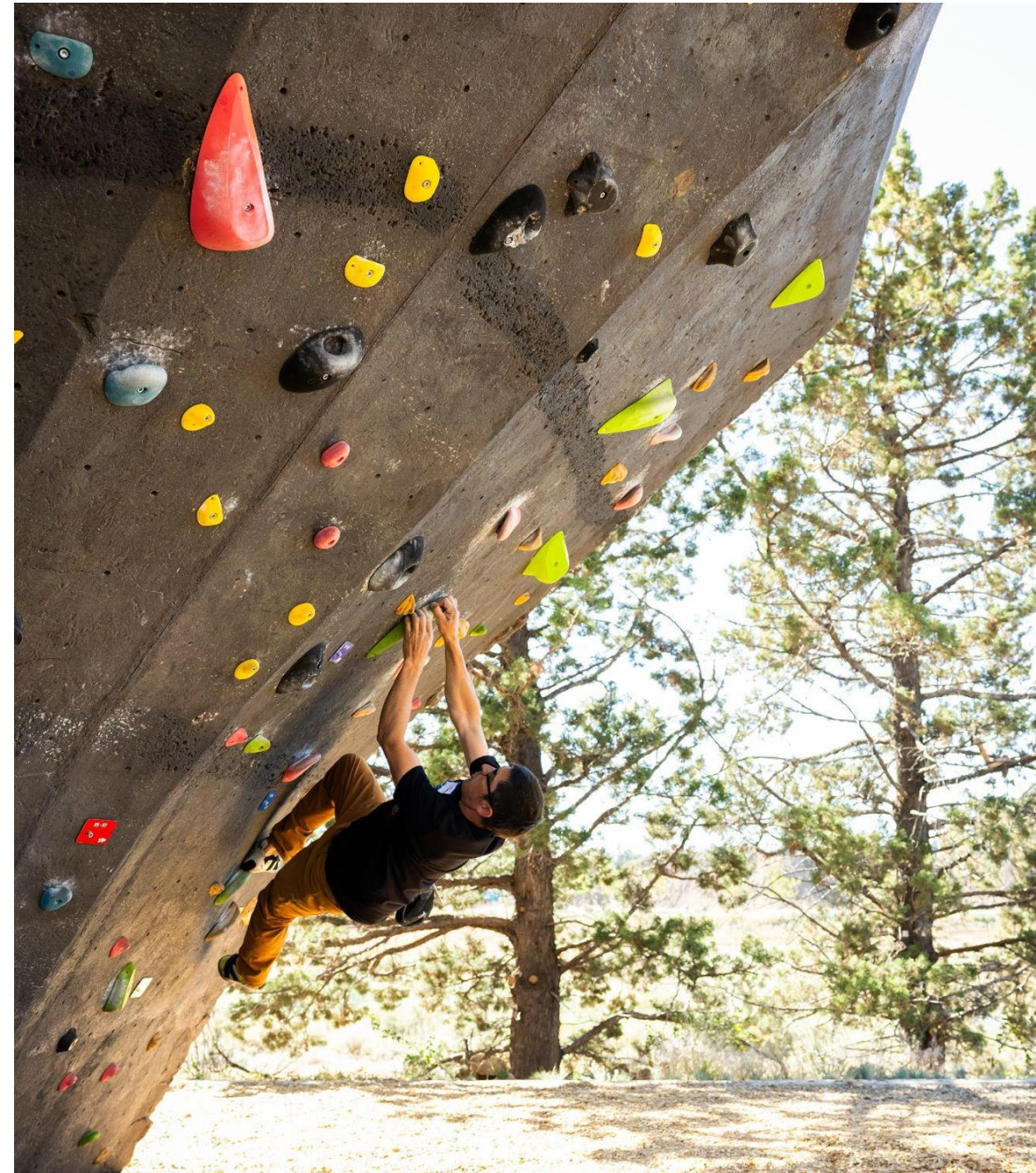
GRANITE



BASALT

CUSTOM COLORS AVAILABLE

- ▶ Ergonomic Top Rails
- ▶ Resembles Real Rock Formations
- ▶ No Manufacturing On-Site
- ▶ Fast & Clean Installation
- ▶ Joints Prepared as Natural Crack Features





Curly Hollow Adventure Park

Overview of Climbing Area





Curly Hollow Adventure Park

Overview of Climbing Area





Curly Hollow Adventure Park

Tower Terrain





Curly Hollow Adventure Park

Tower Terrain





Curly Hollow Adventure Park

Large Custom Boulder



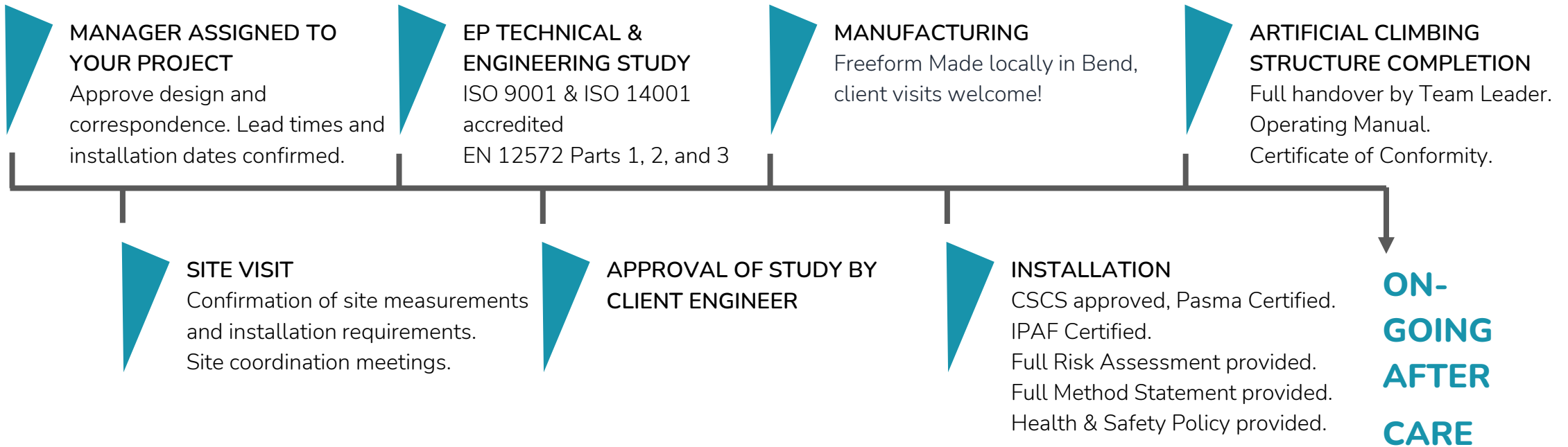


Curly Hollow Adventure Park

Small and Large Boulders



TIMELINE OF YOUR PROJECT



Our high level of service will continue throughout the completion of your project and beyond. Your dedicated team will be on hand to offer support and answer any questions, every step of the way.



COMMITTED TO BRING CLIMBING TO EVERYONE

We are partnered with associations and governing bodies that share our values and drive. Together, we strive to promote and develop the sport of climbing, delivering first-rate, innovation solutions to the industry.



OUR CERTIFICATIONS



The mark of
responsible forestry
FSC® A000504



THANK YOU



EP Climbing
63085 NE 18th St, Suite 101
Bend, OR 97701
541.388.54.63
epclimbing.com



Subject:

Consider approval of an award of bid to Bonneville Builders to construct the new Suntran transit facility on Brigham Road.

Item at-a-glance:

Staff Contact: Carlos Robles

Applicant Name: City of St. George

Reference Number: 25-219

Address/Location:

433 East Bringham Rd.

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

This item is to award a bid to construct the new Suntran Transit Facility in the amount of \$7,104,481. The new Suntran Facility will be used to provide services for the Zion Route and all other routes operated by Suntran within the community. This new facility includes six maintenance bays, office space, a fueling station and parking for customers and the city's bus fleet. The award of this contract includes site work and the construction of the facility and parking. The city received seven bids for the project. Bonneville Builders submitted the highest scored proposal and the lowest bid. This project will be paid for through grant funds received from the state and funds from the County. Staff recommends approval contingent upon approval of the accompanying budget amendment.

Staff Narrative (need/purpose):

The Suntran public transit division has outgrown the current site and building with the Zion route expansion. This item is to award a bid to construct the new Suntran Transit Facility in the amount of \$7,104,481. The new Suntran Facility will be used to provide services for the Zion Route and all other routes operated by Suntran within the community. This new facility includes six maintenance bays, office space, a fueling station and parking for customers and the city's bus fleet. The award of this contract includes site work and the construction of the facility and parking. The city received seven bids for the project. Bonneville Builders submitted the highest scored proposal and the lowest bid. This project will be paid for through grant funds received from the state and funds from the County. Staff recommends Approval contingent upon approval of the accompanying budget amendment.

Name of Legal Dept approver: Kristopher Pearson

Budget Impact:

Cost for the agenda item: \$7,104,481

Amount approved in current FY budget for item: \$9,100,000

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

NA

Description of funding source:

This project will be funded by a State of Utah grant for operating the Zion route.

Recommendation (Include any conditions):

Staff recommends approval

Attachments

25-219 - RFP - SUNTRAN FACILITY CONSTRUCTION PROJECT

Scoring Summary

Active Submissions

	Total	BID BOND RECEIVED	INSURANCE RECEIVED	CONTRACTORS LICENSE RECEIVED	CONSTRUCTION SCHEDULE	TOTAL COST	UPDATED RFQ PROPOSAL
Supplier	Rank	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Rank	Rank
Bonneville Builders (P67)	1	Pass	Pass	Pass	Pass	1	4
Jacobsen Construction Company (K58)	2	Pass	Pass	Pass	Pass	4	2
Westland Construction (C88)	2	Pass	Pass	Pass	Pass	2	3
Big-D Construction (M50)	4	Pass	Pass	Pass	Pass	5	1
Watts Construction (Q23)	5	Pass	Pass	Pass	Pass	3	5
Mahas Construction (F79)	6	Pass	Pass	Pass	Pass	7	6
Grass Creek Construction (G53)	7	Pass	Pass	Pass	Pass	6	7

AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 20__ by and between the City of St. George, hereinafter called "CITY" and Bonneville Builders doing business as a General Contractor hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS on or before DATE and will complete the work on or before DATE in accordance with the Contract Documents unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.
2. CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and comply with the terms Contained in the CONTRACT DOCUMENTS and GENERAL CONDITIONS for the sum of \$7,104,481.00.
3. CONTRACTOR agrees to file a notice of commencement for this project with the Utah State Construction Registry no later than 15 days after commencement of physical construction of the WORK described in the CONTRACT DOCUMENTS. CONTRACTOR shall comply with all provisions of Title 38 Chapter 1b, Utah Code Annotated, relating to government construction projects.
4. CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor and other services necessary for the construction and completion of the project described therein. The term "CONTRACT DOCUMENTS" means and includes all documents included in the public request for bid. "GENERAL CONDITIONS" means the document so titled contained within the CONTRACT DOCUMENTS.
5. CITY will pay CONTRACTOR in the manner and at such times as set forth in the CONTRACT DOCUMENTS.
6. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in 2 copies, each of which shall be deemed an original on the date written above.

CITY OF ST. GEORGE

Bonneville Builders

Michele Randall, Mayor

John Tebbs, President

ATTEST:

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

Christina Fernandez, City Recorder

Daniel Baldwin, Assistant City Attorney



CERTIFICATION OF LEGAL WORK STATUS (Contractor)

Project: Suntran Facility Construction
Inquiry No.: 25-219

Contractor certifies that it does not and will not during the performance of this contract knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC § 1324a. Contractor agrees to require all subcontractors at the time they are hired for this project to sign a Certification of Legal Work Status and submit the Certification to City prior to any work being performed by the subcontractors. Contractor agrees to produce, at the City’s request, documents to verify compliance with applicable State and Federal laws. If Contractor knowingly employs workers or subcontractors in violation of 8 USC § 1324a, such violation shall be cause for unilateral cancellation of the contract between Contractor and City. In addition, Contractor may be suspended from participating in future projects with the City for a period of one (1) year. In the event this contract is terminated due to a violation of 8 USC § 1324a by Contractor or a subcontractor of Contractor, Contractor shall be liable for any and all costs associated with such termination, including, but not limited to, any damages incurred by the City, excluding attorney fees. Contractor and City each agree to pay their own respective attorney fees. For purposes of compliance, the City requires Contractor and subcontractors to use E-Verify to verify the employment eligibility of all employees as allowed by law and the E-Verify procedures. Contractor and subcontractors must maintain authorized documentation of the E-Verify.

I certify that I have read, understand and agree to comply with the requirements herein.

Contractor Name: _____

Company Address: _____

Company’s Unique E-Verification Number: _____

Signature

Date

Official Title

STATE OF UTAH)
 ss.
County of Washington)

On the ____ day of _____ 20__, personally appeared before me, _____, known or identified to me to be the person whose name is signed on the foregoing document and acknowledged that s/he is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same voluntarily for its stated purpose.

Notary Public



CERTIFICATION OF LEGAL WORK STATUS (Subcontractors)

Project: Suntran Facility Construction
Inquiry No.: 25-219

Subcontractor certifies that it does not and will not during the performance of this contract knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC § 1324a. Subcontractor agrees to require all their subcontractors at the time they are hired for this project to sign a Certification of Legal Work Status and submit the Certification to City prior to any work being performed by the subcontractors. Subcontractor agrees to produce, at the City’s request, documents to verify compliance with applicable State and Federal laws. If Subcontractor knowingly employs workers or subcontractors in violation of 8 USC § 1324a, such violation shall be cause for unilateral cancellation of the contract between Contractor and City. In addition, Subcontractor may be suspended from participating in future projects with the City for a period of one (1) year. For purposes of compliance, the City requires Subcontractor and their subcontractors to use E-Verify to verify the employment eligibility of all employees as allowed by law and the E-Verify procedures. Subcontractor and their subcontractors must maintain authorized documentation of the E-Verify.

I certify that I have read, understand and agree to comply with the requirements herein.

Subcontractor Name: _____

Company Address: _____

Company’s Unique E-Verification Number: _____

Signature

Date

Official Title

STATE OF UTAH)

ss.

County of Washington)

On the ____ day of _____, 20__, personally appeared before me, _____, known or identified to me to be the person whose name is signed on the foregoing document and acknowledged that s/he is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same voluntarily for its stated purpose.

Notary Public

PAYMENT BOND

Project: **Suntran Facility Construction**
Reference No. **25-219**

KNOW ALL MEN BY THESE PRESENTS:

(Name of Contractor)

(Address of Contractor)

a _____, (Corporation, Partnership, or Individual) hereinafter called Principal, and

(Name of Surety)

(Address of Surety)

hereinafter called Surety, are held and firmly bound unto the City of St. George located at, 175 East 200 North, St. George, Utah 84770 hereinafter called CITY, in the penal sum of _____ Dollars, \$ (_____) in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with the CITY, dated the _____ day of _____ 20 __, a copy of which is hereto attached and made a part hereof for the construction of: **Suntran Facility Construction**

NOW, THEREFORE, if the Principal shall promptly make payment to all persons, firms, SUBCONTRACTORS, and corporations furnishing materials for or performing labor in the prosecution of the WORK provided for in such contract, and any authorized extension or modification thereof, including but not limited to all amounts due for all materials, lubricants, oil, gasoline, coal and coke, repairs on machinery, equipment and tools, consumed or used in connection with the construction of such WORK, and all insurance premiums on said WORK, and for all labor, performed in such WORK whether by SUBCONTRACTOR or otherwise, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the WORK to be performed thereunder or the SPECIFICATIONS accompanying the same shall in any wise affect its

obligation on this BOND, and it does hereby waive notice of any change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the CONTRACT DOCUMENTS.

PROVIDED, FURTHER, that no final settlement between the CITY and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in _____ counterparts, each one of which shall be deemed an original, this the _____ day of _____ 20__.

ATTEST:

Principal

(Principal) Secretary

(SEAL)

By _____

Address

Witness as to Principal

Address

ATTEST:

Surety

(Surety) Secretary

(SEAL)

By _____

Address

Witness as to Surety

Address

Attorney-in-fact

NOTE: Date of BOND must not be prior to date of Contract. If CONTRACTOR is Partnership, all partners should execute BOND.
IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.

PERFORMANCE BOND

Project: Suntran Facility Construction
Reference No. 25-219

KNOW ALL MEN BY THESE PRESENTS: that

(Name of Contractor)

(Address of Contractor)

a _____ (Corporation, Partnership, or Individual), hereinafter called Principal, and

(Name of Surety)

(Address of Surety)

hereinafter called Surety, are held and firmly bound unto the City of St. George located at 175 East 200 North, St. George, Utah 84770 hereinafter called CITY, in the penal sum of _____ Dollars, \$ (_____) in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with the CITY, dated the ____ day of _____ 20 __, a copy of which is hereto attached and made a part hereof for the construction of: **Suntran Facility Construction**

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term thereof, and any extensions thereof which may be granted by the CITY, with or without notice to the Surety and during the one year guaranty period, and if he shall satisfy all claims and demands incurred under such contract, and shall fully indemnify and save harmless the CITY from all costs and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the CITY all outlay and expense which the CITY may incur in making good any default, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to WORK to be performed thereunder or the SPECIFICATIONS accompanying the same shall in any wise affect its

obligation on this BOND, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the CONTRACT DOCUMENTS.

PROVIDED, FURTHER, that no final settlement between the CITY and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in ____ counterparts, each one of which shall be deemed an original, this the ____ day of _____ 20__.

ATTEST:

Principal

(Principal) Secretary

(SEAL)

By _____

Address

Witness as to Principal

Address

ATTEST:

Surety

By _____

Address

NOTE: Date of BOND must not be prior to date of Contract. If CONTRACTOR is Partnership, all partners should execute BOND.
IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.



NOTICE OF AWARD

To: Bonneville Builders

Project: Suntran Facility Construction

Inquiry No.: 25-219

The CITY has considered the PROPOSAL submitted by you for the above described project in response to its Advertisement for PROPOSALS and Information for CONTRACTORS.

You are hereby notified that your PROPOSAL has been accepted in the amount of \$7,104,481.00 on the condition that you execute the Agreement and obtain the performance BOND, the payment BOND, and the certificate of insurance within ten (10) calendar days from the date this NOTICE is delivered to you.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the CITY.

Dated this _____ day of _____, 20__.

City of St. George
CITY

By _____

Name Michele Randall

Title Mayor

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged

By _____,

this the _____ day of _____, 20__.

Name _____

Title _____



NOTICE TO PROCEED

Date: _____.

To: _____.

Project: Suntran Facility Construction Project
Inquiry No.: 25-219

You are hereby notified to commence WORK in accordance with the Agreement entered into for this project on or before **DATE**, and you are to complete all WORK in accordance with the Contract Documents on or before **DATE**.

City of St. George
CITY

By _____

Name Michele Randall

Title Mayor

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE TO PROCEED is hereby acknowledged

By _____

this the ____ day of _____, 20__

Name _____

Title _____



Agenda Date: 09/25/2025

Agenda Item Number: 2f

Subject:

Consider approval of fee waiver for Pickleball Tournament for Homeowners Assistance taking place at the Fields at Little Valley Pickleball Complex.

Item at-a-glance:

Staff Contact: Angie Jessop

Applicant Name: Washington County Realtors REACH Foundation Inc. Kimberly Martinson & Emily Merkley

Reference Number: N/A

Address/Location:

The Fields at Little Valley Pickleball Complex

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

The Washington County Realtors R.E.A.C.H Foundation strives to provide access to affordable housing within our community. With this fundraiser, they are helping to provide opportunities for families and individuals in Washington County.

Staff Narrative (need/purpose):

This event is a charitable effort dedicated to helping more individual and families achieve the dream of homeownership. Staff recommends approval of the fee waiver.

Name of Legal Dept approver: Alicia Galvany-Carlton

Budget Impact: No Impact

Recommendation (Include any conditions):

Approval

Attachments



WASHINGTON
COUNTY BOARD OF
REALTORS®



REACH
REAL ESTATE ASSISTANCE FOR COMMUNITY HOUSING
FOUNDATION OF WASHINGTON COUNTY BOARD OF REALTORS®

The REALTORS® REACH Foundation is requesting a fee waiver for our upcoming fundraising pickleball tournament on November 25, 2025. We respectfully make this request on the grounds that this event is a charitable effort dedicated to helping more individuals and families achieve the dream of homeownership.

