

**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 Hall located at 61 South Main Street, St. George, Utah, on Thursday, February 5, 2026, commencing at 9:00 a.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

- 1. Mayor's recognitions and updates.**
- 2. Consent Calendar.**
 - a. Consider approval to award bid to Caliber Contractor, LLC for the Vernon Worthen Restroom Replacement project.**

BACKGROUND and RECOMMENDATION: This bid is to construct a new restroom in Vernon Worthen Park. The bid includes demolition of the existing restroom, earthwork, site grading, utilities, concrete flatwork, asphalt patching, new restroom building, landscape restoration, and other related work items. This is a Recreation General Obligation Bond Project. Staff recommends awarding the bid to Caliber Contractor, LLC in the amount of \$902,000.

- b. Consider approval to award bid to Index Construction for the construction of the Virgin River South Trail and Sewer Expansion.**

BACKGROUND and RECOMMENDATION: This trail section is on the St. George Parks and Trail Master Plan and runs along an existing sewer line which needs to be expanded. Park planning has been working on the alignment for some time and has easements in place as needed. Staff recommends awarding the bid to Index Construction in the amount of \$1,891,299.91.

- c. Consider approval to award Guaranteed Maximum Price (GMP) Amendment #3 to Hughes General Contractors for utilities and announcer booth for the Dixie Sunbowl Renovation Project.**

BACKGROUND and RECOMMENDATION: This item is to award GMP Amendment #3 for utilities and announcer booth for the Dixie Sunbowl Renovation Project to Hughes General Contractors (CM/GC contractor for the project) in the amount of \$1,654,848.00. Hughes General Contractors solicited and evaluated bids for the above described work. This GMP Amendment #3 is for Hughes to provide and/or oversee utilities, announcer booth, arena lighting, audio/visual, additional concrete, and additional earthwork for the Dixie Sunbowl. Staff recommends awarding the amendment to Hughes General Contractors in the amount of \$1,654,848.

d. Consider approval to allow for the Spring Round-Up Rodeo to have a beer garden at their event on May 15-16, 2026.

BACKGROUND and RECOMMENDATION: Sky Nine Events LLC is requesting approval for a Beer Garden for their Spring Round-Up Rodeo event for the 2nd year. Previously, this event has been held at the SunBowl, but with the ongoing construction taking place, they will instead be bringing in a temporary rodeo arena to be placed on a City-owned undeveloped lot located on the corner of 1670 S between 120 E and Crosby Way, near the Dixie Convention Center. The Beer Garden will be in a secured, fenced-off area of the parcel. Staff recommends approval, subject to the approval of the ERC, DABS, and condition that the applicant provide a Certificate of Insurance with the required endorsements, and all other requirements of the Special Event Permit.

e. Approve minutes from the meetings held on December 11, 2025; December 18, 2025; January 8, 2026 (work); January 8, 2026 (regular); January 15, 2026; and January 22, 2026.

3. Consider approval of Ordinance No. 2026-004 amending Title 10-2 and 10-7B of City Code adding "County Trail Park" as an allowed use in the R-1-10 zone and defining the use. (Case No. 205-ZRA-ZRA-016 - County Trail Park in R-1-10 Zone).

BACKGROUND and RECOMMENDATION: The applicant is proposing a zoning regulation amendment to provide a definition of a "County Trail Park" along with a provision to allow it in a R-1-10 (single-family, 10,000 sq ft minimum lot size) zone. At their meeting held on January 13, 2026 the Planning Commission held a public hearing and recommended approval with a 6-0 vote with no conditions; no public comments were provided.

4. Consider approval Resolution No. 2026-003R appointing a representative to the Southwest Mosquito Abatement and Control Board.

BACKGROUND and RECOMMENDATION: This resolution is to appoint Councilmember Austin Anderston to replace Jay Sandberg on the Southwest Mosquito Abatement and Control Board to represent the City.

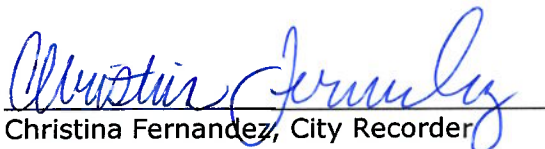
5. Appointments to Boards and Commissions of the City.

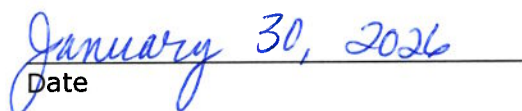
a. Appoint Mayor Pro Tem.

b. Appoint new Planning Commission Member.

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

7. 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: 02/05/2026

Agenda Item Number: 2a

Subject:

Consider approval to award bid to Caliber Contractor, LLC for the Vernon Worthen Restroom Replacement project.

Item at-a-glance:

Staff Contact: Nora Sorensen

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

Vernon Worthen Park

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

This bid is to construct a new restroom in Vernon Worthen Park. The bid includes demolition of the existing restroom, earthwork, site grading, utilities, concrete flatwork, asphalt patching, new restroom building, landscape restoration, and other related work items. This is a Recreation General Obligation Bond Project.

Staff Narrative (need/purpose):

The purpose of the bid is to replace the existing restroom. The existing restroom is aged, and the park needs a larger restroom facility. Vernon Worthen Park holds major events every year such as: St. George Marathon, Dixie Days Festival, Concerts in the Park, Downtown Farmers Market, and a variety of recreation tournaments. The Base Bid is for the demolition of the existing building and construction of the new restroom building. Eight bids were received with the lowest bid being Caliber Contractor in the amount of \$902,000 for the Base Bid.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: \$902,000

Amount approved in current FY budget for item: \$1,125,000

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

Approved.

Description of funding source:

Recreation General Obligation Project Fund

Recommendation (Include any conditions):

Approval.

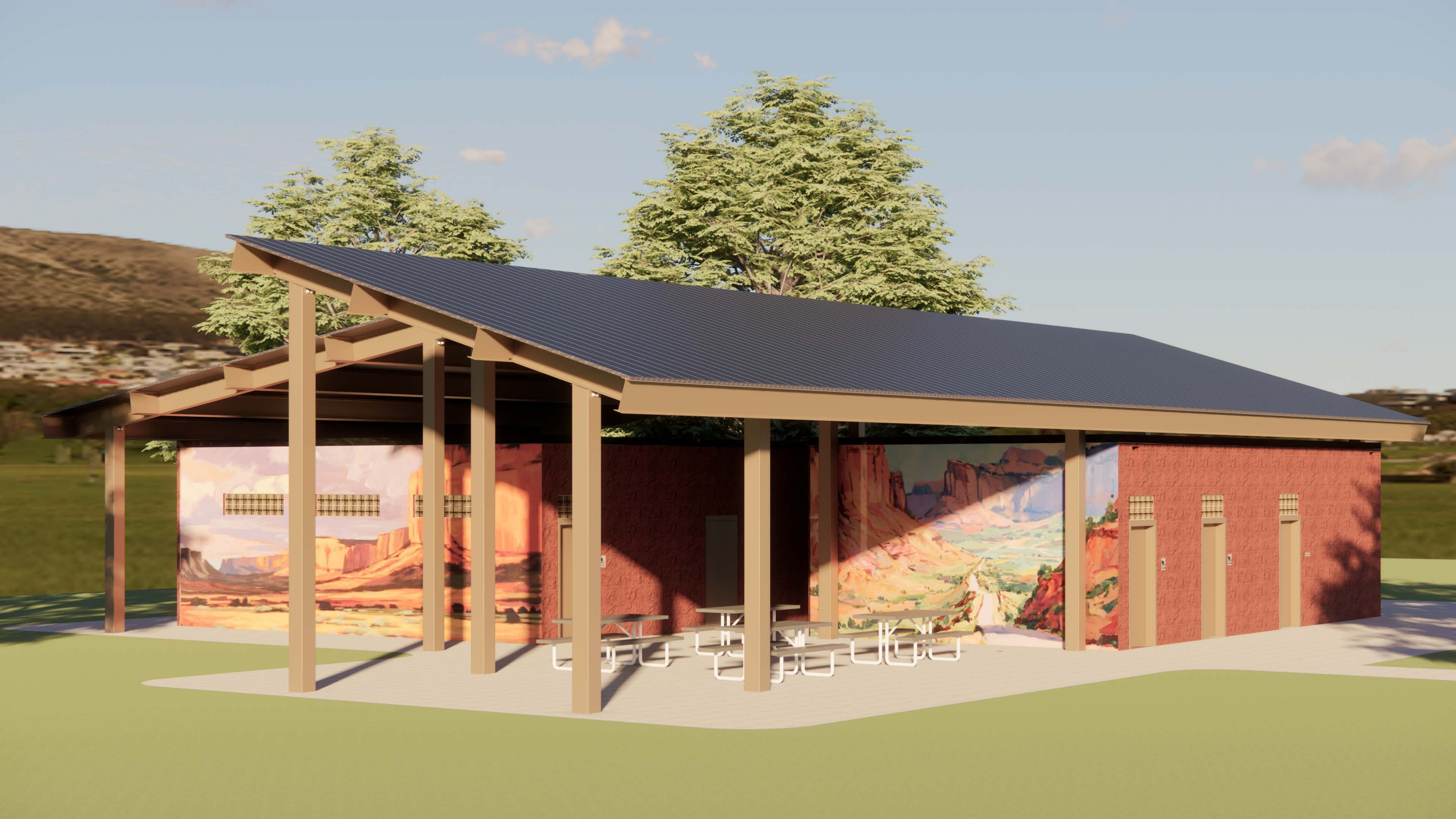
Attachments

ST GEORGE CITY
 VERNON WORTHEN PARK RESTROOM REPLACEMENT PROJECT
 BID TAB - DECEMBER 4, 2025

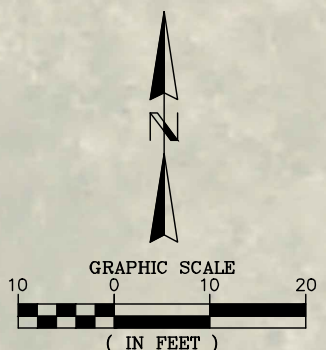
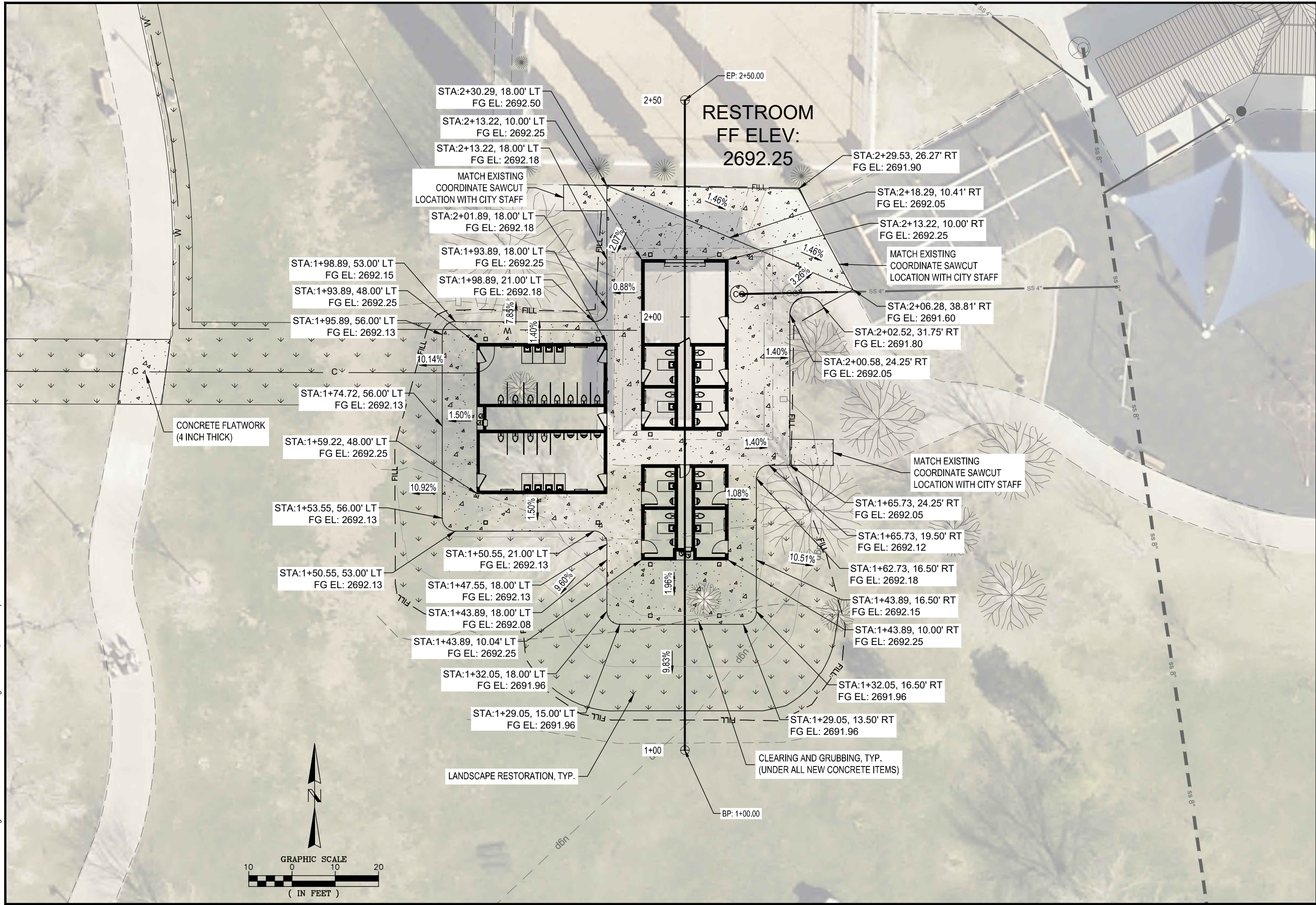
Item #	Item	Quantity	Units	Engineer' Estimate		Advanced Const		Caliber Contractor		Doug Hunt		Mahas		Mint		Mountain States		North Star		PRT		Stout	
				Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price
BASE BID																							
1	MOBILIZATION	1	LUMP	\$100,000.00	\$100,000.00	\$112,500.00	\$112,500.00	\$15,000.00	\$15,000.00	\$56,000.00	\$56,000.00	\$85,000.00	\$85,000.00	\$1,902.77	\$1,902.77	\$24,489.54	\$24,489.54	\$5,000.00	\$5,000.00	\$58,954.00	\$58,954.00	\$300,438.00	\$300,438.00
2	CONSTRUCTION SURVEY	1	LUMP	\$7,500.00	\$7,500.00	\$6,800.00	\$6,800.00	\$12,000.00	\$12,000.00	\$4,278.00	\$4,278.00	\$10,000.00	\$10,000.00	\$8,444.17	\$8,444.17	\$2,958.26	\$2,958.26	\$4,000.00	\$4,000.00	\$5,175.00	\$5,175.00	\$6,075.00	\$6,075.00
3	ENVIRONMENTAL PROTECTION	1	LUMP	\$2,500.00	\$2,500.00	\$7,000.00	\$7,000.00	\$6,500.00	\$6,500.00	\$5,400.00	\$5,400.00	\$7,500.00	\$7,500.00	\$8,698.57	\$8,698.57	\$19,924.11	\$19,924.11	\$3,000.00	\$3,000.00	\$10,350.00	\$10,350.00	\$8,196.00	\$8,196.00
4	TRAFFIC CONTROL	1	LUMP	\$5,000.00	\$5,000.00	\$18,000.00	\$18,000.00	\$2,000.00	\$2,000.00	\$1,650.00	\$1,650.00	\$5,000.00	\$5,000.00	\$2,225.80	\$2,225.80	\$2,395.61	\$2,395.61	\$5,000.00	\$5,000.00	\$6,100.00	\$6,100.00	\$2,057.00	\$2,057.00
5	CLEARING AND GRUBBING	1	LUMP	\$7,500.00	\$7,500.00	\$4,500.00	\$4,500.00	\$3,250.00	\$3,250.00	\$11,858.00	\$11,858.00	\$6,000.00	\$6,000.00	\$2,884.01	\$2,884.01	\$10,412.11	\$10,412.11	\$7,500.00	\$7,500.00	\$11,385.00	\$11,385.00	\$56,056.00	\$56,056.00
6	REMOVE TREE	0	EACH	\$1,000.00	\$0.00	\$1,900.00	\$0.00	\$500.00	\$0.00	\$500.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,450.77	\$0.00	\$2,000.00	\$0.00	\$1,087.00	\$0.00	\$0.00	\$0.00
7	REMOVE CONCRETE FLATWORK	1,750	SQ FT	\$6.00	\$10,500.00	\$1.86	\$3,255.00	\$3.00	\$5,250.00	\$2.37	\$4,147.50	\$5.00	\$8,750.00	\$2.85	\$4,987.50	\$1.65	\$2,887.50	\$5.72	\$10,010.00	\$2.59	\$4,532.50	\$2.64	\$4,620.00
8	REMOVE RESTROOM BUILDING	1	LUMP	\$12,000.00	\$12,000.00	\$58,000.00	\$58,000.00	\$8,250.00	\$8,250.00	\$12,750.00	\$12,750.00	\$30,000.00	\$30,000.00	\$21,175.37	\$21,175.37	\$31,163.68	\$31,163.68	\$5,000.00	\$5,000.00	\$16,405.00	\$16,405.00	\$21,465.00	\$21,465.00
9	CONCRETE FLATWORK (4 INCH THICK)	4,500	SQ FT	\$10.00	\$45,000.00	\$11.00	\$49,500.00	\$7.25	\$32,625.00	\$7.15	\$32,175.00	\$7.00	\$31,500.00	\$9.82	\$44,190.00	\$10.16	\$45,720.00	\$11.11	\$49,995.00	\$9.66	\$43,470.00	\$4.86	\$21,882.00
10	ASPHALT PATCHING	1,200	SQ FT	\$4.50	\$5,400.00	\$5.25	\$6,300.00	\$6.25	\$7,500.00	\$4.95	\$5,940.00	\$18.00	\$21,600.00	\$5.41	\$6,492.00	\$14.46	\$17,352.00	\$4.17	\$4,999.20	\$7.63	\$9,156.00	\$12.29	\$14,748.00
11	3 INCH WATER SERVICE LINE	325	FEET	\$35.00	\$11,375.00	\$17.00	\$5,525.00	\$30.00	\$9,750.00	\$42.08	\$13,676.00	\$23.00	\$7,475.00	\$28.45	\$9,246.25	\$48.02	\$15,606.50	\$23.08	\$7,501.00	\$22.90	\$7,442.50	\$18.21	\$5,917.00
12	4 INCH SEWER LATERAL	30	FEET	\$75.00	\$2,250.00	\$80.00	\$2,400.00	\$95.00	\$2,850.00	\$49.50	\$1,485.00	\$67.00	\$2,010.00	\$27.28	\$818.40	\$106.20	\$3,186.00	\$83.33	\$2,499.90	\$52.80	\$1,584.00	\$26.13	\$784.00
13	4 INCH SEWER CLEANOUT	1	EACH	\$750.00	\$750.00	\$430.00	\$430.00	\$1,000.00	\$1,000.00	\$330.00	\$330.00	\$2,500.00	\$2,500.00	\$682.03	\$682.03	\$596.41	\$596.41	\$5,000.00	\$5,000.00	\$646.00	\$646.00	\$630.00	\$630.00
14	3 INCH CONDUIT W/ 1/0 PRIMARY	400	FEET	\$20.00	\$8,000.00	\$35.00	\$14,000.00	\$10.00	\$4,000.00	\$33.95	\$13,580.00	\$38.00	\$15,200.00	\$40.06	\$16,024.00	\$51.35	\$20,540.00	\$12.50	\$5,000.00	\$42.85	\$17,140.00	\$35.40	\$14,160.00
15	25 KVA SINGLE PHASE 120/240 V TRANSFORMER	1	EACH	\$10,000.00	\$10,000.00	\$16,000.00	\$16,000.00	\$30,000.00	\$30,000.00	\$15,796.44	\$15,796.44	\$35,000.00	\$35,000.00	\$8,119.39	\$8,119.39	\$11,292.60	\$11,292.60	\$9,500.00	\$9,500.00	\$13,581.00	\$13,581.00	\$6,717.96	\$6,717.96
16	2 INCH CONDUIT W/ 4/0 TRIPLEX	130	FEET	\$30.00	\$3,900.00	\$80.00	\$10,400.00	\$13.00	\$1,690.00	\$63.22	\$8,218.60	\$269.00	\$34,970.00	\$40.64	\$5,283.20	\$34.88	\$4,534.40	\$38.46	\$4,999.80	\$32.90	\$4,277.00	\$33.85	\$4,400.50
17	RESTROOM	1	LUMP	\$950,000.00	\$950,000.00	\$1,325,500.00	\$1,325,500.00	\$873,000.00	\$873,000.00	\$893,409.00	\$893,409.00	\$1,000,000.00	\$1,000,000.00	\$1,130,014.07	\$1,130,014.07	\$1,106,894.34	\$1,106,894.34	\$1,685,151.52	\$1,685,151.52	\$916,238.00	\$916,238.00	\$808,063.54	\$808,063.54
18	LANDSCAPE RESTORATION	10,000	SQ FT	\$5.00	\$50,000.00	\$4.00	\$40,000.00	\$3.75	\$37,500.00	\$1.58	\$15,800.00	\$1.00	\$10,000.00	\$3.52	\$35,200.00	\$2.95	\$29,500.00	\$2.00	\$20,000.00	\$3.47	\$34,700.00	\$3.34	\$33,382.00
19	TOPSOIL	200	CU YD	\$40.00	\$8,000.00	\$40.00	\$8,000.00	\$36.50	\$7,300.00	\$40.76	\$8,152.00	\$125.00	\$25,000.00	\$36.81	\$7,362.00	\$107.41	\$21,482.00	\$25.00	\$5,000.00	\$35.71	\$7,142.00	\$34.00	\$6,800.00
20	4 INCH SOLID WHITE LINE	800	FEET	\$4.00	\$3,200.00	\$1.50	\$1,200.00	\$2.00	\$1,600.00	\$0.31	\$248.00	\$4.00	\$3,200.00	\$1.62	\$1,296.00	\$1.18	\$944.00	\$3.75	\$3,000.00	\$1.29	\$1,032.00	\$1.47	\$1,173.00
21	3 INCH SURFACE DRAIN	6	EACH	\$300.00	\$1,800.00	\$800.00	\$4,800.00	\$200.00	\$1,200.00	\$658.19	\$3,949.14	\$500.00	\$3,000.00	\$192.52	\$1,155.12	\$212.74	\$1,276.44	\$833.33	\$4,999.98	\$483.00	\$2,898.00	\$450.00	\$2,700.00
22	3 INCH SCH 40 PVC PIPE (W/FITTINGS)	130	FEET	\$25.00	\$3,250.00	\$25.00	\$3,250.00	\$14.00	\$1,820.00	\$47.70	\$6,201.00	\$31.00	\$4,030.00	\$16.12	\$2,095.60	\$37.67	\$4,897.10	\$38.46	\$4,999.80	\$15.25	\$1,982.50	\$14.00	\$1,820.00
23	12 INCH IRRIGATION BOX W/DRAIN FIELD	1	LUMP	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$500.00	\$500.00	\$4,017.56	\$4,017.56	\$2,000.00	\$2,000.00	\$723.17	\$723.17	\$1,813.12	\$1,813.12	\$6,000.00	\$6,000.00	\$414.00	\$414.00	\$300.00	\$300.00
BASE BID TOTAL					\$1,249,425.00		\$1,699,360.00		\$1,064,585.00		\$1,119,061.24		\$1,349,735.00		\$1,319,019.42		\$1,379,865.72		\$1,858,156.20		\$1,174,604.50		\$1,322,385.00