The mission of the Washington County REALTORS® REACH Foundation is to enhance community well-being by expanding access to affordable and quality housing. Through initiatives like this fundraiser, we work to create meaningful homeownership opportunities for individuals and families in Washington County, building a stronger community where everyone has a place to call home.

Thank you for considering our request and for supporting the work we do to make a lasting impact in our community.

Sincerely,
Emily Merkley
CEO, Washington County Board of REALTORS®

1 **ST. GEORGE CITY COUNCIL MINUTES**
2 **SPECIAL MEETING**
3 **AUGUST 26, 2025 4:00 P.M.**
4 **ADMINISTRATIVE CONFERENCE ROOM**
5

6 **PRESENT:**

7 **Mayor Michele Randall**
8 **Councilmember Jimmie Hughes**
9 **Councilmember Dannielle Larkin**
10 **Councilmember Natalie Larsen**
11 **Councilmember Michelle Tanner**
12 **Councilmember Steve Kemp**
13

14 **STAFF MEMBERS PRESENT:**

15 **City Manager John Willis**
16 **City Attorney Ryan Dooley**
17 **City Recorder Christina Fernandez**
18

19 **OTHERS PRESENT:**

20 **Genna Goodwin, Washington County Chief Deputy Clerk**
21

22 **CALL TO ORDER, INVOCATION, AND FLAG SALUTE:**

23 Mayor Randall called the meeting to order and welcomed all in attendance. An
24 invocation was offered by Rabbi Helene Ainbinder and The Pledge of Allegiance to the
25 Flag was led by Mayor Randall.
26

27 Link to call to order, invocation, and flag salute: [00:00:00](#)
28

29 **CANVASS OF THE 2025 MUNICIPAL PRIMARY ELECTION:**

30 BACKGROUND and RECOMMENDATION: Pursuant to §20a-4-301, Utah Code
31 Annotated, the Mayor and City Council are the Board of Municipal Canvassers for the
32 City of St. George. The Board of Municipal Canvassers shall meet to canvass the
33 returns for the municipal general election, at the usual place of their meeting no
34 sooner than 7 days after the election and no later than 14 days after the election.
35

36 Link to presentation from City Recorder Christina Fernandez, including discussion
37 between the City Council, Genna Goodwin, Washington County Chief Deputy Clerk,
38 Mayor Randall, and Ms. Fernandez: [00:03:10](#)
39

40 **The results of the election are as follows:**

41		
42	Number of active registered voters:	54,467
43		
44	Number of ballots returned and counted:	17,497
45		
46	Total persons challenged (Ballots not counted):	2,091
47		
48	Total persons who were issued a provisional ballot:	16
49		
50	Number of provisional ballots not counted:	3
51		
52	In-Person Voting:	300

53 *This number includes early voting and election day voting at the Dixie Center*

5 **Mayor Race:**

6 Total votes cast for each candidate:
7

8	Brannon R Razo	473
9	Michele Randall	7,312
10	Aros Mackey	3,313
11	Jimmie B Hughes	6,597

12		
13	Overvotes:	29
14	Undervotes:	85

15		
16	Contest totals	17,809

17
18 **City Council Race:**

19 Total votes cast for each candidate:
20

21	Nathan Caplin	3,299
22	Greg Aldred	4,724
23	Jami Leavitt	5,629
24	Natalie Larsen	6,372
25	Shane Losee	2,562
26	Michelle Tanner	7,635
27	Bryan D. Thiriot	2,233

28		
29	Overvotes:	66
30	Undervotes:	3,098

31		
32	Contest totals	35,618

33
34 [Agenda packet \[Page 2\]](#)

35
36 Link to motion: [00:07:49](#)
37

38 **MOTION:**

39 A motion was made by Councilmember Larkin to certify the results as
40 presented.

41 **SECOND:**

42 The motion was seconded by Councilmember Kemp.

43 **VOTE:**

44 Mayor Randall called for a vote, as follows:
45

46	Councilmember Hughes – aye
47	Councilmember Larkin – aye
48	Councilmember Larsen – aye
49	Councilmember Tanner – aye
50	Councilmember Kemp – aye

51
52 The vote was unanimous and the motion carried.
53

4
5 **ADJOURN:**

6 Link to motion: [00:08:30](#)

7
8 **MOTION:**

9 A motion was made by Councilmember Tanner to adjourn and reconvene in a
10 work meeting.

11 **SECOND:**

12 The motion was seconded by Councilmember Larkin.

13 **VOTE:**

14 Mayor Randall called for a vote, as follows:

15 Councilmember Hughes – aye

16 Councilmember Larkin – aye

17 Councilmember Larsen – aye

18 Councilmember Tanner – aye

19 Councilmember Kemp – aye

20
21
22 The vote was unanimous and the motion carried.

23
24
25
26
27
28

Christina Fernandez, City Recorder

1 Page Two

2

3

The vote was unanimous and the motion carried.

4

5

6

7

8

Christina Fernandez, City Recorder

DRAFT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
SEPTEMBER 4, 2025, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp**

EXCUSED:

Councilmember Dannielle Larkin

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Parks and Community Services Director Shane Moore
Several Staff Members from Parks and Community Services
Water Services Director Scott Taylor
Assistant Public Works Director Wes Jenkins
Community Development Director Carol Winner
Planner Dan Boles**

OTHERS PRESENT:

**Members of the St. George Youth City Council
Members of The Daughters of the American Revolution
Chad Brandon and Taz Decker, Recovery Day Representatives
Kai Beckstrand, 2025 American Ninja Warrior Champion
Dalli Holyoak, Miss Rodeo Utah
Members of the St. George Exchange Club
Natalie Ashby, St. George Regional Hospital President
John Cottam, Chair of the St. George Regional Hospital Board
Applicant Craig Coates
Applicant Bob Hermandson**

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Mike Miller and The Pledge of Allegiance to the Flag was led by Councilmember Tanner.

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

MAYOR'S RECOGNITIONS, PROCLAMATIONS, AND UPDATES:

Link to Mayor Randall recognizing the Youth City Council who were in attendance: [00:02:40](#)

Read a Proclamation proclaiming September 17 – 23, 2025 as Constitution Week.

Link to Councilmember Hughes reading a proclaiming September 17 – 23, 2025 as

5 Constitution Week; the proclamation was accepted by members of The Daughters of
6 the American Revolution: [00:04:27](#)
7

8 **Read a Proclamation proclaiming October 4, 2025 as Marathon Day.**
9

10 Link to Councilmember Tanner reading a proclaiming October 4, 2025 as Marathon
11 Day: [00:08:38](#)
12

13 **Read a Proclamation proclaiming September 18, 2025 as Recovery Day.**
14

15 Link to Councilmember reading a proclamation proclaiming September 18, 2025 as
16 Recovery Day: [00:13:00](#)
17

18 **Recognize Kai Beckstrand, 2025 American Ninja Warrior Champion.**
19

20 Link to Mayor Randall recognizing Kai Beckstrand, including comments from
21 Councilmember Tanner: [00:16:21](#)
22

23 **Recognize Dalli Holyoak, Miss Rodeo Utah.**
24

25 Link to Mayor Randall recognizing Dalli Holyoak: [00:22:12](#)
26

27 **Donation from the St. George Exchange Club.**
28

29 Link to the St. George Exchange Club presenting a donation to the City, including
30 comments from Councilmember Larsen: [00:26:54](#)
31

32 **Update from St. George Regional Hospital.**
33

34 Link to update from Natalie Ashby, St. George Regional Hospital President and John
35 Cottam, Chair of the St. George Regional Hospital Board, including comments from
36 Mayor Randall and the City Council: [00:32:01](#)
37

38 **COMMENTS FROM THE PUBLIC:**

39 Link to comments from resident Zachary Ray: [00:45:35](#)
40

41 Link to comments from resident Supe Lillywhite, including comments from Mayor
42 Randall: [00:49:35](#)
43

44 Link to comments from resident Christian Harris: [00:54:13](#)
45

46 Link to comments from resident Matt Metcalf: [00:57:34](#)
47

48 **CONSENT CALENDAR:**

- 49 **a. Consider approval to purchase a pavilion from PlaySpace Designs for the**
50 **new City Hall plaza.**
51

52 BACKGROUND and RECOMMENDATION: This item is to purchase a custom
53 pavilion from PlaySpace Designs for the new City Hall plaza in the amount of

5 \$132,800. The plaza area at the new city hall will be open to the public and
6 provide passive recreation opportunities for residents and staff alike. This pavilion
7 will be one of the key enhancements as part of this project. This purchase is
8 available through state contract. Staff recommends approval.
9

10 **b. Consider approval to award bid to Asphalt Preservation for the Slurry**
11 **Seal project.**
12

13 BACKGROUND and RECOMMENDATION: This was a formal bid; Two (2) bids were
14 received. Staff recommends approval.
15

16 **c. Consider approval to award bid to Sage Demolition for demolition of the**
17 **seating, walls, older buildings, and other items of the Dixie Sunbowl in**
18 **preparation for improvements.**
19

20 BACKGROUND and RECOMMENDATION: This item is to award a bid to demolish
21 most of the existing Dixie Sunbowl to Sage Demolition in the amount of
22 \$167,700.00. Items to be demolished include seating, walls, older buildings, and
23 other items necessary to be removed to make way for improvements. The newer
24 concessions buildings will remain. The City has hired Hughes General
25 Contractors as the Construction Manager / General Contractor (CM/GC) for the
26 Dixie Sunbowl Renovation Project. Hughes GC requested sealed bids for
27 demolition from multiple contractors, received six bids, and recommends
28 awarding the bid to Sage Demolition. Only the Base Bid is recommended for
29 approval. The Dixie Sunbowl Renovation Project is a 2023 Trails, Parks and
30 Recreation G.O. Bond project. Staff recommends approval.
31

32 **d. Consider approval to award bid to JP Excavating for the Taxiway A**
33 **Reconstruction Project.**
34

35 BACKGROUND and RECOMMENDATION: Taxiway A is in need of reconstruction
36 due to asphalt and underlayment failure from A4 to A2. Taxiway A is the primary
37 taxiway connection to the airport runway for air travel. The city requested sealed
38 bids and three bids were received back. Based upon the bids received, JP
39 Excavating, Inc., is the low bidder in the amount of \$8,247,67 for Schedule I,
40 \$1,700,193 for Schedule II, and \$1,758,029 for Schedule III, for a total project
41 cost of \$11,705,800. Staff recommends approval.
42

43 **e. Consider approval to award bid to Whitaker Construction for the West**
44 **General Aviation Taxi Lane Construction.**
45

46 BACKGROUND and RECOMMENDATION: Three bids were submitted on July 23,
47 2025, for the above referenced project. The project was posted on the City
48 Procurement Portal on July 1, 2025. There were over 14 prime contractors and
49 multiple subcontractors that requested plans on the City Procurement Portal. We
50 checked the bids for errors or omissions. The Ash Excavating bid did not include
51 the percentage of DBE utilization commitment. They did not check that they
52 would utilize at least 1% and documentation showing good faith efforts for not
53 obtaining the required 1% was not included. There were no errors or omissions in
the other two bids. Staff recommends approval.

5 **f. Consider approval of construction administration services with Woolpert**
6 **for the Air Traffic Control Tower project.**
7

8 BACKGROUND and RECOMMENDATION: This item is for construction
9 administration related services from Woolpert for the Air Traffic Control Tower
10 project in the amount of \$1,085,528. This project phase shall consist of preparing
11 construction plans, quality assurance, construction administration, post
12 construction, and on-site construction coordination services for the project. On
13 August 11th the City broke ground on the construction of an air traffic control
14 tower. This enhancement at the airport will be a major benefit to the city and
15 entire region as air traffic services will be moved from L.A. to St. George at the
16 completion of the new facility. This contract is another essential step in bringing
17 this project to fruition. Staff recommends approval.
18

19 **g. Consider approval of Task Order #5 to the Master Professional Services**
20 **Agreement with Woolpert for the construction of the West General**
21 **Aviation Taxilane.**
22

23 BACKGROUND and RECOMMENDATION: This item is to consider approval of task
24 order #5 with Woolpert for professional services for the construction of the West
25 General Aviation Taxi Lane in the amount of \$457,491. This project consists of
26 construction a new general aviation taxi lane 35' x 1,880' (+/-), aligned South
27 and North, and beginning on the northern edge of the existing Westside
28 development area. This taxi lane will provide defined aircraft taxiing paths and
29 connect aircraft to hangars. This taxi lane development is necessary to
30 accommodate the demand for general aviation expansion on the Westside and
31 allows for additional revenue generation opportunities. Staff recommends
32 approval.
33

34 **h. Consider approval of Task Order #6 with Woolpert for the Reconstruction**
35 **of Taxiway A.**
36

37 BACKGROUND and RECOMMENDATION: This item is to approve task order #6
38 with Woolpert for construction administration related services for the
39 reconstruction of Taxiway A in the total amount of \$1,579,143. Taxiway A is the
40 primary taxiway connection to the airport runway for air travel. Taxiway A is
41 currently in need of reconstruction due uneven asphalt and underlayment failure
42 from sections A4 to A2 in the taxiway. Staff recommends approval.
43

44 **i. Consider approval of Line Extension Agreement with Dixie Power for the**
45 **Air Traffic Control Tower.**
46

47 BACKGROUND and RECOMMENDATION: This agreement is with Dixie Power for a
48 line extension to supply power to the Air Traffic Control Tower in the total amount
49 of \$127,040.63. On August 11th the City broke ground on the construction of an
50 air traffic control tower. This enhancement at the airport will be a major benefit
51 to the city and entire region as air traffic services will be moved from L.A. to St.
52 George at the completion of the new facility. This contract is another essential
53 step in bringing this project to fruition. Staff recommends approval.

5 **j. Consider approval of a contract with Holbrook Asphalt, Inc. for HA5 seal**
6 **coat for various streets within the City of St. George.**
7

8 BACKGROUND and RECOMMENDATION: This item is for the purchase of HA5 seal
9 coat from Holbrook Asphalt Inc. in the total amount of \$299,999.98. The HA5
10 product is used to put a seal over newer residential streets, trails, and parking
11 lots to slow the damage to asphalt from oxidation. This is a key tool in the city's
12 pavement management program intended to extend the life of the city's
13 roadways, trails and parking lots. This is a sole source award. It has been used
14 for many years throughout the City for asphalt preservation with excellent
15 results. Staff recommends approval.
16

17 **k. Consider approval of a contract with Specialty Applicators, LLC, for GSG-**
18 **88 seal coat application for Quarry Ridge Drive.**
19

20 BACKGROUND and RECOMMENDATION: This item is a contract to purchase GSB-
21 88 seal coat from Specialty Applicators LLC in the amount of \$134,823.41. GSB
22 Friction Seal is a seal coat that restores the asphalt surface by slowing oxidation
23 and sealing out water. The treated surface will last approximately 6 years which
24 extends the pavement life by at least 4 years and is a key tool in the city's
25 pavement management program. This is a sole source award. This product has
26 been used on several roadways throughout the city with excellent results. Staff
27 recommends approval.
28

29 **l. Consider approval of a Professional Services Agreement with AJC**
30 **Architects for the design and construction management of Fire Station**
31 **#2.**
32

33 BACKGROUND and RECOMMENDATION: This item is for the design and
34 construction management services for the new Fire Station #2 that will be
35 located in the Tonaquint area. Fire Station #2 will have four apparatus bays,
36 three administrative offices, and living quarters for 10 full-time firefighters
37 working three shifts. The anticipated size of the fire station is 12,000 square feet.
38 The proposed professional services agreement is with AJC Architects for design
39 and construction management services in the total amount of \$330,000. Staff
40 recommends approval.
41

42 **m. Consider approval of a Professional Services Agreement with SISU**
43 **Energy & Environmental LLC for replacement of SCR Catalyst for**
44 **Millcreek 2.**
45

46 BACKGROUND and RECOMMENDATION: This item is for a professional services
47 agreement with SISU Energy & Environmental LLC in the amount of \$512,517 for
48 the replacement of the SCR Catalyst for Millcreek 2. The catalyst is part of the
49 emissions reduction process required for generating electricity with a combustion
50 turbine engine. The catalyst has reached its life expectancy and needs to be
51 replaced to follow Utah Department of Air Quality (UDAQ) standards. Staff
52 recommends approval.
53

5 **n. Consider approval of a Professional Services Agreement with Bowen
6 Collins & Associates for the design and engineering related services for
7 the replacement of the Sun River Sewer Lift Station Project.**
8

9 BACKGROUND and RECOMMENDATION: The Sun River sewer lift station was
10 constructed as part of the Sun River development. The lift station pumps all of
11 the wastewater collected in the Sun River, Desert Color, and White Dome areas
12 from the east side of the Virgin River to the west side of the river, where it
13 connects the main sewer outfall line. With the development of the South Block
14 area, the existing lift station is at capacity and needs to be upsize to meet future
15 demands. The Professional Services Agreement with Bowens Collins & Associates
16 in the total amount of \$219,750 is for the design and engineering related services
17 for a sewer lift station that will replace the existing Sun River lift station. Staff
18 recommends approval.
19

20 **o. Consider approval of fee waiver for Recovery Day Event taking place at
21 Snow Park.**
22

23 BACKGROUND and RECOMMENDATION: Recovery Day in St. George, Utah, is an
24 annual event that celebrates individuals in recovery from substance use disorders
25 and mental illness. Held in September as part of National Recovery Month, it's a
26 free, family-friendly event designed to promote hope, unity, and healing within
27 the community. The day typically features a resource fair with local service
28 providers and community allies, live music, food vendors, and inspiring speakers.
29 Staff recommends approval.
30

31 **p. Consider approval of the minutes from the meetings held on August 7,
32 2025 (work); August 7, 2025 (regular); August 14, 2025; and August 21,
33 2025.**
34

35 Link to presentation from City Manager John Willis, including comments from the City
36 Council: [01:00:02](#)

37 [Agenda Packet \[Page 10\]](#)
38

39 Link to motion: [01:00:30](#)
40

41 **MOTION:**

42 A motion was made by Councilmember Kemp to approve the consent calendar
43 as presented.
44

45 **SECOND:**

46 The motion was seconded by Councilmember Tanner.
47

48 **VOTE:**

49 Mayor Randall called for a vote, as follows:

50 Councilmember Hughes – aye
51 Councilmember Larkin – absent
52 Councilmember Larsen – aye
53

5 Councilmember Tanner – aye
6 Councilmember Kemp – aye
7

8 The vote was unanimous and the motion carried.
9

10 Link to discussion between the City Council and Water Services Director Scott Taylor:
11 [01:00:54](#)
12

13 **PUBLIC HEARING/ANNEXATION/ORDINANCE:**

14 **Public hearing and consideration of Ordinance No. 2025-070 annexing**
15 **property into the City of St. George, and adjusting the corporate boundary**
16 **lines, to include 10.997 acres.**
17

18 BACKGROUND and RECOMMENDATION: At their meeting held on July 17, 2025, the
19 City Council approved a resolution to accept the Petition for Annexation for
20 approximately 10.997 acres located east of the Desert Canyons development area.
21 Following the approval of the resolution, the City must certify the Petition and mail
22 written notices. Following the certification, the City Recorder posts a public notice
23 giving residents notice that an annexation petition has been filed and that the City
24 may grant the petition and annex the area unless a written protest to the annexation
25 is filed with the Washington County Boundary Commission; the City has not received
26 notice of any protests. The property is located east of Desert Canyons development
27 area. Specific County Tax ID Number 6745-D-HV.
28

29 Link to introduction from City Manager John Willis and presentation from Assistant
30 Public Works Director Wes Jenkins: [01:02:24](#)
31

32 [Agenda Packet \[Page 264\]](#)
33

34 Link to public hearing; no comments were given: [01:03:13](#)
35

36 Link to motion: [01:03:28](#)
37

38 **MOTION:**

39 A motion was made by Councilmember Hughes to approve Ordinance No.
40 2025-070 annexing property into the City of St. George, and adjusting the
41 corporate boundary lines, to include 10.997 acres.
42

43 **SECOND:**

44 The motion was seconded by Councilmember Tanner.

45 **VOTE:**

46 Mayor Randall called for a roll call vote, as follows:
47

47 Councilmember Hughes – aye
48 Councilmember Larkin – absent
49 Councilmember Larsen – aye
50 Councilmember Tanner – aye
51 Councilmember Kemp – aye
52

53 The vote was unanimous and the motion carried.

5 **PUBLIC HEARING/VACATE PUBLIC ROADWAY/ORDINANCE:**

6 **Public hearing and consideration Ordinance No. 2025-071 vacating a public**
7 **roadway located south of George Washington Boulevard and west of 3000**
8 **East Street.**

9
10 BACKGROUND and RECOMMENDATION: This is for Dixie Power to upgrade their
11 substation located at the southwest corner of George Washington Boulevard and
12 3000 East Street. Because the alignments of George Washington Boulevard and
13 3000 East Street providing steady traffic flow in this area, this roadway is rendered
14 unnecessary. The Joint Utilities Commission recommended approval.
15

16 Link to introduction from City Manager John Willis and presentation from Assistant
17 Public Works Director Wes Jenkins, including discussion between the City Council and
18 applicant Craig Coates: [01:04:00](#)
19

20 [Agenda Packet \[Page 269\]](#)
21

22 Link to public hearing; no comments were given: [01:05:40](#)
23

24 Link to motion: [01:05:54](#)
25

26 **MOTION:**

27 A motion was made by Councilmember Tanner to approve Ordinance No.
28 2025-071 vacating a public roadway located south of George Washington
29 Boulevard and west of 3000 East Street.

30 **SECOND:**

31 The motion was seconded by Councilmember Kemp.
32

33 **VOTE:**

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

35 Councilmember Hughes – aye
36 Councilmember Larkin – absent
37 Councilmember Larsen – aye
38 Councilmember Tanner – aye
39 Councilmember Kemp – aye
40

41 The vote was unanimous and the motion carried.
42

43 **PD AMENDMENT/ORDINANCE:**

44 **Consider approval of Ordinance No. 2025-072 to amend the Bloomington**
45 **Courtyard PD-C (Planned Development Commercial) use list. (Case No.**
46 **2025-PDA-019 - Bloomington Courtyard PD-C Bar Establishment)**
47

48 BACKGROUND and RECOMMENDATION: The request is to amend the approved use
49 list for the Bloomington Courtyard PD-C (Planned Development Commercial) to
50 include 'Bar Establishment'. At their meeting held on August 12, 2025, the Planning
51 Commission held a public hearing and recommended approval with a 6-0 vote. There
52 was no public comment.
53

5 Link to introduction from City Manager John Willis and presentation from Community
6 Development Director Carol Winner, including discussion between the City Council,
7 Mayor Randall, City Manager John Willis, and Ms. Winner: [01:06:18](#)

8
9 [Agenda Packet \[Page 273\]](#)
10

11 Link to motion: [01:09:35](#)
12

13 **MOTION:**

14 A motion was made by Councilmember Kemp to approve Ordinance No. 2025-
15 072 to amend the Bloomington Courtyard PD-C (Planned Development
16 Commercial) use list to include bar establishment.

17 **SECOND:**

18 The motion was seconded by Councilmember Larsen.

19 **VOTE:**

20 Mayor Randall called for a roll call vote, as follows:
21

22 Councilmember Hughes – aye
23 Councilmember Larkin – absent
24 Councilmember Larsen – aye
25 Councilmember Tanner – aye
26 Councilmember Kemp – aye
27

28 The vote was unanimous and the motion carried.
29

30 **AMEND DEVELOPMENT AGREEMENT/ORDINANCE:**

31 **Consider approval of Ordinance No. 2025-073 amending the development**
32 **agreement for Regency at Desert Color by transferring rights from Toll**
33 **Brothers to Desert Color. (Case No. 2025-DAA-003 - Regency at Desert**
34 **Color Development Agreement)**
35

36 BACKGROUND and RECOMMENDATION: In 2022, the City entered into a
37 development agreement with Toll Brothers in order to develop two of the lots in
38 Regency into a model home/office with associated parking. Toll Brothers is now
39 leaving the project and Desert Color wishes to take over the use of the home/office
40 and parking. The property is approximately 36.2 acres located between I -15 and
41 Painted Ridge Parkway at approximately 5600 South. Planning Commission held a
42 public hearing on the request and unanimously recommends approval of the
43 Development Agreement Amendment.
44

45 Link to introduction from City Manager John Willis and presentation from Planner Dan
46 Boles, including discussion between the City Council and applicant Bob Hermandson:
47 [01:10:04](#)
48

49 [Agenda Packet \[Page 287\]](#)
50

51 Link to motion: [01:13:25](#)
52
53

5 **MOTION:**

6 A motion was made by Councilmember Kemp to approve Ordinance No. 2025-
7 073 amending the development agreement for Regency at Desert Color by
8 transferring rights from Toll Brothers to Desert Color.

9 **SECOND:**

10 The motion was seconded by Councilmember Tanner.

11 **VOTE:**

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

13
14 Councilmember Hughes – aye
15 Councilmember Larkin – absent
16 Councilmember Larsen – aye
17 Councilmember Tanner – aye
18 Councilmember Kemp – aye
19

20 The vote was unanimous and the motion carried.
21

22 **PD AMENDMENT/ORDINANCE:**

23 **Consider approval of Ordinance No. 2025-074 amending the Desert Color**
24 **Planned Development Commercial zone on approximately 1.56 acres located**
25 **directly south and east of the current Big Shots Golf facility. (Case No. 2025-**
26 **PDA-018 - The Break at Desert Color)**
27

28 BACKGROUND and RECOMMENDATION: This is a request to approve the conceptual
29 site plan, landscape plan, elevations, renderings, for The Break restaurant and bar in
30 the Desert Color commercial area. The Planning Commission held a public hearing on
31 August 12, 2025, and voted unanimously to forward a positive recommendation to
32 the City Council for the proposed PD amendment with conditions.
33

34 Link to introduction from City Manager John Willis and presentation from Planner Dan
35 Boles: [01:14:01](#)

36
37 [Agenda Packet \[Page 317\]](#)
38

39 Link to motion: [01:17:23](#)
40

41 **MOTION:**

42 A motion was made by Councilmember Tanner to approve Ordinance No.
43 2025-074 amending the Desert Color Planned Development Commercial zone
44 on approximately 1.56 acres located directly south and east of the current Big
45 Shots Golf facility.

46 **SECOND:**

47 The motion was seconded by Councilmember Larsen.

48 **VOTE:**

49 Mayor Randall called for a roll call vote, as follows:
50

51 Councilmember Hughes – aye
52 Councilmember Larkin – absent
53 Councilmember Larsen – aye

5 Councilmember Tanner – aye
6 Councilmember Kemp – aye
7

8 The vote was unanimous and the motion carried.
9

10 **PD AMENDMENT/ORDINANCE:**

11 **Consider approval of Ordinance No. 2025-075 amending the Desert Color**
12 **Planned Development Residential zone on approximately 5.50 acres located**
13 **south of Painted Ridge Parkway and Desert Sage Parkway and west of Rock**
14 **Rose Drive. (Case No. 2025-PDA-017 - Desert Color and Hidden Valley**
15 **Stake)**
16

17 BACKGROUND and RECOMMENDATION: On August 17, 2024, the Planning
18 Commission approved a preliminary plat for the Sage Haven 14-17 development and
19 in December of that same year, a final plat was approved and recorded at the
20 Washington County Recorder’s office, creating the lot where this chapel is proposed.
21 The Planning Commission held a public hearing on this PD amendment request on
22 August 12, 2025 and unanimously recommend approval of the application with
23 conditions.
24

25 Link to introduction from City Manager John Willis and presentation from Planner Dan
26 Boles: [01:17:50](#)
27

28 [Agenda Packet \[Page 338\]](#)
29

30 Link to motion: [01:20:52](#)
31

32 **MOTION:**

33 A motion was made by Councilmember Larsen to approve Ordinance No.
34 2025-075 amending the Desert Color Planned Development Residential zone
35 on approximately 5.50 acres located south of Painted Ridge Parkway and
36 Desert Sage Parkway and west of Rock Rose Drive.
37

38 **SECOND:**

39 The motion was seconded by Councilmember Kemp.
40

41 **VOTE:**

42 Mayor Randall called for a roll call vote, as follows:
43

44 Councilmember Hughes – aye
45 Councilmember Larkin – absent
46 Councilmember Larsen – aye
47 Councilmember Tanner – aye
48 Councilmember Kemp – aye
49

50 The vote was unanimous and the motion carried.
51

52 **APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:**

53 No appointments were made.

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

6 Link to reports from Mayor, Councilmembers, and City Manager: [01:21:21](#)
7

8 **ADJOURN TO A CLOSED MEETING:**

9 **Request a closed meeting to discuss litigation, security, property**
10 **acquisition or sale or the character and professional competence or**
11 **physical or mental health of an individual.**
12

13 Link to motion: [01:23:17](#)
14

15 **MOTION:**

16 A motion was made by Councilmember Kemp to adjourn to a closed meeting
17 to discuss litigation and character and professional competence or physical or
18 mental health of an individual.

19 **SECOND:**

20 The motion was seconded by Councilmember Hughes.
21

22 **VOTE:**

23 Mayor Randall called for a vote, as follows:

24 Councilmember Hughes – aye
25 Councilmember Larkin – absent
26 Councilmember Larsen – aye
27 Councilmember Tanner – aye
28 Councilmember Kemp – aye
29

30 The vote was unanimous and the motion carried.
31

32 The meeting adjourned following the closed meeting.
33
34
35
36
37

38 _____
Christina Fernandez, City Recorder



Agenda Date: 09/25/2025

Agenda Item Number: 03

Subject:

Public Hearing and consideration of the Consolidated Annual Performance Evaluation Report (CAPER) for the 2024 program year, fiscal year 2025, of the Community Development Block Grant (CDBG).

Item at-a-glance:

Staff Contact: Brenda Hatch

Applicant Name: City of St. George

Reference Number: 2024 City of St. George CAPER

Address/Location:

175 East 200 North

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

On or about September 26, 2025, the City will submit a Consolidated Annual Performance Evaluation Report (CAPER), for the 2024 Program Year, to the U.S. Department of Housing & Urban Development (HUD). The CAPER is a financial and public benefit summary of the City use and expenditures of federal Community Development Block Grant (CDBG) funds. The report evaluates how the City used these federal funds during the past program year to carry out priorities identified in the City adopted 2024 Annual Action Plan. The report also evaluates how the City uses other resources to leverage federal dollars in carrying out the broader vision of community needs and priorities. A public comment period started on September 9, 2025 and will end on September 25, 2025. No comments have been received to date.

Staff Narrative (need/purpose):

This yearly report is required by HUD to continue to receive the grant.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff Recommends approval

Attachments



2024 CAPER

175 EAST 200 NORTH
ST. GEORGE, UTAH 84770

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of St. George is an entitlement jurisdiction, receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies community needs, prioritizes these needs, and establishes goals and objectives to meet the needs.

Each year the City is also required to provide an assessment of its accomplishments toward meeting the goals and objectives in the 2024-2028 Consolidated Plan. This report is called the Consolidated Annual Performance Evaluation and Report (CAPER). The CAPER also evaluates the progress of meeting the one-year goals identified in the Annual Action Plan. The City utilized \$577,036.28 in CDBG funding for program year 2024 that ran from July 1, 2024, through June 30, 2025.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A Increase and Expand Public Services LMI	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	340	11.33%	600	340	56.67%

1B Increase & Expand Public Services Special Needs	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	16	1.07%	300	16	5.33%
1B Increase & Expand Public Services Special Needs	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	6000	1574	26.23%	1200	1574	131.17%
1C Homebuyer Assistance Program	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	56	0	0.00%	11	0	0.00%
2A Increase & Improve Access to Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	275	0	0.00%	250	0	0.00%
2A Increase & Improve Access to Public Facilities	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	0	0.00%	20000	0	0.00%
2B Increase & Expand Capacity Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	250	0	0.00%	0	0	0

2B Increase & Expand Capacity Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	22500	0	0.00%	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Brownfield acres remediated	Acre	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Rental units constructed	Household Housing Unit	0	0	0	0	0	0

CDBG Administration	CDBG Administration	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Jobs created/retained	Jobs	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Businesses assisted	Businesses Assisted	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0	0	0	0	0

CDBG Administration	CDBG Administration	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	HIV/AIDS Housing Operations	Household Housing Unit	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Buildings Demolished	Buildings	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0	0	0	0	0
CDBG Administration	CDBG Administration	CDBG: \$	Other	Other	0	0	0	0	0	0

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the 2024 program year, the City of St. George made progress towards meeting its annual and five-year goals for serving low to moderate income households within the city. The City allocated funding to programs that addressed the highest priority needs as identified in the Consolidated Plan, including the prevention of homelessness, expansion of public services for special needs populations as well as public infrastructure improvements in low to moderate income neighborhoods.

Goals 1A and 1B Increase/Expand Public Services:

Public Services by Big Brothers Big Sisters, DOVE Center, Family Support Center, Memory Matters, and Switchpoint were completed for approximately \$93,300. Combined, these services provided assistance to over 2,148 residents.

The Switchpoint Community Resource Center (homeless shelter) was able to serve approximately 1,313 individuals experiencing homelessness or at risk of becoming homeless with services. The homeless shelter also provides homeless prevention services in the form of rental assistance,

back utilities and rent payments to help households avoid homelessness.

Goal 1C Promotion of Fair Housing

The City of St. George has not yet identified a partner to participate in the promotion of fair housing. There are no local programs or entities involved in the promotion of fair housing. The City will continue to seek an avenue to work towards this goal.

Goal 2A Public Facilities

The third payment toward the purchase of a new fire truck to serve primarily low to moderate income neighborhoods was made this program year. The final payment will be made in the next program year for this project.

DRAFT

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1,304
Black or African American	56
Asian	18
American Indian or American Native	76
Native Hawaiian or Other Pacific Islander	39
Total	1,493
Hispanic	80
Not Hispanic	1,413

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Due to the limitations of the input fields in the Integrated Disbursement and Information System (IDIS), the table was showing 1,493 total persons served by race in St. George in the 2024 program year for public service activities. However, the City also served individuals who identified as American Indian/Alaskan Native & White (14), Asian & White(2), Black & White(6), Indian/Alaskan/Black(4), and those who were “some other” race (629) or didn’t specify which race they were. This makes the number of total served in the 2024 program year at 2,148 persons. The table in this hard copy version was updated to reflect these numbers. Approximately 95 percent of these persons were recorded as low to moderate income (1,838 persons).

In addition to the public services activity numbers above, low to moderate income individuals were able to utilize improved public facilities and infrastructure with program year 2024 funding.

IDIS also does not report on the numbers of disabled persons served, non-English persons served, female-headed households, or elderly (62+) served. Those numbers for program year 2024 are listed in the table below.

# disabled persons served	659
# non-English speaking persons served	42
# female-headed households	634
# elderly (62+) persons served	100

DRAFT

DRAFT

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	623,056	577,036

Table 3 - Resources Made Available

Narrative

CDBG expenditures in the 2024 program year included utilization of 2024 HUD allocation grant funds as well as program income of \$271.87.

The total resources made available for the City through CDBG and program income was \$602,277.41 and the amount expended through the program year was \$577,036.28.

During the height of COVID, CV activities were identified, and funding was allocated when all eligibility requirements were met. Some of those activities were accomplished under budget leaving an unprogrammed balance of \$11,940.02 of CV funds for program year 2024. The City of St. George has not identified activities that meet the eligibility parameters for CV funding and understands these funds will be returned to HUD if not allocated and expended.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of St. George			

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG expenditures in the 2024 program year included utilization of 2024 HUD allocation grant funds as well as program income of \$271.87.

The total resources made available for the City through CDBG and program income was \$602,277.41 and the amount expended through the program year was \$577,036.28.

During the height of COVID, CV activities were identified, and funding was allocated when all eligibility requirements were met. Some of those activities were accomplished under budget leaving an unprogrammed balance of \$11,940.02 of CV funds for program year 2024. The City of St. George has not identified activities that meet the eligibility parameters for CV funding and understands these funds will be returned to HUD if not allocated and expended.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

At this time, St. George receives CDBG entitlement funds from HUD only. HUD CDBG entitlement funds do not have a matching requirement. However, the City is working to better coordinate assistance activities among the various governmental and non-profit agencies, allowing a more consolidated effort and efficient use of the very limited resources available.

The Switchpoint Community Resource Center (homeless shelter), the facility of which is owned by the City and operated by Friends of Switchpoint (nonprofit), in previous years, was able to leverage over funding through donations, income from their thrift store and Bed 'n' Biscuits, their pet daycare and boarding facility. They previously expanded their private enterprises to include a thrift store, boutique thrift store, pet daycare and boarding, small machine repair shop. During Program Year 2021, a 24-hour childcare facility was opened. Switchpoint has also started to roast their own coffee and produces a coffee brand that is sold all over the state. Another business that Switchpoint has ventured into is called Switchpoint Garden Aeroponics. This is an aeroponic tower garden and the greens are grown without pesticides. The tower garden saves both space and water creating a minimal carbon footprint. Each harvest is divided, 80% is offered for community purchase making it possible for 20% to be used to feed the resource center clients.

The Switchpoint Community Resource Center (homeless shelter) and DOVE Center (domestic violence shelter) also receive funding through the Utah Balance of State Continuum of Care.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

While affordable housing is certainly one of the greatest needs of low- and moderate-income residents in St. George, due to limited funding available, the City continues to focus CDBG funding investments in infrastructure and public facilities improvements as well as public services for special needs populations. The City did, however, serve approximately 328 homeless households each quarter through the City owned building that houses the Switchpoint Community Resource Center. Switchpoint provides homeless prevention services in the form of rental assistance, back rent payments, and back utility

expenses. DOVE Center also served approximately 65 households each quarter. DOVE Center also aids in homeless prevention when sheltering those fleeing domestic violence.

In Program Year 2024 there was no direct construction or rehabilitation of single-family homes or multi-unit developments through CDBG funds, however the City is investigating participation with several governmental and non-governmental agencies in the purchase and/or development of a number of affordable housing units. During program year 2017, the Riverwalk infrastructure project was completed in conjunction with a planned LIHTC development. This development created 50 affordable apartment units for LMI households. Construction of Riverwalk occurred during program year 2019. The facility obtained a certificate of occupancy in October of 2019 and is now renting to the public. The City has been involved in Switchpoint's project The Point from the inception. CDBG-CV funds were used for the acquisition of the property. The City of St. George entered into a development agreement with Friends of Switchpoint to accomplish the addition of housing units in the C-3 commercial zoning district for long term residential rental units for low-income and disabled residents of St. George. The first phase was completed in 2022 with 50 units. The second phase of the project broke ground February 24, 2025. When this phase is complete, an additional 60 long term residential rental units will be available for low-income and disabled residents of St. George.

The City of St. George, in partnership with Washington County, has created the Housing Action Coalition (HAC). HAC is a group of municipal and community stakeholders and concerned citizens working collaboratively to create more attainable (affordable) housing for residents in our area. HAC holds regular meetings to help collaborate, educate, and celebrate affordable housing efforts.

The City of St. George also actively participates in the Washington Local Homeless Coordinating Committee. The Washington LHC is part of the Utah Balance of State Continuum of Care. LHCs are a vital part of Utah's strategic plan to end chronic homelessness and decrease overall homelessness.

The City of St. George also participates in the Southern Utah Land Use Task Force. This is a collaboration of cities and home builders bringing Mayors, City Councils, City Staff, Planning Commissions, County Commissioners, Builders, and Developers together to address possible solutions for housing.

Discuss how these outcomes will impact future annual action plans.

While the City was able to serve over 328 homeless households quarterly during the 2024 program year, the number of households at risk of becoming homeless or have experienced homelessness continues to increase. Due to this increase in homelessness, the demand on local housing & service providers has increased exponentially.