P:\2025\25-007 - St. George - Vernon Worthen Park\Plans\GR.dwg Oct. 24, 2025 - 2:42pm



PROJECT	VERNON WORTHEN PARK RESTROOM REPLACEMENT	DATE	10/24/25	DRAWN BY	PBG	CHECKED BY	TAR
CLIENT PROJ. #	25-247	MAINLINE PROJ. #	25-007	DATE	10/24/25	NO.	
SHEET NAME	GRADING SHEET	DESIGN ENGINEER	MAINLINE ENGINEERING 321 NORTH MALL DRIVE SUITE 1101 ST. GEORGE, UT 84790	BY	DATE	REVISIONS	
SHEET	GR-01	PROFESSIONAL ENGINEER	<i>Ph.B. Dille</i>				

ME MAINLINE ENGINEERING

DEVELOPER:
CITY OF ST. GEORGE
PARK PLANNING
390 NORTH 3050 EAST
ST. GEORGE, UT 84790

DESIGN ENGINEER:
MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE 1101
ST. GEORGE, UT 84790

GENERAL LIFE SAFETY NOTES

- EXTEND ALL SMOKE AND FIRE PARTITIONS TO DECK ABOVE.
- ALL PENETRATIONS AND PERIMETERS ARE TO BE SEALED AS REQ'D BY RATING.
- STENCIL WORDING SIMILAR TO: "2HR FIRE/ SMOKE BARRIER - PROTECT ALL OPENINGS" ON WALLS ABOVE FINISHED CEILING AT 12" - 0" O.C. IN LETTERS 4" HIGH, HELVETICA STYLE, RED PAINT ON ALL RATED PARTITIONS (EXACT WORDING TO BE DETERMINED BY TYPE OF WALL. "PROTECT ALL OPENINGS" STATEMENT NOT REQUIRED AT NON-RATED SMOKE PARTITIONS.) REFER TO SECTION 099000 FOR ADDITIONAL REQUIREMENTS.

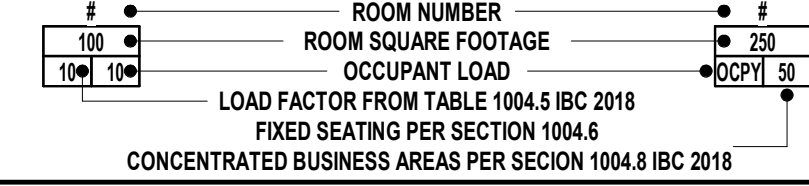
WALL LEGEND

- INDICATES STRUCTURAL BEARING MASONRY CONSTRUCTION BY 04 2000
- INDICATES NON-BEARING MASONRY CONSTRUCTION BY 04 2000

FIRE SEPARATION LEGEND

- 2 HOUR FIRE WALL

OCCUPANT LOADS

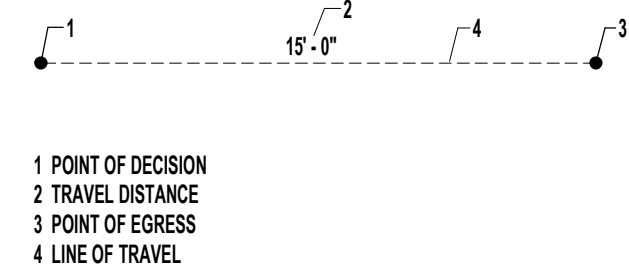


FIRE EXTINGUISHER SCHEDULE

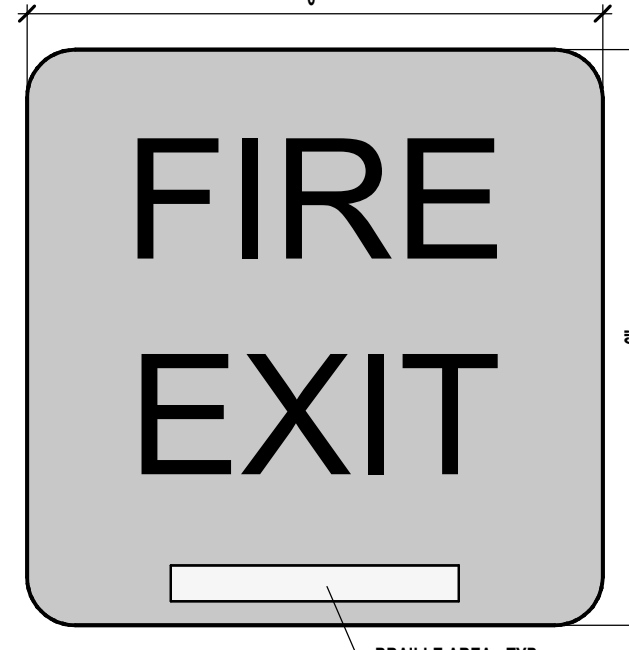
- TYPE 'ABC' FIRE EXTINGUISHER IN RECESSED CABINET. REFER TO DETAIL 2 / G100
- TYPE 'ABC' FIRE EXTINGUISHER SURFACE MOUNTED ON WALL HOOK
- TYPE 'K' FIRE EXTINGUISHER SURFACE MOUNTED ON WALL HOOK

*AS PER 2021 INTERNATIONAL FIRE CODE SECTION 906.9
 -EXTINGUISHERS WEIGHING LESS THAN 40 LBS. SHALL BE INSTALLED SUCH THAT TOP IS NOT MORE THAN 5'-0" A.F.F.
 -EXTINGUISHERS WEIGHING MORE THAN 40 LBS. SHALL BE INSTALLED SUCH THAT TOP IS NOT MORE THAN 3'-6" A.F.F.