As such, the City has determined that providing funding for the homeless and other vulnerable populations is a high priority for CDBG funding. Therefore, the City will continue to provide funding for public services that support individuals and families.

The City will also continue to look for ways to expand affordable housing options throughout the community as this need has not been met. The City addressed this need by allocating its funds to improve public infrastructure projects around the Riverwalk area, and then worked with a developer to create and foster affordable housing units in the area. The City has also addressed this need by allocating funds to the acquisition of an existing motel that has been repurposed into housing for low to moderate income individuals (CV funds). The second phase of the project broke ground February 24, 2025. When this phase is complete, there will be an additional 60 long term residential rental units will be available for low-income and disabled residents of St. George. With adoption of the moderate-income housing element of the City’s general plan in 2019 and continued annual updates, the City will continue to make efforts to make affordable housing a priority.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	108	0
Low-income	67	0
Moderate-income	73	0
Total	248	0

Table 7 – Number of Households Served

Narrative Information

Though no housing units were provided for affordable housing, through the City’s CDBG regular funding, a total of 248 extremely low-income, low-income, and moderate-income persons were served where information on income by family size is required to determine the eligibility of the activity.

Because the table above requests only this information, the public service or public facility activities conducted do not require information on income by family size because their clientele falls into a presumed benefit category are not included. A total number of low to moderate income individuals served as part of a limited clientele benefit is 1,590. All activity service data can be found below.

INCOME	
Presumed	1590
Extremely low	108
low	67
moderate	73
non lmi	92

total lmi	1838
total served	1930
% lmi assisted	95%

DRAFT

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of St. George is part of the Washington Local Homeless Committee (LHC). This consortium consists of local homeless services and other organizations involved in planning various related programs in the city and Washington County. The principle organizations involved with the committee are:

- The City of St. George
- Dove Center
- Department of Workforce Services
- Equality Utah
- Family Healthcare
- Five County Community Action
- Intermountain Health Care
- St. George Interfaith Council
- Red Rock Center for Independence
- St. George Housing Authority
- Southwest Behavior Health
- Southwest Utah Public Health
- Switchpoint Community Resource Center
- UniteUS
- Utah Food Bank
- Utah Office of Homeless Services
- Utah Support Advocates for Recovery Awareness
- Veterans Affairs
- Washington County Emergency Operations
- Washington County School District
- Washington County Sheriff
- Washington County/Community Development
- Youth Futures

The LHC works to alleviate the effects of homelessness and coordinate local resources to maximize services. The LHC participates with and impacts policy on the direction of State, Federal and local homeless funding, and it participates in the Point-in-Time Count each year to count the number of homeless people in Washington County. The committee supports and implements the Housing First approach to provide housing and case management to optimize self-sufficiency for individuals and

families who are homeless. The committee currently meets monthly in St. George.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of St. George coordinates with the Washington LHC in addressing homeless needs and helping homeless persons make a transition to permanent housing. A major task of the coordinating committee is continual evaluation and updates to its Strategic Plan to End Chronic Homelessness through Housing First. A large part of the current coordinating efforts are directed toward seeking means to acquire or build transitional housing units, for both families and single individuals.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Currently the City works with the Washington LHC to help end chronic homelessness and decrease overall homelessness. Program funds were directed towards the Switchpoint Community Resource Center to help the center run its homeless prevention programs. Switchpoint offers a variety of programs to help those at risk of becoming homeless avoid homelessness. In the program year, the center was able to assist an average of 328 individuals experiencing homelessness or who were at-risk of becoming homeless each quarter. Funding was also awarded to DOVE Center which is a shelter for those fleeing domestic violence.

The City of St. George is aware of the critical and ongoing needs of new construction of affordable rental units. Low incomes and increasing rental rates affect all persons in the extremely low- and low-income range. In the 2024 program year, there were no direct activities for new construction of affordable rental units. However, program year 2017's project to improve infrastructure such as street improvements in the Riverwalk area and was intended to help encourage affordable housing development has been completed. This development is a 50-unit apartment complex that offers units for low to moderate income households. The Cast Iron project, which spanned multiple program years, was completed during program year 2018. Both the Riverwalk and Cast-Iron projects were intended to improve infrastructure in areas where LMI households could benefit. During program year 2020, the City also directed funding to fire stations in LMI areas of the city. The procurement of personal protection equipment will help reduce response times in these areas. Through CDBG-CV funding, property was acquired and renovated during program year 2021. This facility, known as The Point, serves as a transitional housing option operated by Friends of Switchpoint. During program year 2022 Switchpoint completed the first phase of the housing project called The Point, 50 affordable studio type housing units. The second phase of the project broke ground February 24, 2025. When this phase is complete, there will be an additional 60 long term residential rental units available for low-income and disabled

residents of St. George. This project will create affordable housing for residents that must earn 55% or less of the area median income. They must also have a qualifying disability as defined by the Americans with Disabilities Act.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of St. George recognizes the importance of prevention, rehabilitation, education and transitional efforts to permanent housing for at-risk or homeless persons. The City continues to support the Washington Local Homeless Committee (LHC) through an active role in providing cooperation, innovation and assistance where possible in the provision of services to address homelessness.

DRAFT

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of St. George does not operate or manage public housing, relying instead on the public housing strategies developed by the St. George Housing Authority (SGHA). Although not technically providing public housing, the City has in the past contributed money through the CDBG program for housing programs by SGHA.

SGHA is the local public housing authority in St. George and serves families in St. George and Washington County through the Dixie Sun Manor senior complex unit and administers 244 Housing Choice Vouchers (HCV) throughout the city and county. Dixie Sun Manor is a 30-unit complex for the elderly and while the waiting list is currently open, the expected wait time is 18-36 months. The wait list has been closed since September 2019; the list will reopen when it gets down to 50. If there is a change of status in the wait list for the HCV program, SGHA will post notices with local media outlets and in its offices.

With the City's involvement on the Washington LHC there are ample opportunities to work with the St. George Housing Authority on their various programs. Thanks to the CARES Act, SGHA was able to obtain approximately 21 Emergency Housing Vouchers (EHVs). The City will assist with the coordinated entry for potential applicants who may be awarded said vouchers as needed.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Current Housing Choice Voucher (HCV) program participants have the opportunity to work with SGHA in the Family Self Sufficiency Program. Participants in the program can work towards self-sufficiency by earning monthly monetary credits based on their portion of the rent. These credits are deposited into an interest-bearing savings account, which can be disbursed to program participants upon completion of the program.

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In 2019, the City's Analysis of Impediments to Fair Housing Choice was updated to provide emerging impediments to fair housing in the City of St. George. The impediments were found from a thorough review of current policies and practices in the public and private sectors, extensive public input, and a detailed examination of social and economic data. These impediments were:

1) Lack of fair housing programs; 2) Limited affordable housing; 3) Lack of state or local fair housing laws; and 4) Lack of public resources in Spanish. Actions taken to address the current impediments are summarized at the end of this section, CR-35 Other Actions.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The primary obstacle to meeting the underserved needs in the City of St. George is the lack of available funding to the City and to the various non-profit agencies the City partners with in serving the low- and moderate-income residents. The increasing needs of the low-income population and the growing number of competing agencies and organizations has widened the gap between project costs and available funding. The difficulty in leveraging funding is magnified by the decrease in public and private funds.

The City of St. George continues to coordinate activities with the St. George Housing Authority and the Local Homeless Coordinating Committee (Continuum of Care). The City also continues to work closely with various housing agencies, social service providers, aging organizations and disability organizations to gather data, identify service gaps, and pursue the development of coordinated projects, including support from mental health and substance abuse centers, and homeless assistance providers.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

St. George did not have any programs that directly lead to the reduction of lead-based paint hazards in homes, however the City promotes to its residents the risks associated with living in or purchasing a home that may contain lead-based paint.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of St. George coordinates efforts with the Washington LHC to not only reduce homelessness, but also open discussion about affordable housing and employment opportunities for poverty-level families and their needs with varying service providers.

The City also participates in the HAC (Housing Action Coalition). This committee is bringing together professionals from varying fields (developers, realtors, loan officers, public officials, city staff, etc) in order to collaboratively find solutions to the barriers of entry to affordable housing.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During the 2015 program year, the City hired consultants with Civitas LLC to assist in a major overhaul of the City's CDBG program. The Consolidated Plan was approved, a new Analysis of Impediments to Fair Housing Choice was completed, and the City made updates to its Citizen Participation Plan as well as major improvements in the City's CDBG Program Policies and Procedures. During the 2018 program year, the City chose to bring CDBG administration back in house so City staff would be more cognizant of the needs in the community and how CDBG funding was being utilized. In 2023 the City CDBG staff was able to attend in person training in Denver at the HUD offices to further institutional knowledge and promote best practices of the CDBG program. Staff also attends the virtual CDBG/Home Region VIII User Group meetings for quarterly training and pertinent information.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of St. George continues to work closely with area housing and service providers. The Switchpoint Community Center, owned by the City and operated by Friends of SwitchPoint, Inc., serves as a regional leader for special needs services. As such, staff have ongoing partnerships and relationships with area agencies.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Provisions to affirmatively further fair housing (AFFH) are long-standing components of HUD's housing and community development programs and follow the mandate of Section 808(e)(5) of the Fair Housing Act. Each year CDBG entitlement grantees, such as the City of St. George, are required to submit a certification that they will comply with provisions to affirmatively further fair housing and to document those actions in their annual CAPER.

A principal means for an entitlement community to further affirm their support of AFFH is through completing and following an "Analysis of Impediments to Fair Housing Choice" (AI). The AI is undertaken to identify impediments or barriers to fair housing choice in the City; to assess current fair housing initiatives; and, to describe actions the City could take to overcome identified problems.

In 2019, the City completed an AI. There were four impediments found through a thorough review of current policies and practices in the public and private sectors, extensive public input, and a detailed examination of social and economic data. These impediments were: 1) Lack of fair housing programs; 2) Limited affordable housing; 3) Lack of state or local fair housing laws; and 4) Lack of public resources in

Spanish.

Actions taken to address impediments were:

Impediment 1:

The City continues to monitor state-wide legislative proposals and is heavily involved with the Utah Leagues of Cities and Towns (ULCT). There are no local fair housing programs at this time.

Impediment 2:

1) The Housing Action Coalition (HAC) was created. HAC's purpose is to increase collaboration, educate, and celebrate affordable housing efforts for St. George City and Washington County

2) The Moderate-Income Housing element of the General Plan was amended in 2025

3) Riverwalk, a 55-unit affordable housing project, is now fully leased out

4) The Point, a 55-unit transitional housing project, is now fully leased out

5) The second phase of the Point, a 60-unit housing project broke ground in February 2025.

6) The City is working with The Dove Center on a new shelter to be located in Downtown St. George. The project is slated to begin in the next fiscal year

The City will continue to work and collaborate with area housing developers to provide additional affordable housing options including mixed use developments, single family and multi-family housing.

Impediment 3:

The City continues to monitor state-wide legislative proposals and is heavily involved with the Utah Leagues of Cities and Towns (ULCT). There are no local fair housing programs at this time.

Impediment 4:

The City's website was updated to improve citizen communications through increased social media posts, video, and press releases. The new website now has accessibility features including:

- translation for 70 plus languages
- dyslexia friendly fonts and formality
- contrast controls
- text spacing
- text sizing

- text alignment
- saturation

The City continues to make diversity and inclusivity a priority. The City updated the citizen participation plan for voluntary compliance and publishes all virtual CDBG notices in English and in Spanish.

The City will continue to work towards the four impediments identified in the 2019 Analysis of Impediments in future program years.

DRAFT

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of St. George follows an adopted monitoring guide that instructs both the City and its subrecipients. This guide was updated at the end of the 2015 program year and has been implemented since.

The purpose of monitoring ensures compliance with the requirements of the CDBG program as well as:

- Anticipating and addressing items before they become serious issues or problems,
- Successfully addressing and remedying problems,
- Completing the project
- Making sure the project has met the program objective.

Procedures, Frequency and Results of Monitoring

During the course of each contract year, the City conducts monitoring visits to CDBG subrecipients. The process includes site visits and an annual review of reports and documentation. The visits also include financial monitoring and extended interviews with subrecipients and, as necessary, with clients. From the monitoring visit, suggestions and concerns are relayed through conversation with the subrecipient, with serious issues and findings reported by letter. When necessary, a follow-up session is held with the subrecipient.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City maintains a Citizen Participation Plan. As such, the Citizen Participation Plan requires a 15-day comment period on the CAPER. The City of St. George hosts training sessions, public meetings, and places draft copies of varying plans and reports on the City's website. In addition to local newspaper notices, the City may email information and notices to all agencies who previously applied for funding or those who asked to be contacted regarding funding opportunities.

Summary of Citizen Participation Events During PY 2025

Notices for the following events were published in the Spectrum – the local newspaper as well as on the City’s website and on the community bulletin board in City Hall on September 8, 2025.

The CAPER 15-day comment period was from September 9 to September 25, 2025. The CAPER was made available on the City’s website and was also available in print at City Hall.

A public hearing was held on Thursday, September 25th, 2025, at 5:00 p.m. at City Hall to receive citizen input on community development needs and to make comments on the CAPER.

Summary of citizen comments

COMMENTS WILL BE ADDED HERE IF RECEIVED

Communications Assistance: If you use a special device in order to communicate with someone who uses a standard telephone, you may call a communications assistant at Relay Utah who will assist you with your call to the Human Resources Office. The toll-free number for assistance in English is 7-1-1, for Spanish 1-888-346-3162.

Disability Assistance: The location of the meeting is accessible to people with disabilities. 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 at (435) 627-4674 at least 24 hours in advance if you have special needs.

Translation Assistance: The City of St. George will make efforts to provide language translation assistance for public meetings and program information. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if language translation assistance is needed for a public meeting.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

N/A

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

DRAFT

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				

Other.					
--------	--	--	--	--	--

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

Public facility and infrastructure projects for program year 2024 did not trigger section 3 requirements.

DRAFT



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2024
 ST. GEORGE , UT

DATE: 08-29-25
 TIME: 10:05
 PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	(51,471.38)
02 ENTITLEMENT GRANT	623,056.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	271.87
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	30,420.92
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	602,277.41

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	764,037.20
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	764,037.20
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	125,450.48
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	(312,451.40) From PY23 draws
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	577,036.28
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	25,241.13

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	764,037.20
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	764,037.20
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	99,978.26
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	(6,678.27) From PY23 draws
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	93,299.99
32 ENTITLEMENT GRANT	623,056.00
33 PRIOR YEAR PROGRAM INCOME	43,345.93
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	666,401.93
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.00%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	125,450.48
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	(77,226.01) From PY23 draws
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	48,224.47
42 ENTITLEMENT GRANT	623,056.00
43 CURRENT YEAR PROGRAM INCOME	271.87
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	623,327.87
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	7.73%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount	
2021	2	129	6917167	PY21 Park 2450 E Playground	03F	LMA	\$228,547.12	PY23 draw
					03F	Matrix Code I	\$228,547.12	
2024	2	166	6996883	PY24 Fire Truck	03O	LMA	\$435,511.82	
					03O	Matrix Code I	\$435,511.82	
2024	3	160	7017977	PY24 Switchpoint	03T	LMC	\$26,500.00	
					03T	Matrix Code I	\$26,500.00	
2023	2	157	6928326	PY23 Memory Matters	05B	LMC	\$6,500.00	PY23 draw
2024	3	164	6996883	PY24 Memory Matters	05B	LMC	\$16,750.00	
2024	3	164	7040280	PY24 Memory Matters	05B	LMC	\$8,375.00	
2024	3	164	7052831	PY24 Memory Matters	05B	LMC	\$8,375.00	
					05B	Matrix Code I	\$40,000.00	
2023	2	155	6928326	PY23 Dove Center	05G	LMC	\$0.15	PY23 draw
2024	3	162	6968595	PY24 Dove Center	05G	LMC	\$2,281.22	
2024	3	162	6996883	PY24 Dove Center	05G	LMC	\$3,427.00	
2024	3	162	7017977	PY24 Dove Center	05G	LMC	\$2,556.59	
2024	3	162	7040280	PY24 Dove Center	05G	LMC	\$1,246.20	
2024	3	162	7052831	PY24 Dove Center	05G	LMC	\$488.98	
					05G	Matrix Code I	\$10,000.14	
2023	2	156	6928326	PY23 Family Support	05L	LMC	\$178.12	PY23 draw
2024	3	161	6970469	PY24 Family Support	05L	LMC	\$890.19	
2024	3	161	7017977	PY24 Family Support	05L	LMC	\$8,300.00	
2024	3	161	7052831	PY24 Family Support	05L	LMC	\$109.81	
2024	3	163	6968595	PY24 Big Brothers Big Sisters	05L	LMC	\$7,977.67	
2024	3	163	6996883	PY24 Big Brothers Big Sisters	05L	LMC	\$6,022.33	
					05L	Matrix Code I	\$23,478.12	
Total							\$764,037.20	

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	voucher Number	Activity to prevent	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2024	3	160	7017977	No	PY24 Switchpoint	B24MC490012	EN	03T	LMC	\$26,500.00
								03T	Matrix Code I	\$26,500.00
2023	2	157	6928326	No	PY23 Memory Matters	B23MC490012	PI	05B	LMC	\$6,500.00
2024	3	164	6996883	No	PY24 Memory Matters	B24MC490012	EN	05B	LMC	\$16,750.00
2024	3	164	7040280	No	PY24 Memory Matters	B24MC490012	EN	05B	LMC	\$8,375.00
2024	3	164	7052831	No	PY24 Memory Matters	B24MC490012	EN	05B	LMC	\$8,375.00
								05B	Matrix Code I	\$40,000.00
2023	2	155	6928326	No	PY23 Dove Center	B23MC490012	PI	05G	LMC	\$0.15
2024	3	162	6968595	No	PY24 Dove Center	B24MC490012	EN	05G	LMC	\$2,281.22
2024	3	162	6996883	No	PY24 Dove Center	B24MC490012	EN	05G	LMC	\$3,427.00
2024	3	162	7017977	No	PY24 Dove Center	B24MC490012	EN	05G	LMC	\$2,556.59
2024	3	162	7040280	No	PY24 Dove Center	B24MC490012	EN	05G	LMC	\$1,246.20
2024	3	162	7052831	No	PY24 Dove Center	B24MC490012	EN	05G	LMC	\$326.92
2024	3	162	7052831	No	PY24 Dove Center	B24MC490012	PI	05G	LMC	\$162.06
								05G	Matrix Code I	\$10,000.14
2023	2	156	6928326	No	PY23 Family Support	B23MC490012	PI	05L	LMC	\$178.12
2024	3	161	6970469	No	PY24 Family Support	B24MC490012	EN	05L	LMC	\$890.19
2024	3	161	7017977	No	PY24 Family Support	B24MC490012	EN	05L	LMC	\$8,300.00
2024	3	161	7052831	No	PY24 Family Support	B24MC490012	PI	05L	LMC	\$109.81
2024	3	163	6968595	No	PY24 Big Brothers Big Sisters	B24MC490012	EN	05L	LMC	\$7,977.67
2024	3	163	6996883	No	PY24 Big Brothers Big Sisters	B24MC490012	EN	05L	LMC	\$6,022.33
								05L	Matrix Code I	\$23,478.12
				No	Activity to prevent, prepare for, and respond to Coronavi					\$99,978.26
Total										\$99,978.26

PY23 draw

PY23 draw

PY23 draw

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	1	153	6930582	PY23 Admin	21A		\$77,226.01
2024	1	165	7040280	PY24FY25 Admin	21A		\$78,645.39
2024	1	165	7051233	PY24FY25 Admin	21A		(\$30,420.92)
					21A	Matrix Code I	\$125,450.48
Total							\$125,450.48

PY23 draw

Back up for Adjustments

Voucher Number	IDIS Act ID	Voucher Crea	LOCCS Sen	Grant Number	Grant Year		Fund Type	Program	subrecipients	Drawn Amount
6930582	153	8/12/2024	8/12/2024	B23MC490012	2023	EN	EN	CDBG	Admin	\$40,558.35
6930582	153	8/12/2024	8/12/2024	B23MC490012	2023	PI	PI	CDBG	Admin	\$36,667.66
6928326	156	8/5/2024	8/9/2024	B23MC490012	2023	PI	PI	CDBG	Fam Sup	\$178.12
6928326	155	8/5/2024	8/9/2024	B23MC490012	2023	PI	PI	CDBG	Dove	\$0.15
6928326	157	8/5/2024	8/9/2024	B23MC490012	2023	PI	PI	CDBG	Memory Matt	\$6,500.00
6917167	129	7/2/2024	7/2/2024	B21MC490012	2021	EN	EN	CDBG	2450 Park	\$142,342.37
6917167	129	7/2/2024	7/2/2024	B19MC490012	2019	EN	EN	CDBG	2450 Park	\$18,554.92
6917167	129	7/2/2024	7/2/2024	B18MC490012	2018	EN	EN	CDBG	2450 Park	\$60,069.88
6917167	129	7/2/2024	7/2/2024	B17MC490012	2017	EN	EN	CDBG	2450 Park	\$7,579.95

**** Above draws were the final draws for PY23**

Projects	\$228,547.12
Public Services	\$6,678.27
Admin	<u>\$77,226.01</u>
	\$312,451.40



Agenda Date: 09/25/2025

Agenda Item Number: 04

Subject:

Public hearing and consideration of Resolution No. 2025-019R to review and approve amendments to the Fiscal Year 2025-26 Budget.

Item at-a-glance:

Staff Contact: Robert Myers
Applicant Name: 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 City's budget. Staff typically bring budget amendments 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.

Staff Narrative (need/purpose):

Tonight's budget amendment is a request to roll forward funding from FY 2025 for the construction of the new Suntran facility. The Suntran facility will include 6 maintenance bays, staff offices, a fuel station, and parking. The total anticipated cost of the overall project totals \$9.5 million which includes design, site work, and construction of the facility, parking and fuel depot. The FY 2026 budget included funding in the amount of \$6 million based on the anticipated portion of construction that would occur during the fiscal year. Staff requests to roll forward funding from the prior fiscal year to fully appropriate the anticipated remaining cost for this project. Funding for this project will come from grant funds received from the \$15 million state grant and funds dedicated by the County for the operation of the Zion Route. Staff requests to amend the budget in the amount of \$3,100,000 to roll forward funds from the FY 2025 budget for the new Suntran facility.

Name of Legal Dept approver: Ryan Dooley

Budget Impact:

Cost for the agenda item: \$3,100,000
Amount approved in current FY budget for item: \$6,000,000
If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

This item is to request amendments to the budget as detailed in Exhibit A

Description of funding source:

This item is to request amendments to the budget as detailed in Exhibit A

Recommendation (Include any conditions):

Staff recommends taking public comment and approval of the resolution.

Attachments

RESOLUTION NO. _____

**AMENDING THE 2025-2026 FISCAL BUDGET FOR THE
CITY OF ST. GEORGE, UTAH.**

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

WHEREAS, the City 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 City Council of the City of St. George, Utah, duly called, noticed and held on the 25th day of September, 2025, upon motion duly made and seconded, it is

RESOLVED that the 2025-2026 fiscal budget for the City of St. George thereto is hereby amended. Said amendments are attached hereto as Exhibit "A."

VOTED UPON AND PASSED BY THE CITY COUNCIL OF THE CITY OF ST. GEORGE AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 25TH DAY OF SEPTEMBER, 2025.

ST. GEORGE CITY:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:

Ryan N Dooley, City Attorney

Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____



OTHER FUND ADJUSTMENTS

			<u>Debit</u>	<u>Credit</u>
1	64-38801	Public Transit Fund - Appropriate Fund Balance (Zion Route)		3,100,000
	64-6450-7300	Public Transit Fund - Zion Route - Improvements	3,100,000	

Tonight's budget amendment is a request to roll forward funding from FY 2025 for the construction of the new Suntran facility. The Suntran facility will include 4 maintenance bays, staff offices, a fuel depot, and parking. The total anticipated cost of the overall project totals \$9.5 million which includes design, site work, and construction of the facility and fuel depot. The FY 2026 budget included funding in the amount of \$6 million based on the anticipated portion of construction that would occur during the fiscal year. Staff requests to roll forward funding from the prior fiscal year to fully appropriate the anticipated remaining cost for this project. Funding for this project will come from grant funds received from the \$15 million state grant for the operation of the Zion Route. Staff requests to amend the budget in the amount of \$3,100,000 for the award of the construction contracts for the new Suntran Facility.



Agenda Date: 09/25/2025

Agenda Item Number: 05

Subject:

Consider approval of Resolution No. 2025-020R amending and adopting fees for various services.

Item at-a-glance:

Staff Contact: Chad Moultrie

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

175 East 200 North

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

This item proposes corrections to the Master Fee Schedule for golf courses and electric utility services. The Master Fee Schedule was originally adopted on June 19, 2025. During implementation, staff identified a few items that require correction to ensure alignment with the original budget proposal and customer impact expectations. Staff proposes adjustments to the master fee schedule as detailed in the attached exhibit. Staff recommends approval.

Staff Narrative (need/purpose):

This item proposes corrections to the Master Fee Schedule for golf courses and electric utility services. The Master Fee Schedule was originally adopted on June 19, 2025. During implementation, staff identified a few items that require correction to ensure alignment with the original budget proposal and customer impact expectations. 1) golf rates had been proposed to increase by \$2 per 9 rounds and \$4 per 18 rounds at the city's courses as part of the FY 2026 budget. The final fees adopted in the master fee schedule reflected a higher adjustment than had been recommended. Staff implemented rates to reflect the \$2 and \$4 per round increases as proposed. As staff was reviewing the rates implemented as compared to the master fee schedule adopted for FY 2026 this discrepancy was identified. Collections so far fiscal year to date are up \$400,000 over the prior year and are in line with the original assumptions included in the FY 2026 budget. Staff proposes to adjust rates at the golf courses to correct for this discrepancy. 2) electric utility rates are proposed to be adjusted for the newly implemented medium commercial class. The implementation of this new class has led to a higher impact on these customers than originally anticipated and planned for in the FY 2026 budget. Staff proposes to reduce the rates charged to the new medium commercial class to better reflect actual customer usage patterns and system impact.

Name of Legal Dept approver: Ryan Dooley

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval.

Attachments

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ST. GEORGE, UTAH AMENDING AND ADOPTING FEES FOR VARIOUS SERVICES

WHEREAS, the City of St. George charges fees for various services and recreational activities; and

WHEREAS, the City of St. George adopted the Master Fee Scheule on June 19, 2025 to go into effect on July 1, 2025; and

WHEREAS, an amendment to the Master Fee Schedule was approved by the City Council on August 7, 2025; and

WHEREAS, staff has identified additional proposed amendments to the Master Fee Schedule as outlined in Exhibit A; and

WHEREAS, staff recommends the proposed amendments related to golf fees to be effective immediately and proposed amendments related to electric utility fees to be effect October 1,2025.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of St. George hereby authorize the fee changes as outlined in Exhibit A.

PASSED AND ADOPTED by the City Council of the City of St. George this 25th day of September 2025.

CITY OF ST. GEORGE:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:

VOTING OF CITY COUNCIL:

City Attorney's Office

Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____

Ryan Dooley, City Attorney

EXHIBIT A

GOLF FEES

SUNBROOK

	Oct - May	Jun - Sept
9-hole round	\$38	\$23 \$21
9-hole round w/cart	\$48	\$32 \$31
9-hole cart fee Spectator/City Employee cart fee	\$12	\$12
18-hole round	\$68	\$34
18-hole round w/cart	\$88	\$70 \$54
18-hole cart fee Spectator/City Employee cart fee	\$24	\$24
Loyalty Card 9-hole (Rate not applicable on Fridays and Saturdays during Feb Oct 1 - Apr 30)	\$22 \$23	\$46 \$15
Loyalty Card 9-hole w/cart (Rate not applicable on Fridays and Saturdays during Oct 1 - Apr 30)	\$33	\$25
Loyalty Card 18-hole	\$39	\$27
Loyalty Card 18-hole w/cart	\$59	\$47
Driving Range	\$5 Sm Bucket/\$9 Lg Bucket	\$5 Sm Bucket/\$9 Lg Bucket
Booking fee for groups of 16 or more players when booking outside the standard booking window (NON REFUNDABLE)	\$10	\$10
Scramble Golf Tournament (min number of participants is 124)	\$85	\$70

RED HILLS

	Oct - May	Jun - Sept
9-hole round	\$27	\$19
9-hole round w/cart	\$39 \$37	\$34 \$29
18-hole cart fee Spectator/City Employee cart fee	\$12	\$12
Loyalty Card 9-hole (Rate not applicable on Fridays and Saturdays during Feb 1 - Apr 30)	\$49 \$17	\$44 \$12
Loyalty Card 9-hole w/cart (Rate not applicable on Fridays and Saturdays during Feb 1 - Apr 30)	\$27	\$22
Driving Range	\$5 Sm Bucket/\$9 Lg Bucket	\$5 Sm Bucket/\$9 Lg Bucket
Booking fee for groups of 16 or more players when booking outside the standard booking window (NON REFUNDABLE)	\$10	\$10
Scramble Golf Tournament (min number of participants is 124)	85 65	70 50

SOUTHGATE

	Oct - May	Jun - Sept
9-hole round	\$27	\$19
9-hole round w/cart	\$39 \$37	\$34 \$29
18-hole cart fee Spectator/City Employee cart fee	\$12	\$12

18-hole round	\$43 \$44	\$29 \$30
18-hole round w/cart	\$64	\$50
18-hole cart fee Spectator/City Employee cart fee	\$24	\$24
Loyalty Card 9-hole (Rate not applicable on Fridays and Saturdays during Feb 1 - Apr 30)	\$48 \$17	\$43 \$12
Loyalty Card 9-hole w/cart (Rate not applicable on Fridays and Saturdays during Feb 1 - Apr 30)	\$27	\$22
Loyalty Card 18-hole	\$30	\$22
Loyalty Card 18-hole w/cart	\$50	\$42
Driving Range	\$5 Sm Bucket/\$10 Lg Bucket	\$5 Sm Bucket/\$10 Lg Bucket
Booking fee for groups of 16 or more players when booking outside the standard booking window (NON REFUNDABLE)	\$10	\$10
Scramble Golf Tournament (min number of participants is 124)	\$65	\$50

ST. GEORGE

	Oct - May	Jun - Sept
9-hole round	\$27	\$19
9-hole round w/cart	\$39 \$37	\$34 \$29
18-hole cart fee Spectator/City Employee cart fee	\$12	\$12
18-hole round	\$43 \$44	\$29 \$30
18-hole round w/cart	\$64	\$50
18-hole cart fee Spectator/City Employee cart fee	\$24	\$24
Loyalty Card 9-hole (Rate not applicable on Fridays and Saturdays during Feb 1 - Apr 30)	\$48 \$17	\$43 \$12
Loyalty Card 9-hole w/cart (Rate not applicable on Fridays and Saturdays during Feb 1 - Apr 30)	\$27	\$22
Loyalty Card 18-hole	\$30	\$22
Loyalty Card 18-hole w/cart	\$50	\$42
Booking fee for groups of 16 or more players when booking outside the standard booking window (NON REFUNDABLE)	\$10	\$10
Scramble Golf Tournament (min number of participants is 124)	\$65	\$50
Loyalty Program Annual Membership (Utah Residents Only)	\$40 per person	
Merchandise	5% markup to 400% markup	
Food Concessions	5% markup to 400% markup	
Junior Association of Golfers (JAG) Registration Fee	\$52	
Junior Association of Golfers (JAG) Tournament Registration Fee	\$22	
	Oct - Apr	May - Sept
Junior Association of Golfers (JAG) 9-hole	\$6	\$3
Junior Association of Golfers (JAG) 18-hole	\$12	\$6

UTILITY FEES

UTILITY RATES - ENERGY SERVICES

Medium Commercial

Customer Charge

\$52.24

Tier 1
(0 - ~~3,000~~ 5,000 kWh, per kWh)
\$.085675

Tier 2
(> ~~3,000~~ 5,000 kWh, per kWh)
\$.09623

Demand
(ALL kW, per kW)
~~\$11.22~~ \$6.97



Agenda Date: 09/25/2025

Agenda Item Number: 06

Subject:

Consider approval of Resolution No. 2025-021R approving an interlocal cooperation agreement with Washington County for Recovery Court law enforcement services.

Item at-a-glance:

Staff Contact: Johnny Heppler

Applicant Name: Johnny Heppler

Reference Number: N/A

Address/Location:

175 North 200 East

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

This resolution approving the Interlocal Cooperation Agreement for Recovery Court law enforcement services between St. George City and Washington County, Utah, will mutually benefit the participating law enforcement agencies and embody the Police Departments mission to promote individual responsibility and community commitment.

Staff Narrative (need/purpose):

Utah courts may order supervised probation for convicted defendants. Under Utah Code 17-22-5.6, the Washington County Sheriff supervises certain probationers in Washington County, including those in recovery and mental health court programs. Washington County and St. George City are both public agencies under the Utah Interlocal Cooperation Act. The Washington County Sheriffs Office, with assistance from Sheriffs Deputies, oversees these probationers, and the St. George Police Department is able and willing to assist by providing law enforcement services related to recovery court, mental health court, and probationer supervision. Both parties desire interagency cooperation, recognizing that it improves probation supervision, public safety, and administration of specialized court programs. They have negotiated an agreement establishing the terms for the St. George Police Department to provide part-time law enforcement services for Recovery Court. The parties have the authority to enter into this agreement under the Utah Interlocal Cooperation Act, and it is in the best interests of St. George City and Washington County residents that the attached agreement be approved and executed.

Name of Legal Dept approver: Alicia Carlton

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval

Attachments

RESOLUTION NO. _____

A RESOLUTION APPROVING AN INTERLOCAL COOPERATION AGREEMENT FOR RECOVERY COURT LAW ENFORCEMENT SERVICES BETWEEN THE CITY OF ST. GEORGE AND WASHINGTON COUNTY, UTAH

WHEREAS, pursuant to Utah Code 77-15-105, Utah Courts may order a convicted defendant to supervised probation as part of the sentence;

WHEREAS, pursuant to Utah Code 17-22-5.6, the Washington County Sheriff has supervision of certain probationers in Washington County;

WHEREAS, Washington County and St. George City are public agencies as defined under the Utah Interlocal Cooperation Act;

WHEREAS, Washington County Sheriff Deputies assist the Washington County Sheriff in the supervision of these probationers, including those participating in recovery court and mental health court programs;

WHEREAS, the St. George Police Department is able and willing to assist the Washington County Sheriff's Office in providing law enforcement services related to recovery court, mental health court, and the supervision of probationers;

WHEREAS, both Parties desire to cooperate in law enforcement services and agree that such cooperation will result in improved supervision of probationers, enhanced public safety, and more effective administration of specialized court programs;

WHEREAS, the Parties have negotiated an agreement to effectuate the aforementioned purposes by establishing parameters for the St. George Police Department to provide part-time law enforcement officers for recovery court services;

WHEREAS, the Parties have authority to enter into this Interlocal Agreement pursuant to the Utah Interlocal Cooperation Act;

WHEREAS, it is in the best interests of the citizens of the City of St. George that the attached Agreement be approved and executed.

WHEREAS, this Agreement will not supersede nor preclude any other agreements which are made or which will be made by any Party with any other Party.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. George, that it authorizes the Mayor to execute the Interlocal Agreement between the City of St. George and Washington County, attached hereto as Exhibit "A".

/SIGNATURE PAGE FOLLOWS/

PASSED AND ADOPTED by the City Council of the City of St. George this ____ day of _____, 2025.

CITY OF ST. GEORGE:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:

Alicia Carlton, Assistant City Attorney

Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____

**INTERLOCAL COOPERATION AGREEMENT
FOR RECOVERY COURT LAW ENFORCEMENT SERVICES BETWEEN
THE WASHINGTON COUNTY SHERIFF'S OFFICE AND THE
ST. GEORGE POLICE DEPARTMENT**

THIS INTERLOCAL COOPERATION AGREEMENT, the ("Agreement") is made and entered into between Washington County, Utah through its Sheriff's Office the ("WCSO") and St. George City, through its Police Department ("SGPD"). WCSO and SGPD may be referred to individually as "Party" and together as "Parties". The Parties to this Agreement are "public agencies" as defined in the Utah *Interlocal Cooperation Act* ("ICA").

RECITALS

WHEREAS, pursuant to Utah Code 77-15-105, Utah Courts may order a convicted defendant to supervised probation as part of the sentence;

WHEREAS, pursuant to Utah Code 17-22-5.6 the County Sheriff has supervision of certain Probationers in Washington County;

WHEREAS, Washington County Sheriff Deputies assist the Washington County Sheriff in the supervision of these Probationers;

WHEREAS, the St. George Police Department is able and willing to assist the Washington County Sheriff's Office in these matters; and

WHEREAS, the Parties to this Agreement have authority to enter into this Interlocal Agreement ("Agreement").

NOW, THEREFORE, the Parties hereto agree as follows:

TERMS

1. Services

1.1 **Purpose**. The Purpose of this Agreement is to establish the parameters wherein the SGPD will provide certain law enforcement services as it relates to recovery court, mental health court, and the supervision of probationers being supervised by the Washington County Sheriff, (hereinafter referred together as the "Services").

1.2 **Law Enforcement Services**. SGPD agrees to provide part-time law enforcement officers to provide Services for recovery court some Wednesday evenings, and at other days and times when available.

1.2.1 **Duties**. The SGPD officer(s) who perform the Services under this Agreement

shall have the following duties: attending staffing and court as directed by WCSO, conduction home visits, conducting curfew checks, conducting employment checks, assisting with urine sample collections, assisting in the arresting and booking of probationers who are non-compliant, and completing all administrative tasks, documentation and compliance verification.

- 1.3 Supervision. The SGPD officer(s) who perform the Services under this Agreement shall be under the direction of and report to the WCSO Recovery Court Supervisor.

2. Equipment and Pay

- 2.1 Equipment. In rendering the Services under this Agreement, each Party shall be responsible for the provision and maintenance of its own equipment and any damage thereto, and for its other costs, including but not limited to its personnel costs.
- 2.2 Pay. In rendering the Services under this Agreement, each Party shall be responsible for the salary and benefits of its own employees.
- 2.3 Individual Law Enforcement Officer. The peace officers of each Party shall remain under the ultimate control of their Party notwithstanding the Party's participation in this Agreement.

3. Term

- 3.1 Term of Agreement. The term of this Agreement shall begin on the day it is executed by all Parties (the "Effective Date") and continue for a period of 5 years from the Effective Date.
- 3.2 Renewal. At the end of the Term, this Agreement shall automatically renew.

4. Withdrawal

- 4.1 Withdrawal. Withdrawal to this Agreement is permissible for cause and a Party may withdraw from this Agreement provided (a) the withdrawing Party gives written notice of its intent to withdraw; and (b) that such notice is provided to the other Party at least 60 days prior to the effective date on which the Party intends to withdraw. Upon Withdrawal of this Agreement, all equipment and property involved shall revert back to the owner. Withdrawal will not relieve any Party from liabilities or costs already incurred under this Agreement, nor affect ownership of said equipment and property.

5. Indemnification, Immunity, and Officer Authority

- 5.1 Indemnification. The Parties shall indemnify, protect, defend, and hold harmless the other party, its officials, employees, agents, representatives, consultants, contractors against any loss, all causes of action, suits, and damages arising out of,

resulting from, or in connection with this Agreement.

- 5.2 Governmental Immunity. By entering into this Agreement, the Parties do not (and do not intend to) waive any immunity provided to the Parties hereto or their officials, employees, or agents by Title 63G, Chapter 7, *Utah Code Annotated*, known as the *Governmental Immunity Act of Utah*, (the “Immunity Act”), or by other applicable law.
- 5.3 Statutory Immunity. While performing Services under this Agreement, whether inside or outside the law enforcement officer’s own jurisdiction, each law enforcement officer shall possess:
 - 5.3.1 Authority. All law enforcement powers that the officer possesses within the officer’s own jurisdiction, including power to arrest; and
 - 5.3.2 Officer Immunity. The same immunities and privileges as if the duties were performed within the officer’s own jurisdiction.
- 5.4 Obligations. This Agreement shall not relieve any party of any obligation or responsibility imposed upon it by law and nothing herein shall be construed or give rise to a general obligation or liability of any Party or a charge against its general credit or taxing powers.