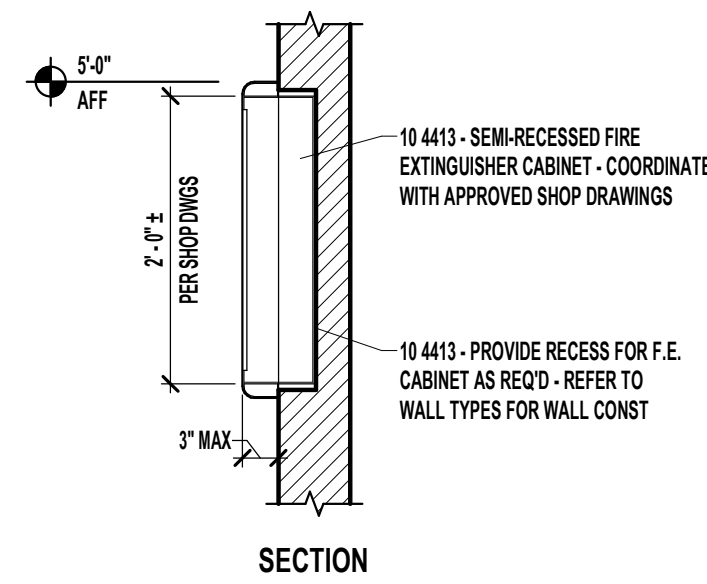
LIFE SAFETY LEGEND



NOTE: LETTERING IS WHITE ON RED BACKGROUND
 MOUNT SIGN 4'-0" A.F.F. TO BOTTOM



FIRE EXIT SIGNS



SECTION

PLAN



BUILDING & FIRE CODE DATA - BLDG 'A'

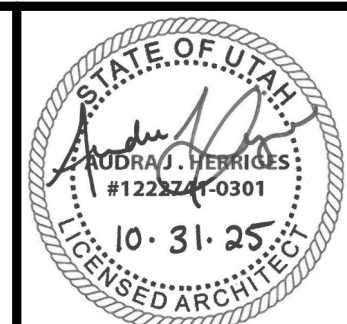
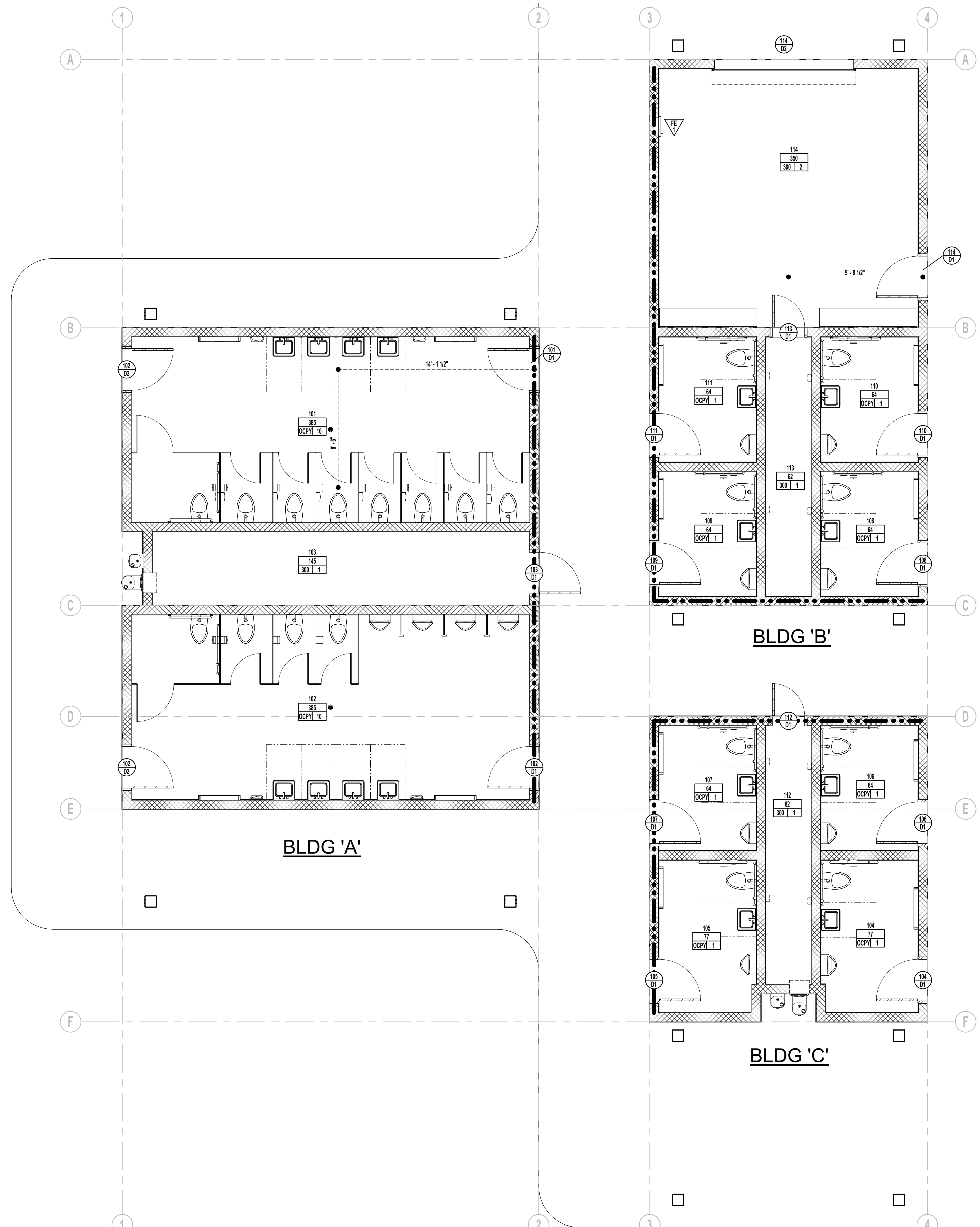
INTERNATIONAL BUILDING AND FIRE CODES - 2021 EDITION			
OCCUPANCY TYPE: U	CONSTRUCTION TYPE: IB		
SEISMIC DESIGN CATEGORY: D (IBC TABLE 509)	DESIGN WINDSPEED: 100 MPH		
HEIGHT ALLOWABLE: 55'-0" (IBC TABLE 503)	ACTUAL HEIGHT: 11' - 8"		
ALLOWABLE STORIES ABOVE GRADE: 2	ACTUAL STORIES: 1		
FIRE PROTECTION			
○ Sprinkled	No		
○ Fire Walls	No	Rating: NA	Qty. Required: NA
○ Fire Barrier	Yes	Rating: 1 Hour	
○ Fire Partition	No	Rating: NA	NA
BUILDING AREA (sf)		TOTAL	
BLDG 'A'		1,032	
ALLOWABLE AREA		8,500 sf (IBC Section 506.3)	
STRUCTURAL PROTECTION REQUIREMENTS IBC Table 601			
1. Structural Frame = 0			
2. Bearing Walls:			
Interior = 0			
Exterior = 0			
3. Non-Bearing Walls:			
Interior = 0			
Exterior = 0			
4. Floor Construction = 0			
5. Roof Construction = 0			
FIRE SEPARATION DISTANCE (EXTERIOR WALLS)		GREATER THAN 5' BUT LESS THAN 10' - 1HR TABLE 705.5	
MATERIAL RATINGS		CMU - FIRE RATING ACHIEVED THRU MIN. EQUIVALENT THICKNESS, IBC TABLE 721.3.2; 8" C.M.U. AT EQUIVALENT THICKNESS = 2 HR. RATING (ASSUMED NO GROUT IN WALL) IBC TABLE 721.3.2	

BUILDING & FIRE CODE DATA - BLDG 'B'

INTERNATIONAL BUILDING AND FIRE CODES - 2021 EDITION			
OCCUPANCY TYPE: U	CONSTRUCTION TYPE: IB		
SEISMIC DESIGN CATEGORY: D (IBC TABLE 509)	DESIGN WINDSPEED: 100 MPH		
HEIGHT ALLOWABLE: 55'-0" (IBC TABLE 503)	ACTUAL HEIGHT: 11' - 8"		
ALLOWABLE STORIES ABOVE GRADE: 2	ACTUAL STORIES: 1		
FIRE PROTECTION			
○ Sprinkled	No		
○ Fire Walls	No	Rating: NA	Qty. Required: NA
○ Fire Barrier	Yes	Rating: 1 Hour	
○ Fire Partition	No	Rating: NA	NA
BUILDING AREA (sf)		TOTAL	
BLDG 'B'		787	
ALLOWABLE AREA		8,500 sf (IBC Section 506.3)	
STRUCTURAL PROTECTION REQUIREMENTS IBC Table 601			
1. Structural Frame = 0			
2. Bearing Walls:			
Interior = 0			
Exterior = 0			
3. Non-Bearing Walls:			
Interior = 0			
Exterior = 0			
4. Floor Construction = 0			
5. Roof Construction = 0			
FIRE SEPARATION DISTANCE (EXTERIOR WALLS)		GREATER THAN 5' BUT LESS THAN 10' - 1HR TABLE 705.5	
MATERIAL RATINGS		CMU - FIRE RATING ACHIEVED THRU MIN. EQUIVALENT THICKNESS, IBC TABLE 721.3.2; 8" C.M.U. AT EQUIVALENT THICKNESS = 2 HR. RATING (ASSUMED NO GROUT IN WALL) IBC TABLE 721.3.2	