6. Filing

- 6.1 Filing. A copy of this Agreement shall be placed on file in the office of the official record keeper of each Party and shall remain on file for public inspection during the term of this Agreement. In the event of a renewal of this Agreement the official record keeper shall file documentation of the renewed agreement.

7. General Provisions

- 7.1 Confidentiality. The Parties, collectively and individually shall take such steps as deemed necessary or prudent to protect and keep confidential those records which, under government records requests or other applicable law, constitute protected, controlled or private records, or records which are otherwise required to be protected from public disclosure.
- 7.2 Jurisdiction. Nothing in this Agreement shall be construed as either limiting or extending the lawful jurisdiction of any Party. The Parties agree that nothing in this Agreement alters or conveys any judicial jurisdiction, including the authority to issue warrants for arrests or search and seizure warrants, or to issue service of process.
- 7.3 Sovereign Immunity. Nothing in this Agreement shall be construed as a waiver of any sort, including, but not limited to, sovereign immunity or other defense

available to Counties, or as a consent to be sued, or as a submission to the jurisdiction of any court.

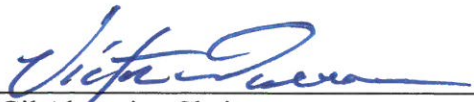
- 7.4 No Assignment. No Party to this Agreement may assign any right, claim, interest, or duty it may have under this Agreement.
- 7.5 Severability Clause. The articles, sections, paragraphs, sentences, clauses, and phrases of this Agreement, and the application thereof, are expressly declared to be severable. If any such article, section, paragraph, sentence, clause, or phrase, or the application thereof, shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining articles, sections, paragraphs, sentences, clauses, or phrases, or applications, of this Agreement.
- 7.6 Amendment. This Agreement may be amended at any time by the written approval of the Governing Bodies of all Parties to this Agreement.
- 7.7 Governing Law. This Agreement shall be governed according to the laws of the State of Utah.
- 7.8 Recitals. The Recitals hereto are incorporated herein as part of this Agreement.
- 7.9 Captions. The captions to the various Articles and Sections of this Agreement are for convenience and ease of reference only, and neither define, limit, augment, nor describe the scope, content, and/or intent of this Agreement or any part or parts hereof.
- 7.10 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- 7.11 Legal Compliance. The Parties, as part of the consideration herein, shall comply with all applicable federal, state and local laws, and shall indemnify, defend, and hold one another harmless from and against any respective claims, actions, proceedings, damages or losses resulting from or arising as a result of any such failure of compliance.
- 7.12 No Separate Legal Entity. No separate legal entity is created by the terms of this Agreement. To the extent that this Agreement requires administration other than as set forth herein, it shall be administered by the duly assigned employees of the Parties. No real or personal property shall be acquired jointly by the Parties as a result of this Agreement. To the extent that a Party acquires, holds, and disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.

- 7.13 Authorized Political Subdivision. Each Party represents and warrants that it is a political subdivision of the State in which it is located and is authorized to enter into the transactions contemplated by this Agreement and to carry out its obligations hereunder.
- 7.14 Entire Agreement. This Agreement contains the entire agreement between the Parties concerning its subject matter and shall not be modified except by written agreement duly executed by the Parties hereto. There are no oral understandings or agreements not set forth herein.

(Signatures on next page.)

SIGNATURE BLOCK

WASHINGTON COUNTY

Victor Iversen


Gil Almquist, Chair
Washington County Commission

Date

Nate Brooksby
Washington County Sheriff

Date

ST. GEORGE CITY

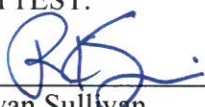
Michelle Randall
Mayor

Date

Kyle Whitehead
St. George Police Chief

Date

ATTEST:



Ryan Sullivan
Washington County Clerk-Auditor

Christina Fernandez
City Recorder

Date: 8/21/2025

Date: _____

Approved as to Form:



Deputy Washington County Attorney

St. George City Attorney



Agenda Date: 09/25/2025

Agenda Item Number: 07

Subject:

Consider approval of Ordinance No. 2025-076 amending the Desert Color Planned Development Commercial zone on approximately 1.91 acres generally located on the south side of Black Mountain Drive at approximately 1150 west. (Case No. Case No. 2025-PDA-020 - Red Rock Office Building)

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: Bush & Gudgell, Inc. - Bob Hermandson

Reference Number: 2025-PDA-020

Address/Location:

Generally located on the south side of black mountain drive at approximately 1150 west.

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

The proposal is for a 25,000 ft office building. The underlying general plan is PD (Planned Development). At their meeting held on August 26, 2025, the Planning Commission held a public hearing and recommended approval with conditions, with a vote of 5-0 with conditions; there were no comments from the public.

Staff Narrative (need/purpose):

This is a request to approve the conceptual site plan, landscape plan, elevations, renderings, for the Red Rock Office Building in the Desert Color commercial area. The proposed project consists of an approximately 25,000 ft, three-story office building. The site plan includes a single access point on a private drive aisle (formerly Black Mountain Drive, recently vacated).

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

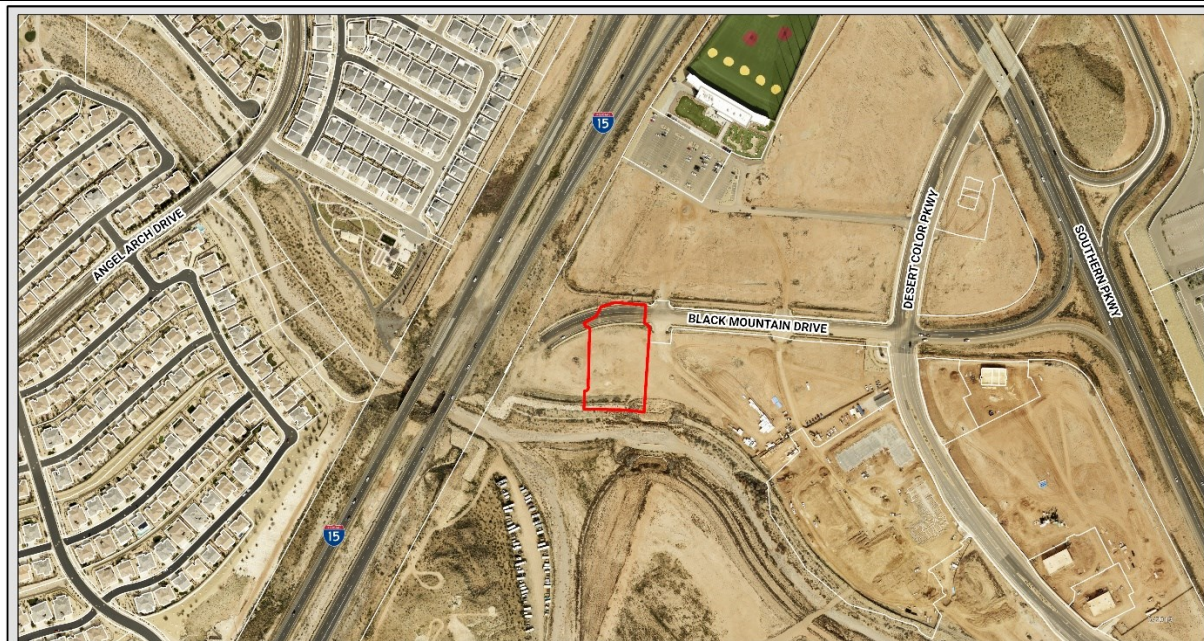
Recommendation (Include any conditions):

The Planning Commission, at their public hearing on August 26, 2025, with a 5-0 vote, issued a recommendation for approval with the following conditions: 1. The project shall meet all requirements found in Title 10 of the Zoning Regulations or Desert Color zone plan as applicable. 2. A site plan must be applied for and approved prior to construction of the site. 3. That the setback adjacent to the future right-of-way on the east side of the site, is adjusted to meet the 20 required by the Desert Color zone plan. 4. That compliance with Title 10-19-6 as it relates to bike parking and EV conduit issues previously noted is shown on plans at the time of site plan review.

Attachments

PLANNING COMMISSION AGENDA REPORT: 08/26/2025
 CITY COUNCIL AGENDA REPORT: 09/25/2025

Red Rock Office Building Planned Development Amendment (Case No. 2025-PDA-020)	
Request:	To amend the Desert Color PD-C (Planned Development Commercial) zone for construction of an office building.
Applicant:	Bush & Gudgell, Inc.
Representative:	Bob Hermandson
Location:	Located on the south side of Black Mountain Drive at approximately 1150 West
General Plan:	PD (Planned Development)
Existing Zoning:	PD-C (Planned Development Commercial)
Surrounding Zoning:	North PD-C (Planned Development Commercial)
	South PD-C (Planned Development Commercial)
	East PD-C (Planned Development Commercial)
	West PD-C (Planned Development Commercial)
Land Area:	Approximately 1.91 acres (1.56 acres if private drive aisle is excluded)



RED ROCK OFFICE BUILDING



BACKGROUND:

This is a request to approve the conceptual site plan, landscape plan, elevations, renderings, for the Red Rock Office Building in the Desert Color commercial area. There have been several approvals for commercial development within Desert Color such as Big Shots Golf Center, pads A, K, M & N, Mountain America, America First Credit Union, Panda Express, and most recently, The Break restaurant.

The proposed project consists of an approximately 25,000 ft², three-story office building. The site plan includes a single access point on a private drive aisle (formerly Black Mountain Drive, recently vacated). The building would have a roof height of approximately 42 feet and would reach a maximum height of 49' to the top of the highest architectural feature. The Desert Color PD zone plan permits structures up to 55 feet in height by right therefore, the height regulation is met. The building will primarily be constructed of EIFS, ACM Panels, Anodized Fascia and metal soffit. Elevation drawings have been submitted and are included in this packet. There is also a materials board available.

Please see the table below for a summary of the zoning requirements.

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	10-8D-6	Proposed setbacks: Front (east): 15' Side (north): 18' Side (south): 120' Rear (west): 142'	The proposed front (east) setback is shown at 15' and needs to be 20'. There is room on the site to shift the building to the west to make the setback meet code.
Pedestrian Circulation Plan	10-8-6	Pedestrian circulation is shown on the plans and is provided around the building	The plans appear to meet the required pedestrian circulation.
Uses	PD-C use list	Office	Permitted
Height and Elevation	10-8D-6	42' to top of roof (49' to highest point of architectural feature)	The maximum allowed height is 55' in Desert Color PD-C.
Phasing Plan	10-8D-2	No phasing proposed.	No comment.
Landscape Plan	10-8D-2	Conceptual landscape plan provided (approximately 27% of site).	The landscaping seems to be sufficient. During site plan review, staff will ensure the code compliance.
Utilities	10-8D-2	Conceptual utility plan provided with plat	Utilities will be evaluated in detail during the site plan

			review.
Signs	10-8D-2	No signage was identified	Signs will be approved through the sign permit process.
Lighting	10-8D-2, 10-14-1	A photometric plan has been included	Site lighting appears to meet the requirements found in Title 10-14 but will need further review and information during formal site plan review.
Lot Coverage	10-8D-6	Conceptual plan shown (14.7%)	The site plan meets lot coverage regulations <50%
Solid Waste	10-8D-6	Solid waste receptacle location is shown on the site plan.	Located on side of the building and will include a solid wall to screen from right of ways.
Landscaping	10-8D-6	Minimum 15' landscape buffer along access street.	Conceptual landscaping exceeds code requirements.
Parking	10-19-5	100 parking stalls	For an office building of 25,000 ft ² , a 1:250 ratio (1 stall per 250 ft ²) requires 100 stalls (25,000 ÷ 250 = 100), which matches the proposal.
EVCS And Bike Parking	10-19-6	Location of bike parking and conduit for electric parking stations not shown on plans.	During site plan review, staff will ensure the plans meet the EVCS and bike parking requirements to comply with Title 10-19-6.

RECOMMENDATION:

Planning Commission held a public hearing on the request on August 26, 2025, and recommends approval of this PD Amendment with the following conditions:

1. The project shall meet all requirements found in Title 10 of the Zoning Regulations or Desert Color zone plan as applicable.
2. A site plan must be applied for and approved prior to construction of the site.
3. That the setback adjacent to the future right-of-way on the east side of the site, is adjusted to meet the 20' required by the Desert Color zone plan.
4. That compliance with Title 10-19-6 as it relates to bike parking and EV conduit issues previously noted is shown on plans at the time of site plan review.

ALTERNATIVES:

1. Approval as presented.
2. Approval with modified conditions.
3. Denial of the request.
4. Continue the proposed PD amendment to a later date.

FINDINGS FOR APPROVAL:

1. The proposed amendment meets the requirements of Title 10-8D with the exception of the one setback which will be addressed at the site plan stage.
2. There will be adequate parking on site to facilitate development.

POSSIBLE MOTION:

"I move that we approve the PD Amendment for Red Rock Office, Case No. 2025-PDA-020, based on the findings and subject to the conditions listed in the staff report."

Exhibit A
Applicants Narrative



Bush and Gudgeon, Inc.
Engineers • Planners • Surveyors
www.bushandgudgeon.com

August 4, 2025

St George City
Planning and Zoning Department
175 North 200 East
St George, UT

Re: Red Rock Office Building PD-Zone Amendment, Desert Color

To whom it may concern:

We are submitting this application to provide the details for a proposed office building in Desert Color. This is planned to be the new office for Red Rock Real Estate. The footprint of the building will be 24,882 square feet and it will sit on a 1.91-acre parcel of land. The location will be on the south side of Black Mountain Drive, in the Desert Color Commercial area. Please see the renderings and site plan accompanying this application for further details. We greatly appreciate your consideration.

Sincerely,
Bush and Gudgeon, Inc.

Bob Hermandson
President

Exhibit B
PowerPoint Presentation

Red Rock Office Building

2025-PDA-020



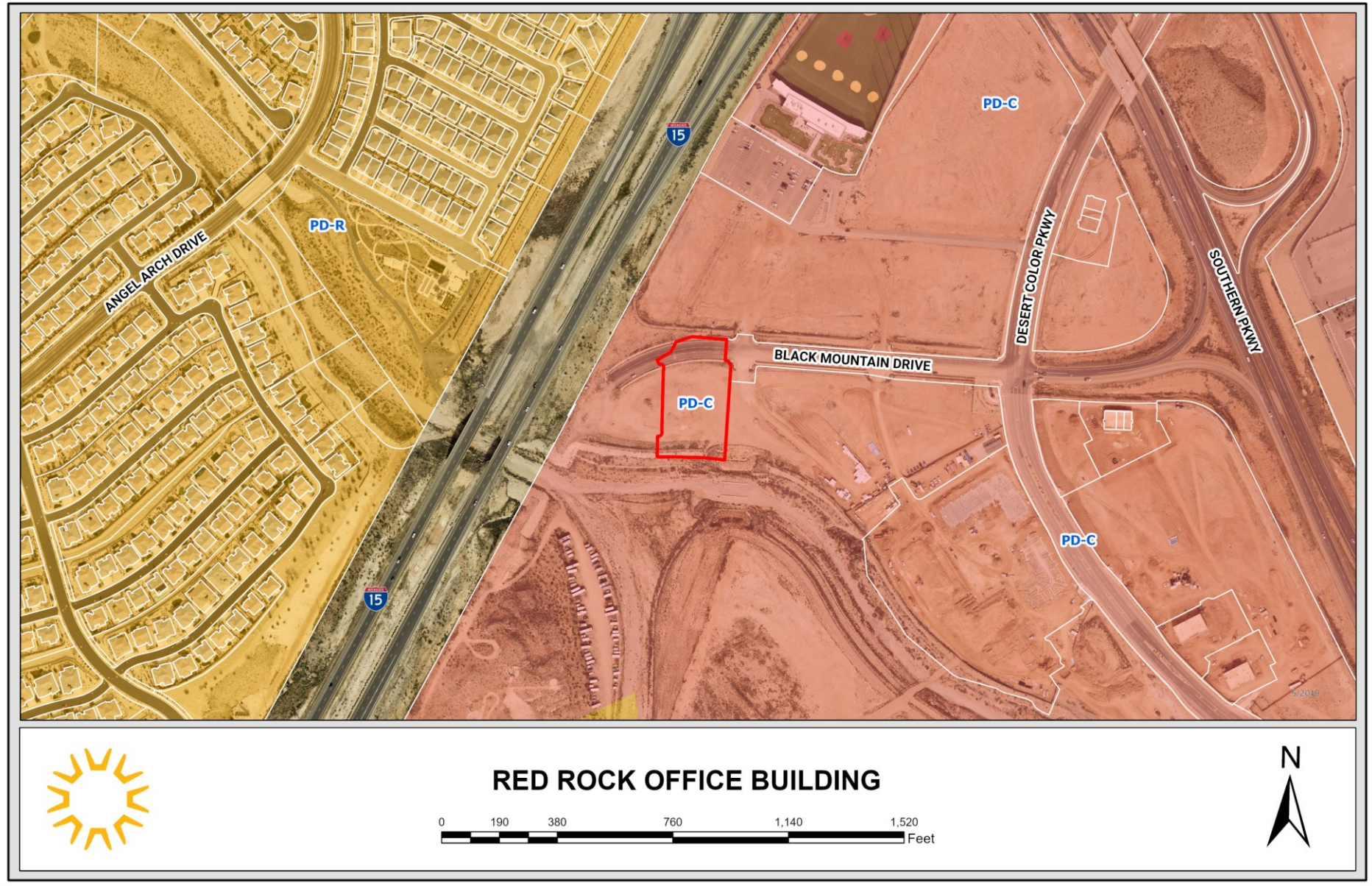
Aerial Map



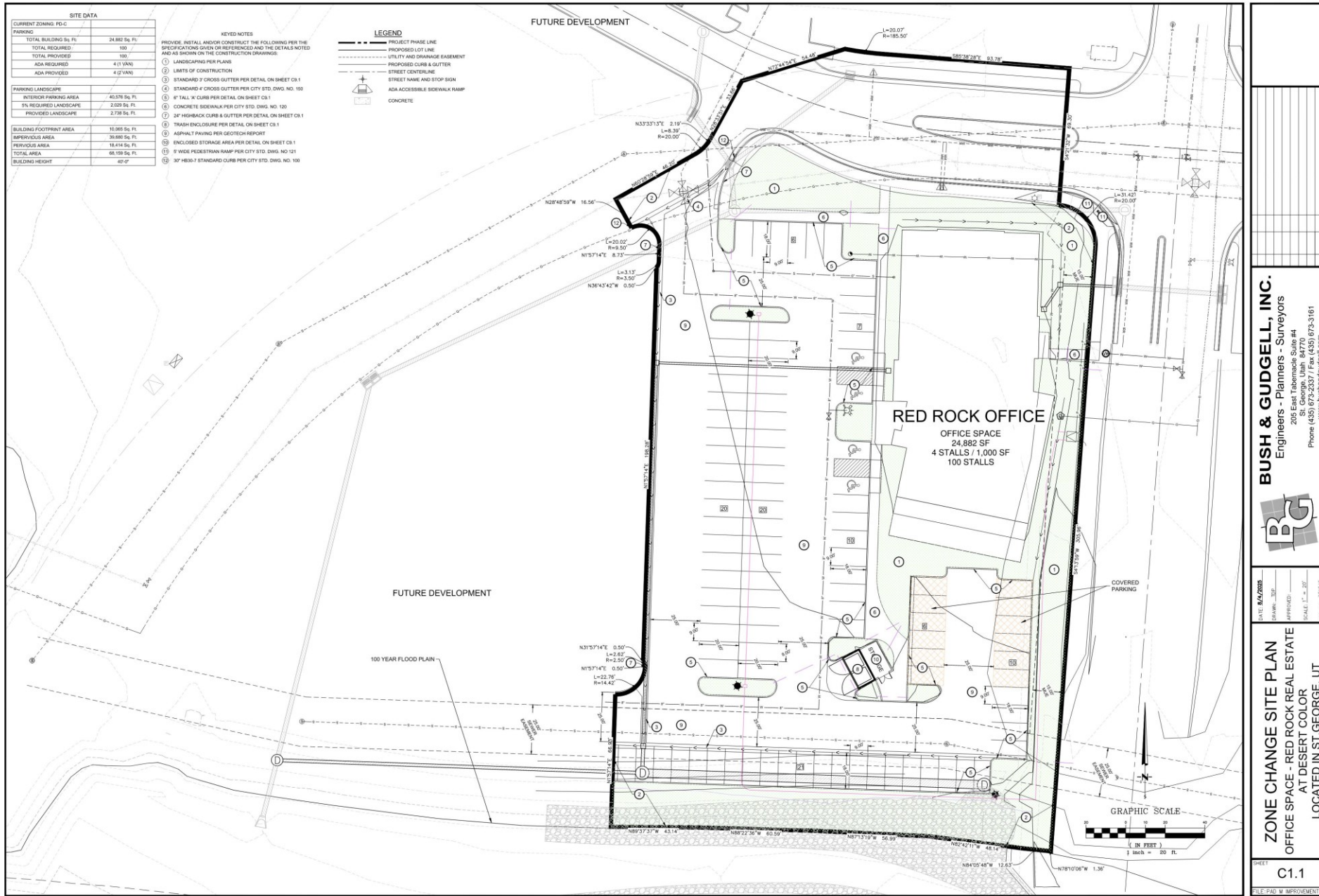
Land Use Map



Zoning Map



Site Plan



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
2048 East Tenth Street, Suite #4
St. George, Utah 84778
Phone (435) 672-2337 / Fax (435) 673-3161
www.bushandgudgell.com

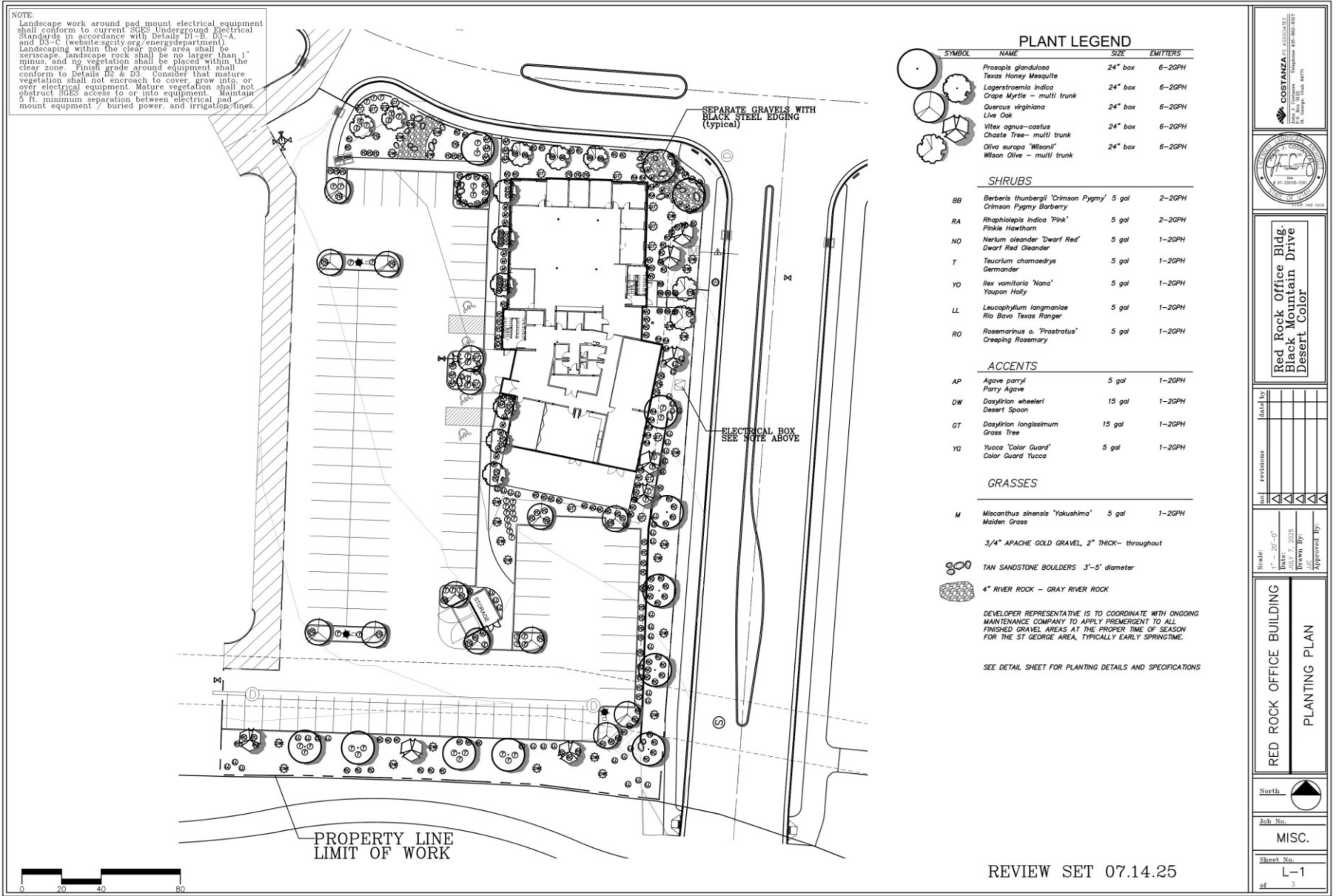


DATE: 8/27/2008
DRAWN: JTF
APPROVED:
SCALE: 1" = 20'
JOB NO.: 201454

ZONE CHANGE SITE PLAN
OFFICE SPACE - RED ROCK REAL ESTATE
AT DESERT COLOR
LOCATED IN ST. GEORGE, UT

SHEET
C.1.1
FILE: PAD W IMPROVEMENT

Landscape Plan



COSTANZA ASSOCIATES
 1000 N. GILBERT ST. SUITE 100
 DENVER, CO 80202
 (303) 733-1111

RED ROCK OFFICE BLDG.
 BLACK MOUNTAIN DRIVE
 DESERT COLOR

PLANTING PLAN

Elevations

GENERAL NOTES	
A.	CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DOCUMENTS PRIOR TO BEGINNING WORK. CONTACT ARCHITECT WITH ANY CONFLICTS OR INCONSISTENCIES.
B.	MAIN FINISH FLOOR ELEVATION ASSUMED TO BE 100'-0"
C.	ALL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR WALLS, FACE OF SHEATHING AT EXTERIOR WALLS, GRID LINES, AND CENTER LINE OF COLUMN, UNLESS NOTED OTHERWISE.
D.	SLOPE ALL LANDSCAPING GRADES AWAY FROM THE BUILDING 1" FOR FIRST 10' FROM BUILDING.
E.	SEE GRID FOR HORIZONTAL AND VERTICAL ASSEMBLIES.

EXTERIOR MATERIALS LEGEND	
STUCCO (WHITE/COLOR), COLOR W/ OWNER. SEE VERTICAL ASSEMBLY TYPES FOR DETAILS.	
SPECIALTY STUCCO W/ TILE LOOK (CREAM/COLOR), COLOR W/ OWNER. SEE VERTICAL ASSEMBLY TYPES FOR DETAILS.	
ACM METAL PANELS: STYLE AS SELECTED BY OWNER. SEE VERTICAL ASSEMBLY TYPES FOR DETAILS.	
EXTERIOR GLAZING: SEE STOREFRONT TYPE SHEET.	
ALUMINUM FASCIA (DARK BRONZE) COLOR, COLOR W/ OWNER.	

KEYNOTES	
3.06	CONCRETE SLAB ON GRADE PER STRUCTURAL OVER CLASS 'A' VAPOR BARRIER
5.01	STEEL COLUMN. SEE STRUCT.
5.13	METAL PARAPET CAP FLASHING. SEE DETAILS.
5.23	CANOPY METAL HANGER.
5.26	STUCCO REVEAL.

C1 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

C3 NORTH ROTATED BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

A1 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

A3 SOUTH ROTATED BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

Elevations

C1 WEST ROTATED BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

A1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THESE ELEVATIONS.
2. MATERIALS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
3. ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOTICES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AS-BUILTS.

EXTERIOR MATERIALS LEGEND

ANODIZED BLACK FASCIA	[Symbol]
METAL SOFFIT	[Symbol]
WHITE STUCCO	[Symbol]
LUMIA STONE FINISH SPECIALTY STUCCO	[Symbol]
ACM PANELS	[Symbol]
TERRA COTTA	[Symbol]

KEYNOTES

RED ROCK OFFICE BUILDING
720 S RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790
NOT FOR CONSTRUCTION - 2025-08-04

FFKR ARCHITECTS
200 South Main Street, Suite 1000, St. George, UT 84790
P: 435.633.1111 | F: 435.633.1112 | WWW.FFKR.COM

EXTERIOR ELEVATIONS
AE202

C1 EAST ROTATED BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

A1 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THESE ELEVATIONS.
2. MATERIALS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
3. ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOTICES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AS-BUILTS.

EXTERIOR MATERIALS LEGEND

ANODIZED BLACK FASCIA	[Symbol]
METAL SOFFIT	[Symbol]
WHITE STUCCO	[Symbol]
LUMIA STONE FINISH SPECIALTY STUCCO	[Symbol]
ACM PANELS	[Symbol]
TERRA COTTA	[Symbol]

KEYNOTES

RED ROCK OFFICE BUILDING
720 S RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790
NOT FOR CONSTRUCTION - 2025-08-04

FFKR ARCHITECTS
200 South Main Street, Suite 1000, St. George, UT 84790
P: 435.633.1111 | F: 435.633.1112 | WWW.FFKR.COM

EXTERIOR ELEVATIONS
AE203

ANODIZED BLACK FASCIA

METAL SOFFIT

WHITE STUCCO

LUMIA STONE FINISH SPECIALTY STUCCO

ACM PANELS

TERRA COTTA

RED ROCK OFFICE BUILDING
720 S RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790
NOT FOR CONSTRUCTION - 2025-08-04

FFKR ARCHITECTS
200 South Main Street, Suite 1000, St. George, UT 84790
P: 435.633.1111 | F: 435.633.1112 | WWW.FFKR.COM

RED ROCK OFFICE BUILDING
720 S RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790
NOT FOR CONSTRUCTION - 2025-08-04

RED ROCK OFFICE MATERIAL BOARD
AE902

Renderings



C1 NW EXT. PERSPECTIVE
SCALE:



C4 NE EXT. PERSPECTIVE
SCALE:



A1 SW EXT. PERSPECTIVE
SCALE:



A4 SE EXT. PERSPECTIVE
SCALE:

FFKR ARCHITECTS
720 Pacific Avenue, Salt Lake City, Utah 84104
O 801.521.6196 FFKR.COM

RED ROCK OFFICE BUILDING
720 S RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790
NOT FOR CONSTRUCTION - 2025-08-04

DATE REVISION

PROJECT NUMBER 25-010

PERSPECTIVES
VIEWS

AE901

Renderings



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE DESERT COLOR PD-C (PLANNED DEVELOPMENT COMMERCIAL) ZONE ON APPROXIMATELY 1.91 ACRES AND APPROVING THE DESIGN AND SITE PLAN FOR A NEW OFFICE WITH APPROXIMATELY 25,000 SQUARE FEET IN SIZE AND GENERALLY LOCATED ON THE SOUTH SIDE OF BLACK MOUNTAIN DRIVE AT APPROXIMATELY 1150 WEST.

(Red Rock Office Building)

WHEREAS, the property owner has requested an amendment to the Desert Color PD-C (Planned Development Commercial) zone and approval for the design and site plan for an approximately 25,000 ft² office building located on a 1.91 acre site; and

WHEREAS, the Planning Commission held a public hearing on August 26, 2025, and thereafter forwarded a recommendation for approval of the requested amendment to the City Council with a 5-0 vote with the following conditions:

1. The project shall meet all requirements found in Title 10 of the Zoning Regulations or Desert Color zone plan as applicable.
2. A site plan must be applied for and approved prior to construction of the site.
3. That the setback adjacent to the future right-of-way on the east side of the site, is adjusted to meet the 20' required by the Desert Color zone plan.
4. That compliance with Title 10-19-6 as it relates to bike parking and EV conduit issues previously noted is shown on plans at the time of site plan review.

WHEREAS, the City Council held a public meeting on this request on September 25, 2025, to consider the amendment of PD-C for the office building; and

WHEREAS, the City Council has determined that the requested PD amendment is consistent with the goals and objectives of the General Plan, consistent with the approved master plan, does not create an undue burden or hardship on the city, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The approved planned development within the PD-C Zone for the property described in Exhibit 'A' shall be amended upon the effective date of this ordinance to reflect the approval of Red Rock Office Building in Exhibit 'B'. The planned development amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit 'A'.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect upon publication and the final approval by the land use authority of a final plat, approval of a final site plan or construction drawings, or issuance of a building permit. In no event shall the effective date of this ordinance extend beyond eighteen (18) months of the date of adoption.

APPROVED AND ADOPTED by the St. George City Council, this 25th day of September 2025.

ST. GEORGE CITY:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:

Jami Brackin, Deputy City Attorney

Councilmember Kemp _____
Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES NORTH 89°03'28" WEST ALONG THE SECTION LINE 3192.73 FEET AND DUE SOUTH 137.39 FEET, FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF BLACK MOUNTAIN ROAD AMENDED, DOCUMENT NO. 20250000687, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, AND RUNNING THENCE ALONG SAID LINE AND THE PROJECTION THEREOF THE FOLLOWING THREE (3) COURSES: 1) SOUTH 04°21'32" WEST 69.30 FEET, 2) SOUTHEASTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 40°46'01" EAST A DISTANCE OF 28.28 FEET), CENTER POINT LIES SOUTH 04°13'59" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET, AND 3) SOUTH 04°13'59" WEST 305.96 FEET; THENCE NORTH 78°10'06" WEST 1.36 FEET; THENCE NORTH 84°05'48" WEST 12.63 FEET; THENCE NORTH 82°42'11" WEST 48.14 FEET; THENCE NORTH 87°13'19" WEST 56.99 FEET; THENCE NORTH 88°22'36" WEST 60.59 FEET; THENCE NORTH 89°37'37" WEST 43.14 FEET; THENCE NORTH 01°57'14" EAST 66.93 FEET; THENCE NORTHEASTERLY ALONG A 14.42 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 47°02'57" EAST A DISTANCE OF 20.47 FEET), CENTER POINT LIES NORTH 02°16'44" EAST THROUGH A CENTRAL ANGLE OF 90°27'34", A DISTANCE OF 22.76 FEET; THENCE NORTH 01°57'14" EAST 0.50 FEET; THENCE NORTHWESTERLY ALONG A 2.50 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 28°02'46" WEST A DISTANCE OF 2.50 FEET), CENTER POINT LIES NORTH 88°02'46" WEST THROUGH A CENTRAL ANGLE OF 60°00'00", A DISTANCE OF 2.62 FEET; THENCE NORTH 31°57'14" EAST 0.50 FEET; THENCE NORTH 01°57'14" EAST 198.28 FEET; THENCE NORTH 36°43'42" WEST 0.50 FEET; THENCE NORTHEASTERLY ALONG A 3.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 27°36'46" EAST A DISTANCE OF 3.03 FEET), CENTER POINT LIES NORTH 36°43'42" WEST THROUGH A CENTRAL ANGLE OF 51°19'04", A DISTANCE OF 3.13 FEET; THENCE NORTH 01°57'14" EAST 8.73 FEET; THENCE NORTHWESTERLY ALONG A 9.50 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 58°25'54" WEST A DISTANCE OF 16.52 FEET), CENTER POINT LIES NORTH 88°02'48" WEST THROUGH A CENTRAL ANGLE OF 120°46'13", A DISTANCE OF 20.02 FEET; THENCE NORTH 28°48'59" WEST 16.56 FEET; THENCE NORTH 60°28'59" EAST 46.20 FEET; THENCE NORTHEASTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 48°27'56" EAST A DISTANCE OF 8.33 FEET), CENTER POINT LIES NORTH 29°31'01" WEST THROUGH A CENTRAL ANGLE OF 24°02'06", A DISTANCE OF 8.39 FEET; THENCE NORTH 33°33'13" EAST 2.19 FEET; THENCE NORTH 28°33'51" EAST 33.66 FEET; THENCE NORTH 72°44'54" EAST 54.48 FEET; THENCE EASTERLY ALONG A 185.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 82°32'29" EAST A DISTANCE OF 20.06 FEET), CENTER POINT LIES NORTH 10°33'29" EAST THROUGH A CENTRAL ANGLE OF 06°11'57", A DISTANCE OF 20.07 FEET; THENCE SOUTH 85°38'28" EAST 93.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 83,037 SQUARE FEET OR 1.91 ACRES.

Agenda Date: 09/25/2025

Agenda Item Number: 08

Subject:

Consider approval of Ordinance No. 2025-077 amending the Rockland Townhomes (formally known as Rosewood Townhomes) PD-R (Planned Development Residential) zone. (Case No. 2025-PDA-021)

Item at-a-glance:

Staff Contact: Brian Dean

Applicant Name: FFKR Architects

Reference Number: 2025-PDA-021

Address/Location:

Generally located at 1100 West Curley Hollow Drive.

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

The purpose of this amendment is to revise the maximum height from 27.5 feet to 30 feet measured to the highest point. The amendment also proposes changes of the architecture, materials, colors, and finishes to soffit and fascia, stucco, and vertical shiplap Hardie siding. The site is generally located at 1100 West Curley Hollow Drive. The applicant is FFKR Architects, and the representative is Ben Rogers. The project will be known as Rockland Townhomes. This case was presented to the Planning Commission at a public hearing on August 26, 2025 and recommended approval, with a 6-0 vote.

Staff Narrative (need/purpose):

In May of 2023, City Council approved a zone change from R-1-8 (Single Family Residential 8,000 minimum lot size) and R-1-10 (Single Family Residential 10,000 minimum lot size) to PD-R (Planned Development Residential) for the Rosewood Townhomes development located at approximately 1100 West Curly Hollow Dr. The Rosewood Townhomes PD-R was approved for 27 buildings with 134 total units and an overall density of 8.93 units per acre. This amendment is to propose a change to the exterior of the buildings only.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

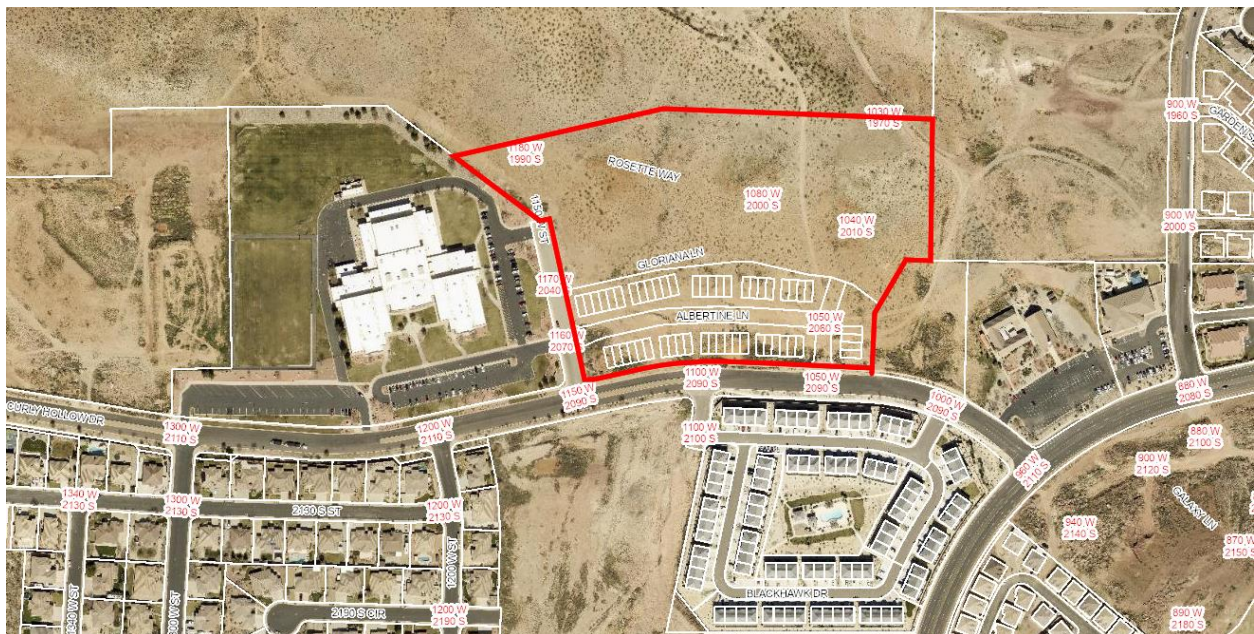
With a 6-0 vote, the Planning Commission recommended approval of this planned development amendment.