BUILDING & FIRE CODE DATA - BLDG 'C'

INTERNATIONAL BUILDING AND FIRE CODES - 2021 EDITION			
OCCUPANCY TYPE: U	CONSTRUCTION TYPE: IB		
SEISMIC DESIGN CATEGORY: D (IBC TABLE 509)	DESIGN WINDSPEED: 100 MPH		
HEIGHT ALLOWABLE: 55'-0" (IBC TABLE 503)	ACTUAL HEIGHT: 11' - 8"		
ALLOWABLE STORIES ABOVE GRADE: 2	ACTUAL STORIES: 1		
FIRE PROTECTION			
○ Sprinkled	No		
○ Fire Walls	No	Rating: NA	Qty. Required: NA
○ Fire Barrier	Yes	Rating: 1 Hour	
○ Fire Partition	No	Rating: NA	NA
BUILDING AREA (sf)		TOTAL	
BLDG 'C'		435	
ALLOWABLE AREA		8,500 sf (IBC Section 506.3)	
STRUCTURAL PROTECTION REQUIREMENTS IBC Table 601			
1. Structural Frame = 0			
2. Bearing Walls:			
Interior = 0			
Exterior = 0			
3. Non-Bearing Walls:			
Interior = 0			
Exterior = 0			
4. Floor Construction = 0			
5. Roof Construction = 0			
FIRE SEPARATION DISTANCE (EXTERIOR WALLS)		GREATER THAN 5' BUT LESS THAN 10' - 1HR TABLE 705.5	
MATERIAL RATINGS		CMU - FIRE RATING ACHIEVED THRU MIN. EQUIVALENT THICKNESS, IBC TABLE 721.3.2; 8" C.M.U. AT EQUIVALENT THICKNESS = 2 HR. RATING (ASSUMED NO GROUT IN WALL) IBC TABLE 721.3.2	



naylor
wentworth
lund
architects

163 West 1600 South, Suite 1
St. George, UT 84770
Tel: 438.626.7003



NEW CONSTRUCTION
**RESTROOMS AT VERNON
 WORTHEN PARK**
 for
CITY OF ST. GEORGE

ISSUE DATE:		
DRAWN BY:		
CHECKED BY:		
REVISIONS		
NO	DATE	DESCRIPTION

CODE DATA & LIFE
 SAFETY

G100



Agenda Date: 02/05/2026

Agenda Item Number: 2b

Subject:

Consider approval to award bid to Index Construction for the construction of the Virgin River South Trail and Sewer Expansion.

Item at-a-glance:

Staff Contact: Paul Stead

Applicant Name: City of St George

Reference Number: 25-244

Address/Location:

from 2395 E Springs Dr, to Mall Drive

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

This trail section is on the St. George Parks and Trail Master Plan and runs along an existing sewer line which needs to be expanded. Park planning has been working on the alignment for some time and has easements in place as needed.

Staff Narrative (need/purpose):

This is a collaborative project between St George City Park Planning and Waste Water Departments. The trail will continue the Virgin River South Trail all the way to Mall Drive, the connection to Pine View Park in Washington City will be a future phase when Washington is ready to complete their section of trail. The Sewer expansion allows for future development.

Name of Legal Dept approver: Daniel Baldwin, Alicia Carlton

Budget Impact:

Cost for the agenda item: \$1,891,299.91

Amount approved in current FY budget for item: yes

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

The trail portion of the project will come from Park Impact Fees and a UORG grant for \$200,000. The sewer portion will come from Waste Water Impact Fees.

Description of funding source:

UORG Grant, Park Impact Fees, (trail) Waste Water Funding (sewer expansion).

Recommendation (Include any conditions):

Approval

Attachments

VIRGIN RIVER SOUTH TRAIL PHASE 3 AND SEWER IMPROVEMENTS SPRINGS PARK TO MALL DRIVE ST. GEORGE, UTAH

GENERAL NOTES

1. ALL ELEVATIONS AND HORIZONTAL LOCATIONS ARE BASED ON THE NAVD 88 VERTICAL DATUM AND MODIFIED STATE PLANE COORDINATE SYSTEM.
2. UNLESS SHOWN OTHERWISE ON THESE PLANS OR INDICATED IN THE PROJECT CONTRACT DOCUMENTS, ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO "THE CITY OF ST. GEORGE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE", LATEST ADDITIONS AS ADMINISTERED BY THE CITY OF ST. GEORGE.
3. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE CITY OF ST. GEORGE FOR ALL IMPROVEMENTS RELATED TO THIS PROJECT.
4. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT OF WAY.
5. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL INSTALL AN INFORMATIONAL SIGN ON SITE PRIOR TO THE START OF CONSTRUCTION. THE SIGN SHALL INCLUDE THE COMPANY NAME, PHONE CONTACT & GRADING PERMIT NUMBER.
7. ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF OF THE APPROVED PROJECT AREA.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING ALL EARTHWORK ACTIVITIES.
9. THE CONTRACTOR SHALL PROVIDE PORTABLE RESTROOMS AND A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
11. ALL FIELD DESIGN CHANGES SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

GRADING NOTES

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF "THE CITY OF ST. GEORGE, THE 'UNIFORM BUILDING CODE' THE 'UTAH UNIFORM BUILDING STANDARD ACT RULES' FOR GRADING, EXCAVATION AND EARTHWORK CONSTRUCTION LATEST EDITIONS."
2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
5. THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED SOLELY ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMS) OR SURFACES: THE EXISTING GROUND SURFACE AND THE PROPOSED FINISHED GRADE SURFACE. THIS IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND IT DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED. UPON REVIEW OF THE GEOTECHNICAL REPORT, THE CONTRACTOR RESPONSIBLE FOR EXCAVATION SHALL ACCOUNT FOR OVER-EXCAVATION, SCARPING, AND ADJUSTMENT TO SUB-GRADE FOR ALL IMPROVEMENTS INCLUDING LANDSCAPING, BUILDING AND/OR SHRINKAGE OF MATERIAL, IMPORT OR BEDDING MATERIAL AND OTHER MATERIALS. EXCAVATION AND COMPACTION OF UTILITY TRENCHES, AND OTHER FACTORS TO MAKE A FINAL DETERMINATION OF THE TOTAL EARTHWORK REQUIRED FOR THE PROJECT. IN SOME CASES ADDITIONAL CONSULTATIONS WITH THE GEOTECHNICAL ENGINEER AND CIVIL ENGINEER MAY BE REQUIRED.

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: JARED BATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586

OWNER/DEVELOPER CONTACT

THE OWNER FOR THIS PROJECT IS:
CITY OF ST. GEORGE
CONTACT: PAUL STEAD
390 NORTH 3050 EAST
ST. GEORGE, UTAH 84790
(435) 627-4540

SHEET INDEX

C.1	COVER
S.1	SEWER PLAN AND PROFILE - STA: 0+00 TO 18+00
S.2	SEWER PLAN AND PROFILE - STA: 14+00 TO 32+00
T.1	TRAIL PLAN AND PROFILE - SPRINGS PARK TO 2580 E.
T.2	TRAIL PLAN AND PROFILE - 2580 E. TO 2780 E.
T.3	TRAIL PLAN AND PROFILE - 2580 E. TO WOODLAND ESTATES
T.4	TRAIL PLAN AND PROFILE - WOODLAND ESTATES TO MALL DRIVE
T.5	TRAIL PLAN AND PROFILE - WITHIN UTILITY/ACCESS EASEMENT
N.1	UTILITY NOTES
D.1	DETAILS
D.2	DETAILS

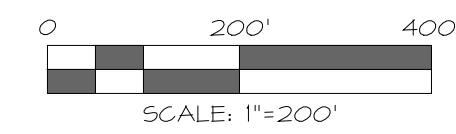
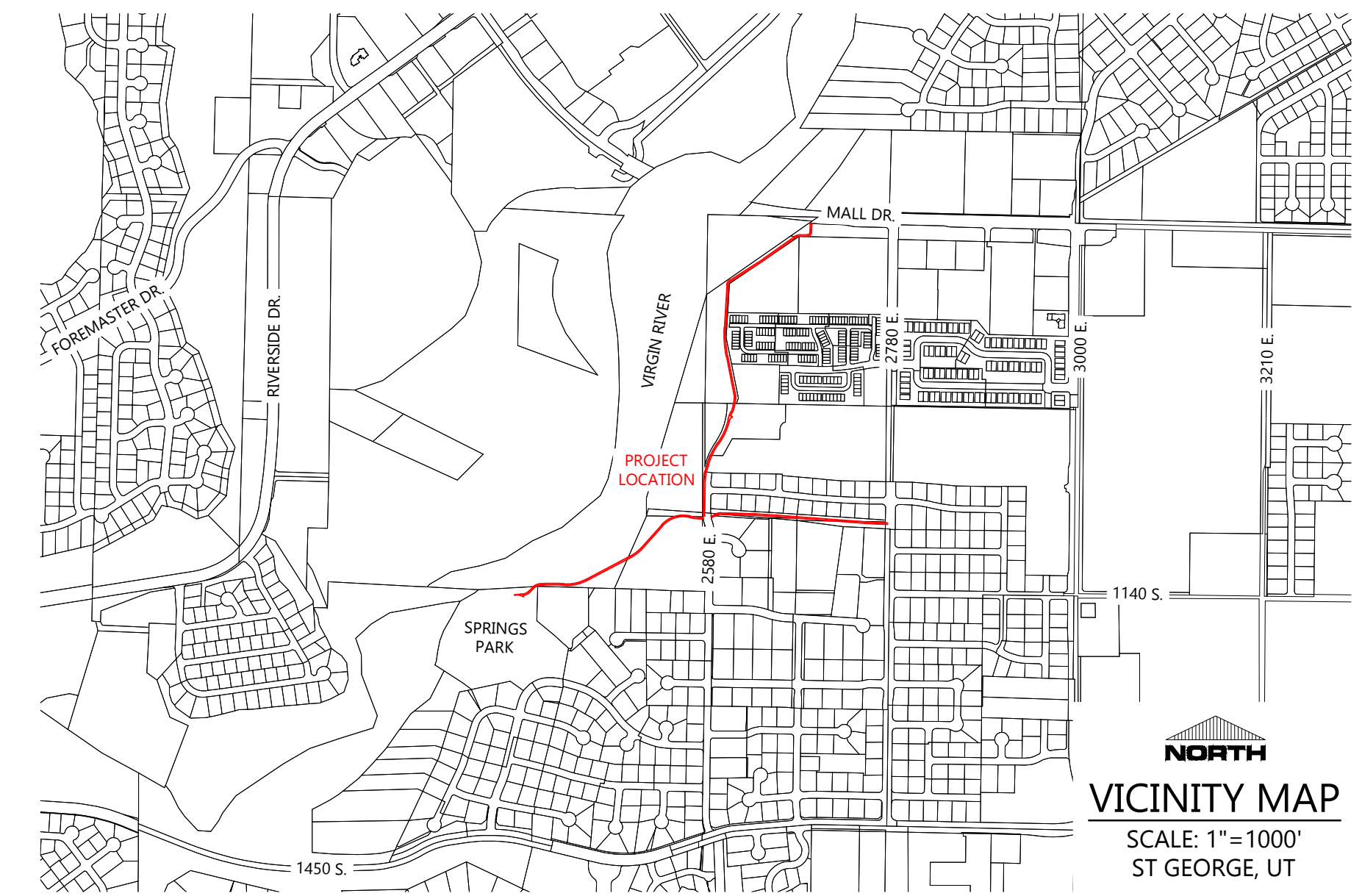
ENGINEER'S ACKNOWLEDGEMENT

I, JARED W. BATES, ST. GEORGE, UTAH DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HOLD CERTIFICATE OF REGISTRATION LICENSE NUMBER 7886812. I FURTHER CERTIFY THAT THE DESIGN OF THESE IMPROVEMENT PLANS WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THESE PLANS.

DATE: 9/16/2025

JARED W. BATES, P.E.

CERTIFICATE NO. 7886812



DATE: 9/16/2025
JOB NO.: 6182-20-001
DESIGNED BY: GRF
CHECKED BY: JWB
DWG: CONST.

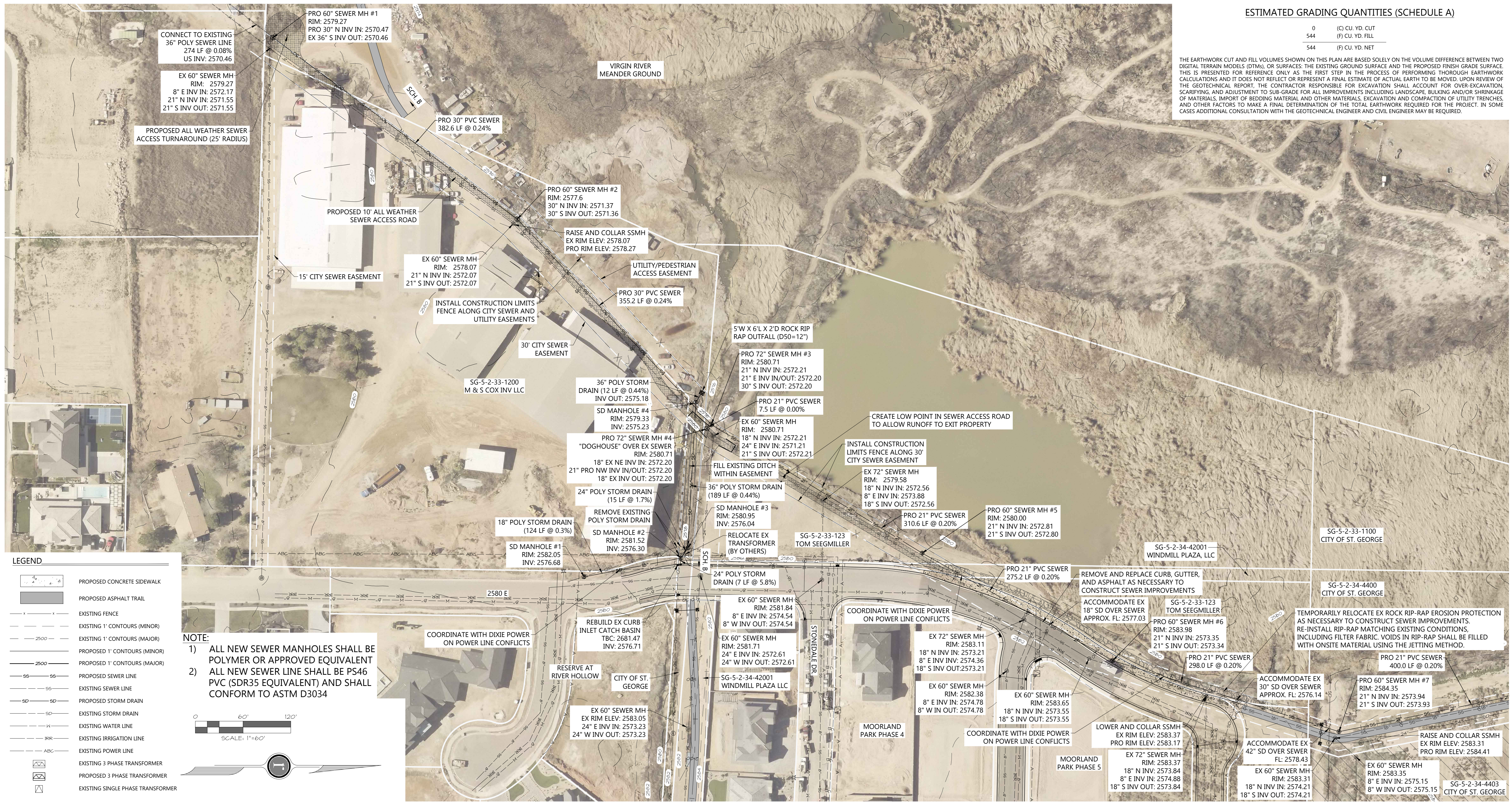
REVISIONS	DATE

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COVER SHEET
FOR
VIRGIN RIVER SOUTH TRAIL PHASE 3 AND SEWER
ST. GEORGE
UTAH

SHEET
C.1
1 OF 11 SHEETS

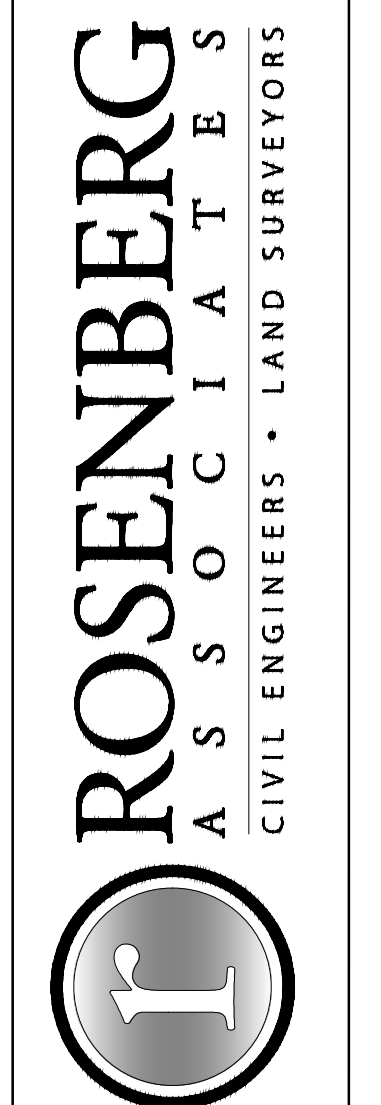


ESTIMATED GRADING QUANTITIES (SCHEDULE A)