Attachments

PLANNING COMMISSION AGENDA REPORT: 8/26/2025

CITY COUNCIL AGENDA REPORT: 09/25/2025

Rockland Townhomes Planned Development Amendment (Case No. 2025-PDA-021)	
Request:	To amend the Rockland Townhomes (formerly Rosewood Townhomes) Master Plan PD-R (Planned Development Residential) zone by revising townhome heights, materials, colors, and finishes.
Applicant:	FFKR Architects
Representative:	Ben Rogers
Location:	Located north of Curley Hollow DR and east of Tonaquint Intermediate School.
General Plan:	MDR (Medium Density Residential)
Existing Zoning:	PD-R (Planned Development Residential)
Surrounding Zoning:	North: R-1-8 (Single Family Residential 8,000 minimum lot size)
	South: R-1-10 (Single Family Residential 10,000 minimum lot size) & R-3 (Multi-Family).
	East: R-1-10 (Single Family Residential 10,000 minimum lot size)
	West: R-1-8 (Single Family Residential 8,000 minimum lot size)
Land Area:	Approximately 14.99 acres



BACKGROUND:

In May of 2023, City Council approved a zone change from R-1-8 (Single Family Residential 8,000 minimum lot size) and R-1-10 (Single Family Residential 10,000 minimum lot size) to PD-R (Planned Development Residential) for the Rosewood Townhomes development located at approximately 1100 West Curly Hollow Dr.

The Rosewood Townhomes PD-R was approved for 27 buildings with 134 total units and an overall density of 8.93 units per acre. The buildings were to have a maximum height of 27.5 feet measured to the highest point. City code allows for PD-R zones to have a building height of 40 feet measured to the mid-point of the roof. Approved building materials, according to elevations provided in 2023 include stucco, neat paneling, and manufactured stone with an earth tone color palate.

The proposed Planned Development Amendment would revise the maximum height from 27.5 feet to 30 feet measured to the highest point. The amendment would also change the materials, colors, and finishes to soffit and fascia, stucco, and vertical shiplap Hardie siding.

Proposed Amendment:

The proposed heights, materials, colors, and finishes are found in the presentation attached as Exhibit 'A'.

RECOMMENDATION:

Planning Commission held a public hearing on August 26, 2025 and recommended approval with a 6-0 vote.

ALTERNATIVES:

1. Approve as presented.
2. Approve with modifications.
3. Deny the request.
4. Continue the proposed PD amendment to a later date.

FINDINGS FOR APPROVAL:

1. The proposed amendment meets the requirements of Title 10-7F.

POSSIBLE MOTION:

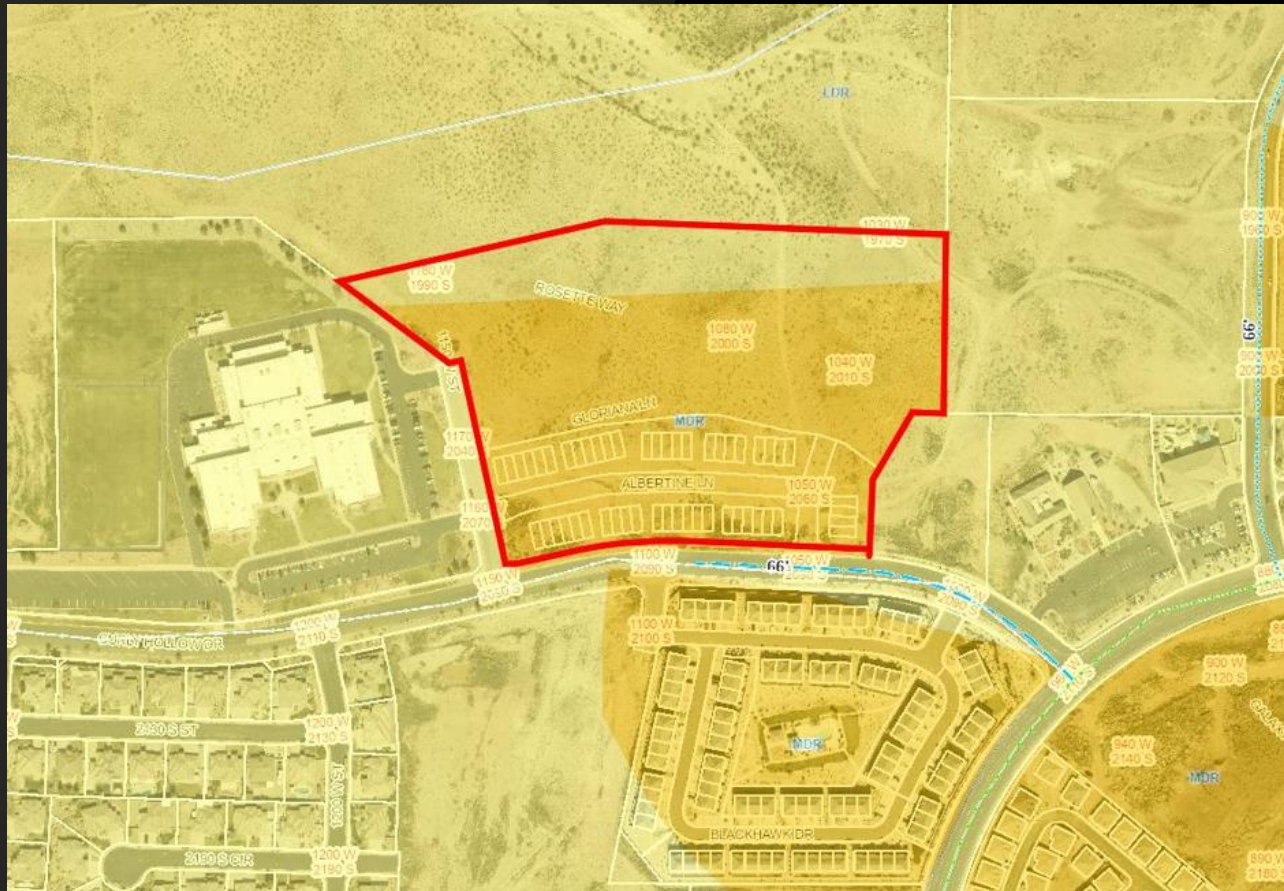
"I move that we approve the PD amendment for the Rockland Townhomes, Case No. 2025-PDA-021, based on the findings listed in the staff report."

Exhibit A
PowerPoint Presentation

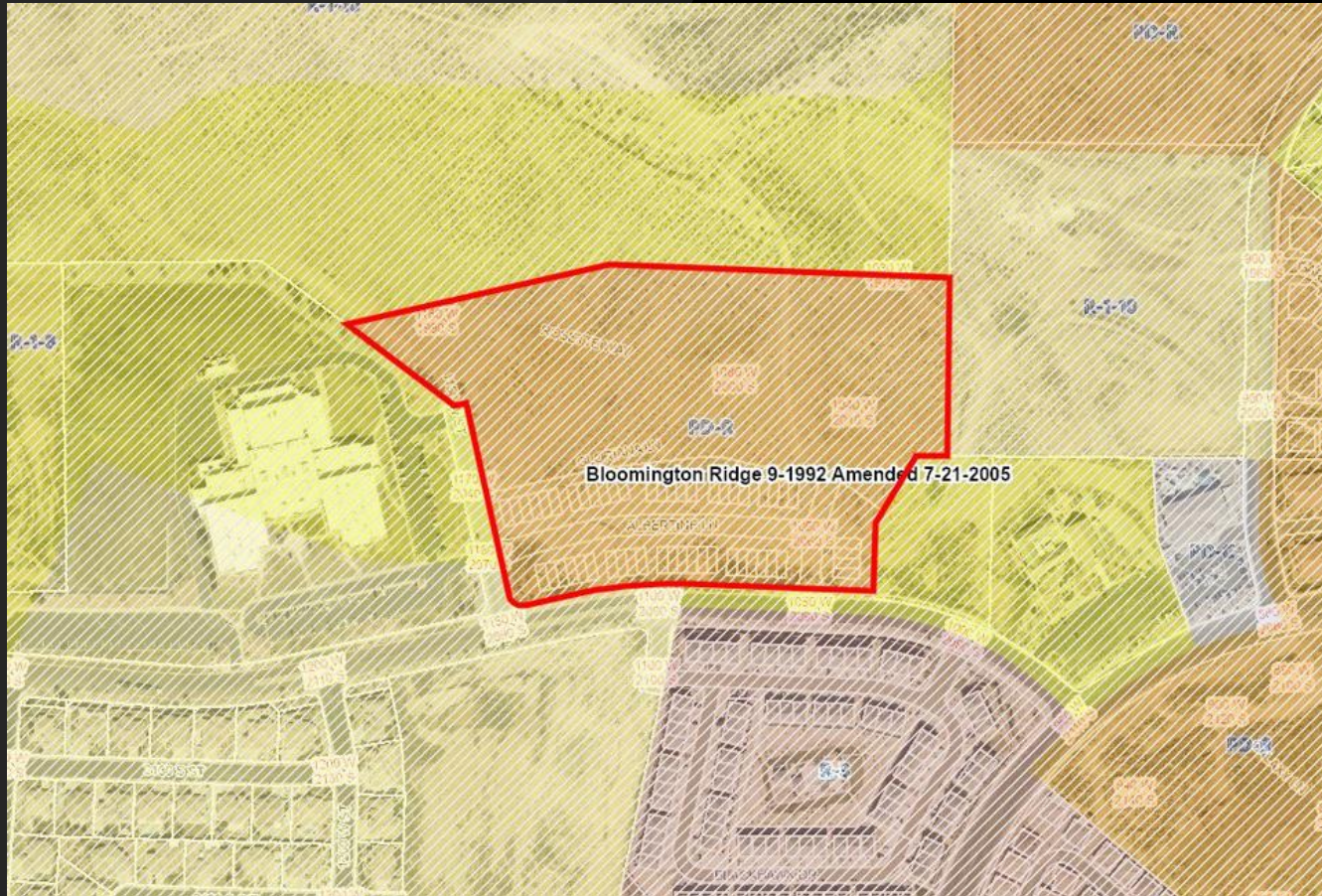
Rockland
Townhomes
2025-PDA-021



Land Use Map



Zoning Map



Proposed Changes

-Materials

-Height

*Approved 27.5'

*Proposed 30'

*Code PD-R 40'

Grain Storm

Pavestone

Black Fox

Jogging Path

ROCKLAND TOWNHOMES

C. SOFFIT & RASDA - ALUMINUM - BLACK



A. STUCCO - COLOR: TAIL CLIFFS

B. VERTICAL SIDING: HARD SIDING - SHIP LAP - BLACK



rockland
TOWNHOMES

FFKR ARCHITECTS

Original



Proposed



Proposed



1 6-PLEX FRONT COLORED ELEVATION
3/24/24



1 4-PLEX FRONT COLORED ELEVATION
3/24/24



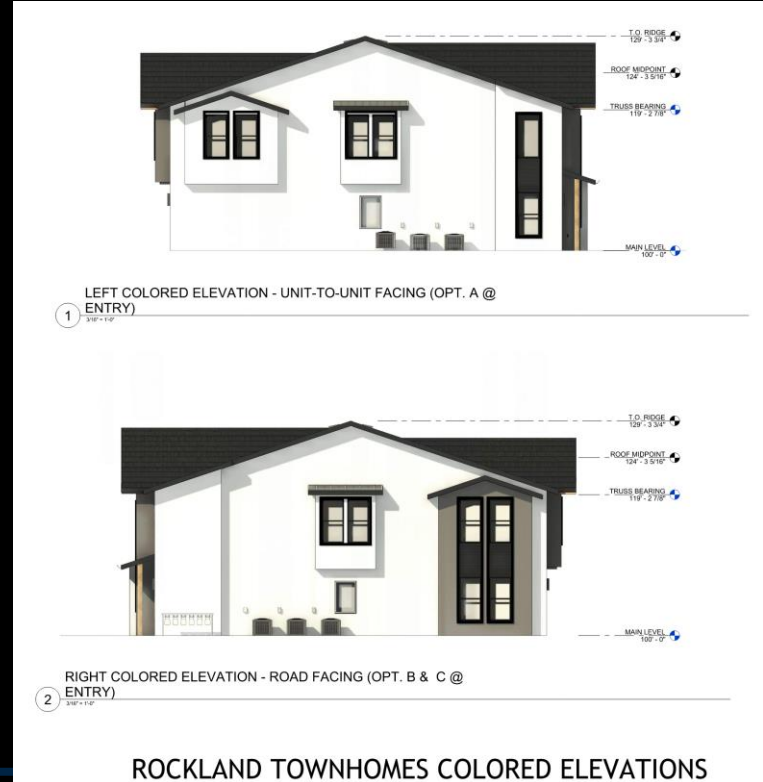
2 6-PLEX REAR COLORED ELEVATION
3/24/24



2 4-PLEX REAR COLORED ELEVATION
3/24/24

Original

Proposed



Original



Proposed



Original



Proposed



Original



Proposed



Proposed



Completed Building



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ROCKLAND TOWNHOMES MASTER PLAN PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ZONE ON APPROXIMATELY 14.99 ACRES, REVISING TOWNHOME HEIGHTS, MATERIALS, COLORS, AND FINISHES (CASE NO. 2025-PDA-021).

(Rockland Townhomes Elevations)

WHEREAS, the property owner has requested an amendment to an approved PD-R (Planned Development Residential) zone to revise the townhouse heights, materials, colors, and finishes; and

WHEREAS, the Planning Commission held a public hearing on August 26, 2025, and thereafter forwarded a recommendation for approval of the requested amendment to the City Council with a 6-0 vote.

WHEREAS, the City Council held a public meeting on this request on September 25, 2025, to consider the Planned Development Amendment; and

WHEREAS, the City Council has determined that the requested PD amendment is consistent with the goals and objectives of the General Plan, consistent with the approved master plan, does not create an undue burden or hardship on the city, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The approved planned development amendment within the PD-R Zone for the property outlined in Exhibit 'A' shall be amended upon the effective date of this ordinance to reflect the approval of the new Rockland Townhomes heights, elevations, materials, colors, and finishes shown in Exhibit 'B'.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect upon publication and the final approval by the land use authority of a final plat, approval of a final site plan or construction drawings, or issuance of a building permit. In no event shall the effective date of this ordinance extend beyond eighteen (18) months of the date of adoption.

APPROVED AND ADOPTED by the St. George City Council, this 18th day of September 2025.

CITY OF ST. GEORGE:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____

EXHIBIT "A"



EXHIBIT "B"



1 5-PLEX FRONT COLORED ELEVATION
3/16" = 1'-0"



2 5-PLEX REAR COLORED ELEVATION
3/16" = 1'-0"



1 LEFT COLORED ELEVATION - UNIT-TO-UNIT FACING (OPT. A @ ENTRY)
3/16" = 1'-0"



2 RIGHT COLORED ELEVATION - ROAD FACING (OPT. B & C @ ENTRY)
3/16" = 1'-0"

ROCKLAND TOWNHOMES COLORED ELEVATIONS



1 4-PLEX FRONT COLORED ELEVATION
3/16" = 1'-0"



2 4-PLEX REAR COLORED ELEVATION
3/16" = 1'-0"



1 6-PLEX FRONT COLORED ELEVATION
3/16" = 1'-0"



2 6-PLEX REAR COLORED ELEVATION
3/16" = 1'-0"



C. SOFFIT & FASCIA: ALUMINUM - BLACK



A. STUCCO: COLOR: SAIL CLOTH

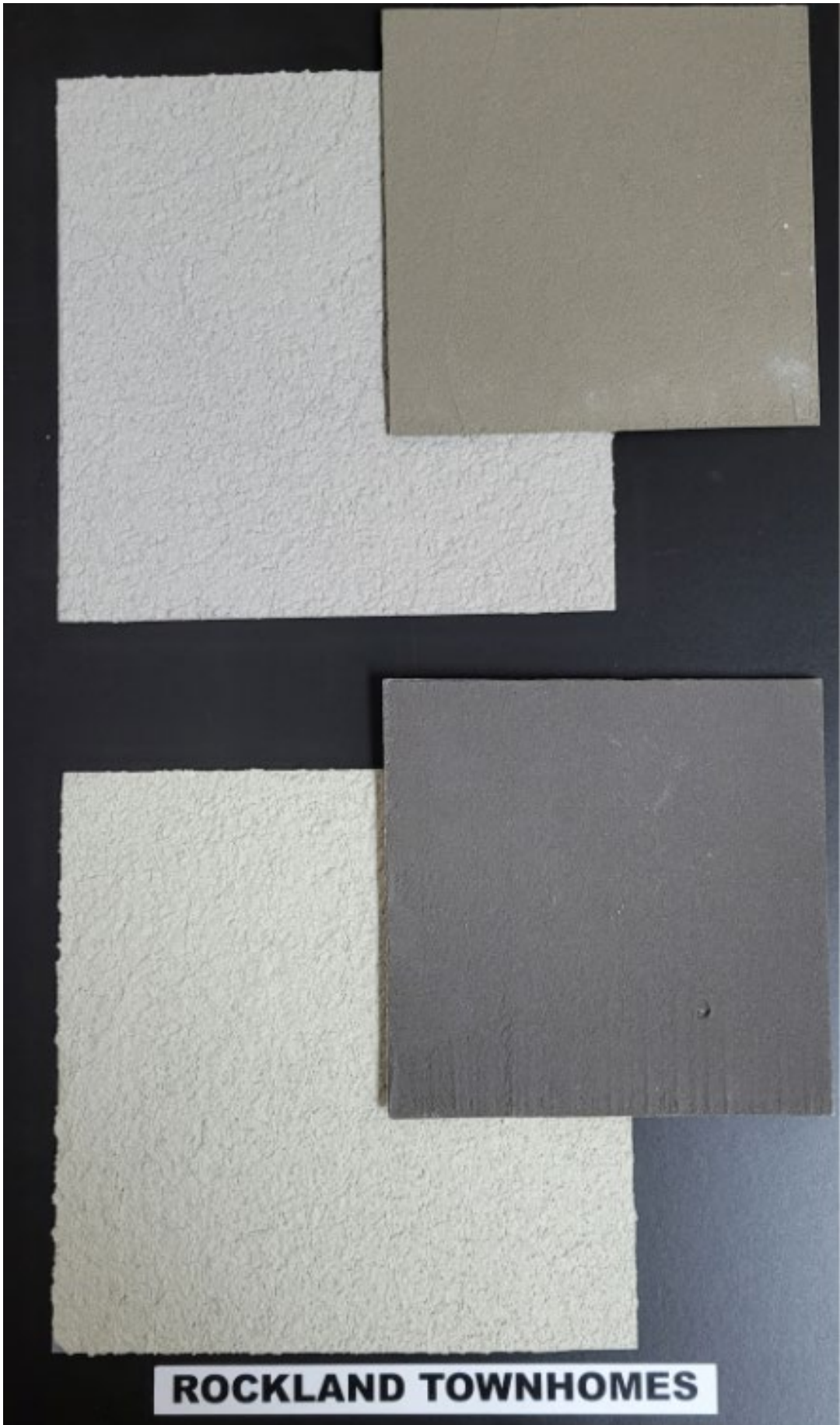


B. VERTICAL SIDING: HARD SIDING - SHIFLAP - BLACK



 **rockland**
TOWNHOMES

FFKR ARCHITECTS



ROCKLAND TOWNHOMES