0	(C) CU. YD. CUT
544	(F) CU. YD. FILL
544	(F) CU. YD. NET

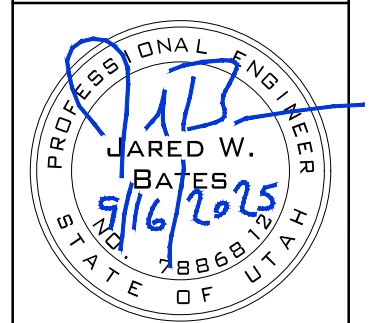
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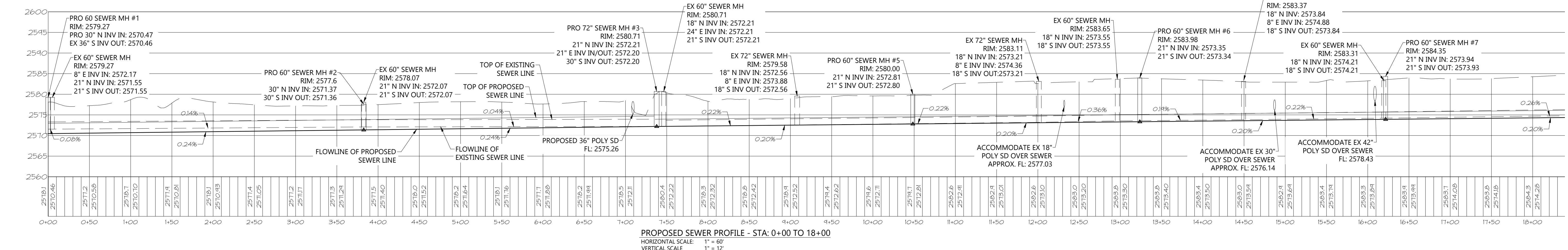
SEWER PLAN AND PROFILE FOR VIRGIN RIVER SOUTH TRAIL PHASE 3 AND SEWER ST. GEORGE, UTAH



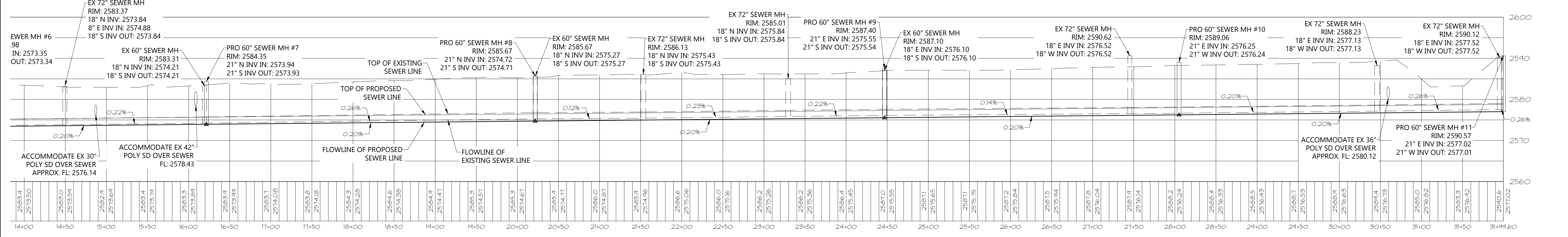
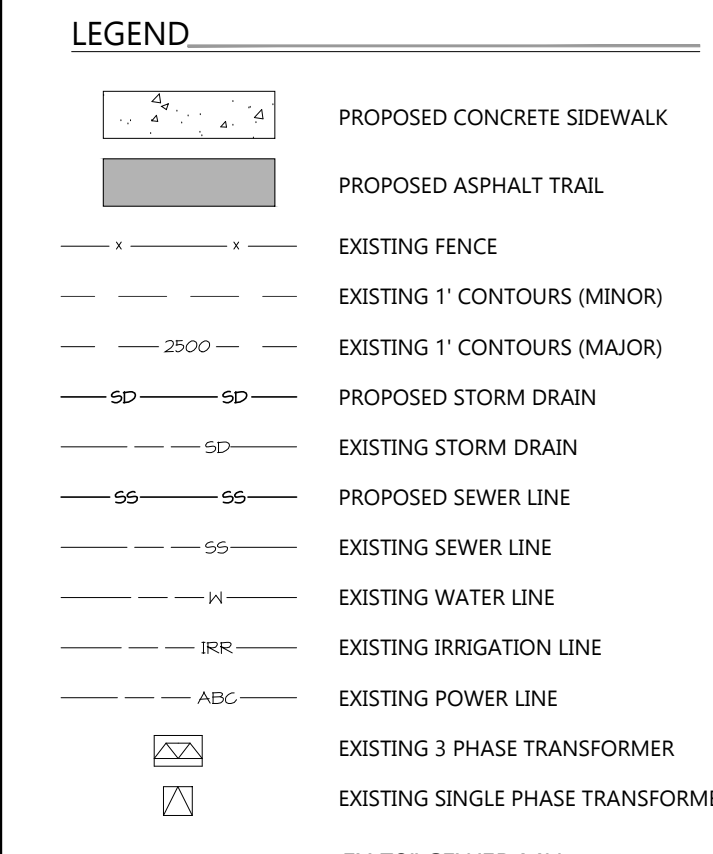
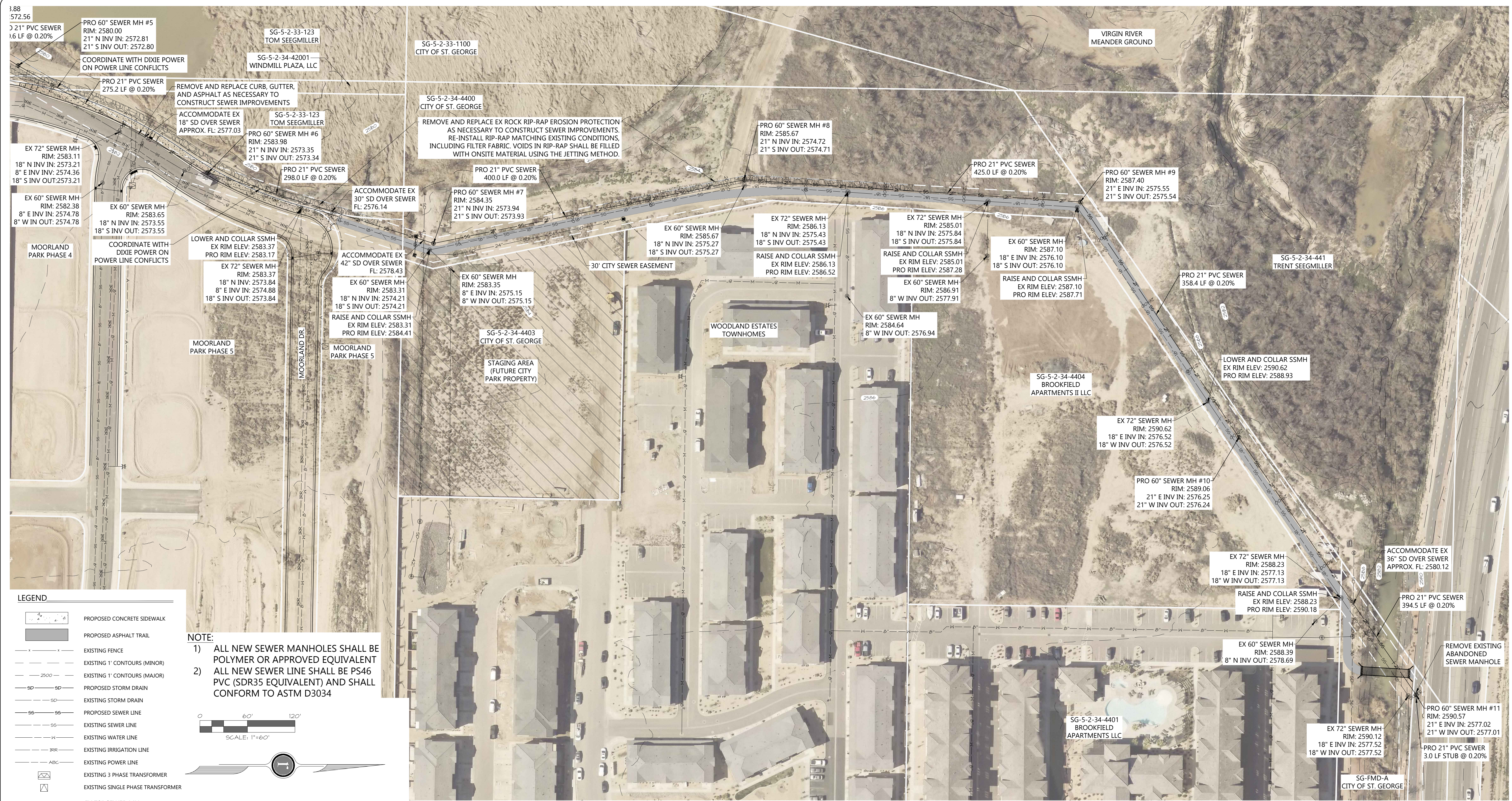
LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT TRAIL
- EXISTING FENCE
- EXISTING 1" CONTOURS (MINOR)
- EXISTING 1" CONTOURS (MAJOR)
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- PROPOSED 1" CONTOURS (MAJOR)
- PROPOSED SEWER LINE
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- EXISTING IRRIGATION LINE
- EXISTING POWER LINE
- EXISTING 3 PHASE TRANSFORMER
- PROPOSED 3 PHASE TRANSFORMER
- EXISTING SINGLE PHASE TRANSFORMER

NOTE:
 1) ALL NEW SEWER MANHOLES SHALL BE POLYMER OR APPROVED EQUIVALENT
 ALL NEW SEWER LINE SHALL BE PS46 PVC (SDR35 EQUIVALENT) AND SHALL CONFORM TO ASTM D3034



PROPOSED SEWER PROFILE - STA. 0+00 TO 18+00
 HORIZONTAL SCALE: 1" = 60'
 VERTICAL SCALE: 1" = 12'

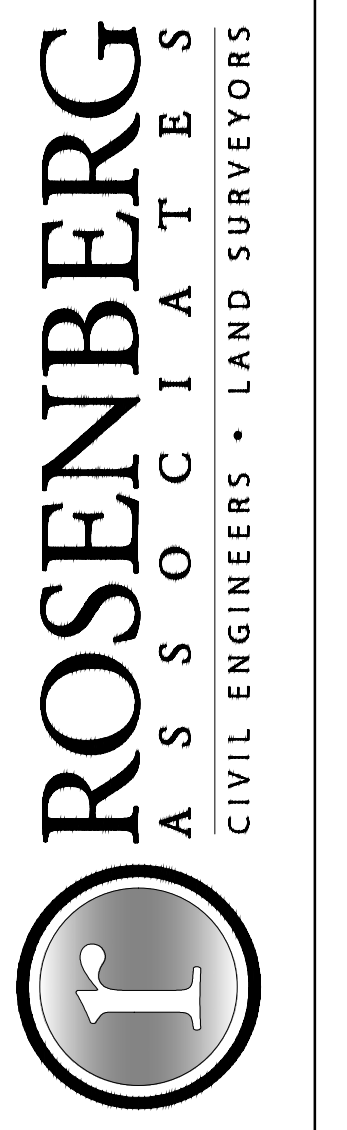


PROPOSED SEWER PROFILE - STA: 14+00 TO 32+00
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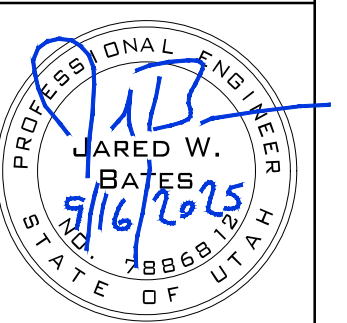
REVISIONS

NO.	DATE	DESCRIPTION



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SEWER PLAN AND PROFILE
 FOR
 VIRGIN RIVER SOUTH TRAIL PHASE 3 AND SEWER
 ST. GEORGE
 UTAH



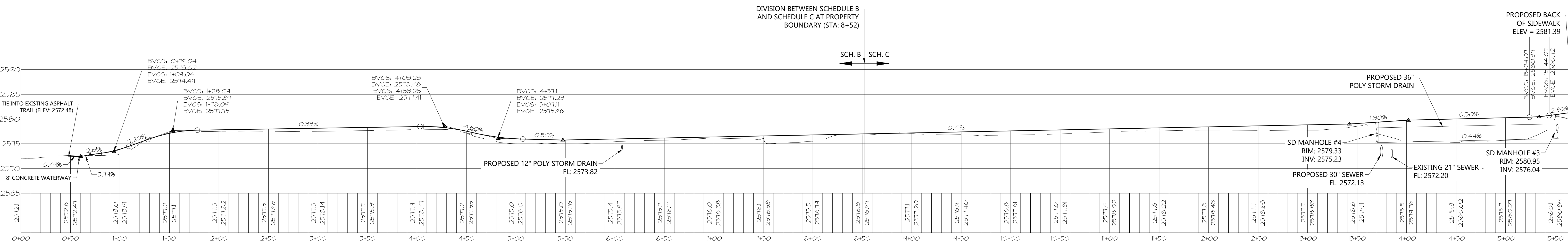
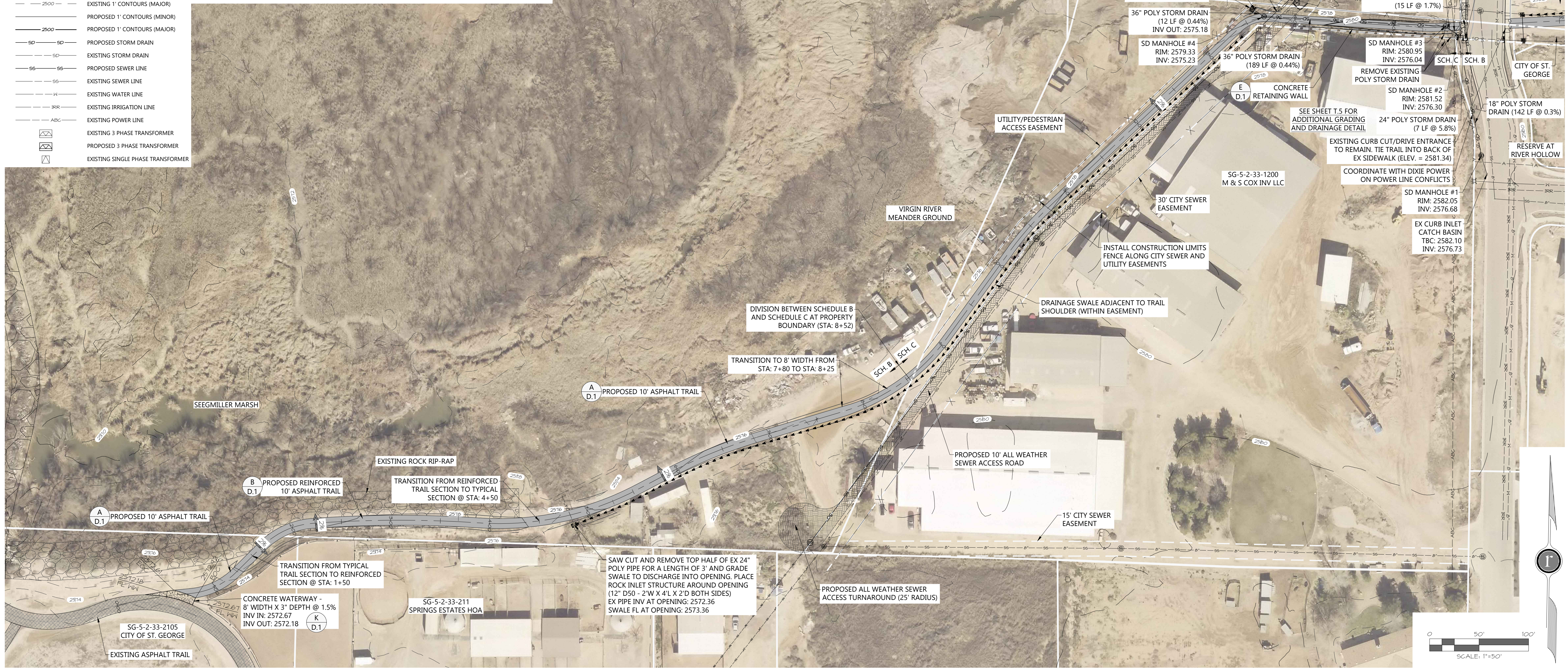
LEGEND

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	PROPOSED ASPHALT TRAIL
	PROPOSED SPOT ELEVATION
	FLOW DIRECTION AND SLOPE
	EXISTING FENCE
	PROPOSED DRAINAGE SWALE
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	EXISTING IRRIGATION LINE
	EXISTING POWER LINE
	EXISTING 3 PHASE TRANSFORMER
	PROPOSED 3 PHASE TRANSFORMER
	EXISTING SINGLE PHASE TRANSFORMER

ESTIMATED GRADING QUANTITIES (SCHEDULE B AND C)

119	(Q) CU. YD. CUT
1,980	(F) CU. YD. FILL
1,860	(F) CU. YD. NET

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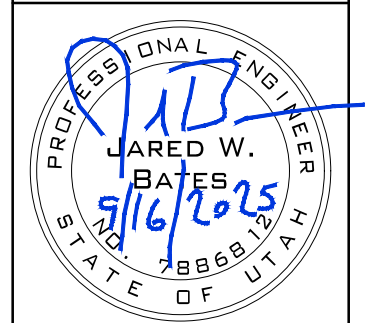
VIRGIN RIVER TRAIL PHASE 3 SOUTH
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 10'

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 DWG: CONST.

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TRAIL PLAN AND PROFILE
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VIRGIN RIVER SOUTH TRAIL PHASE 3 AND SEWER
 ST. GEORGE
 UTAH





LEGEND

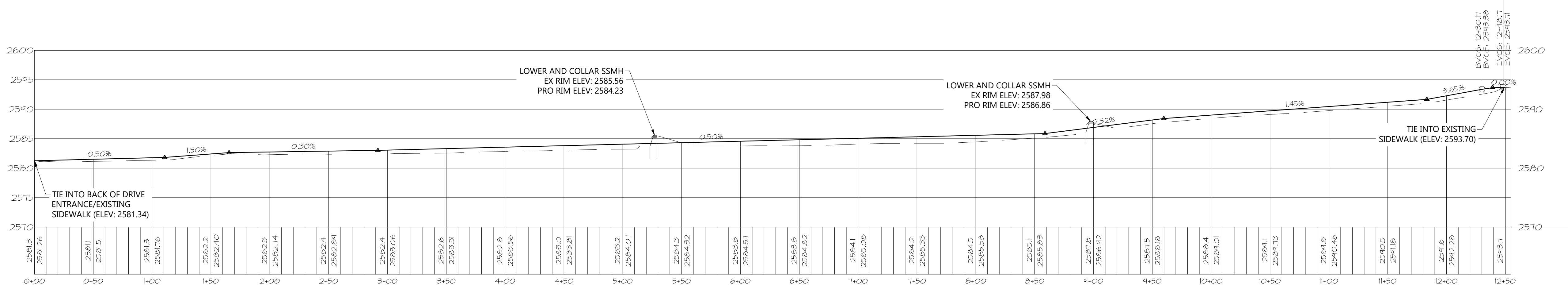
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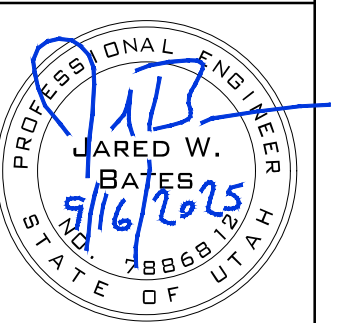
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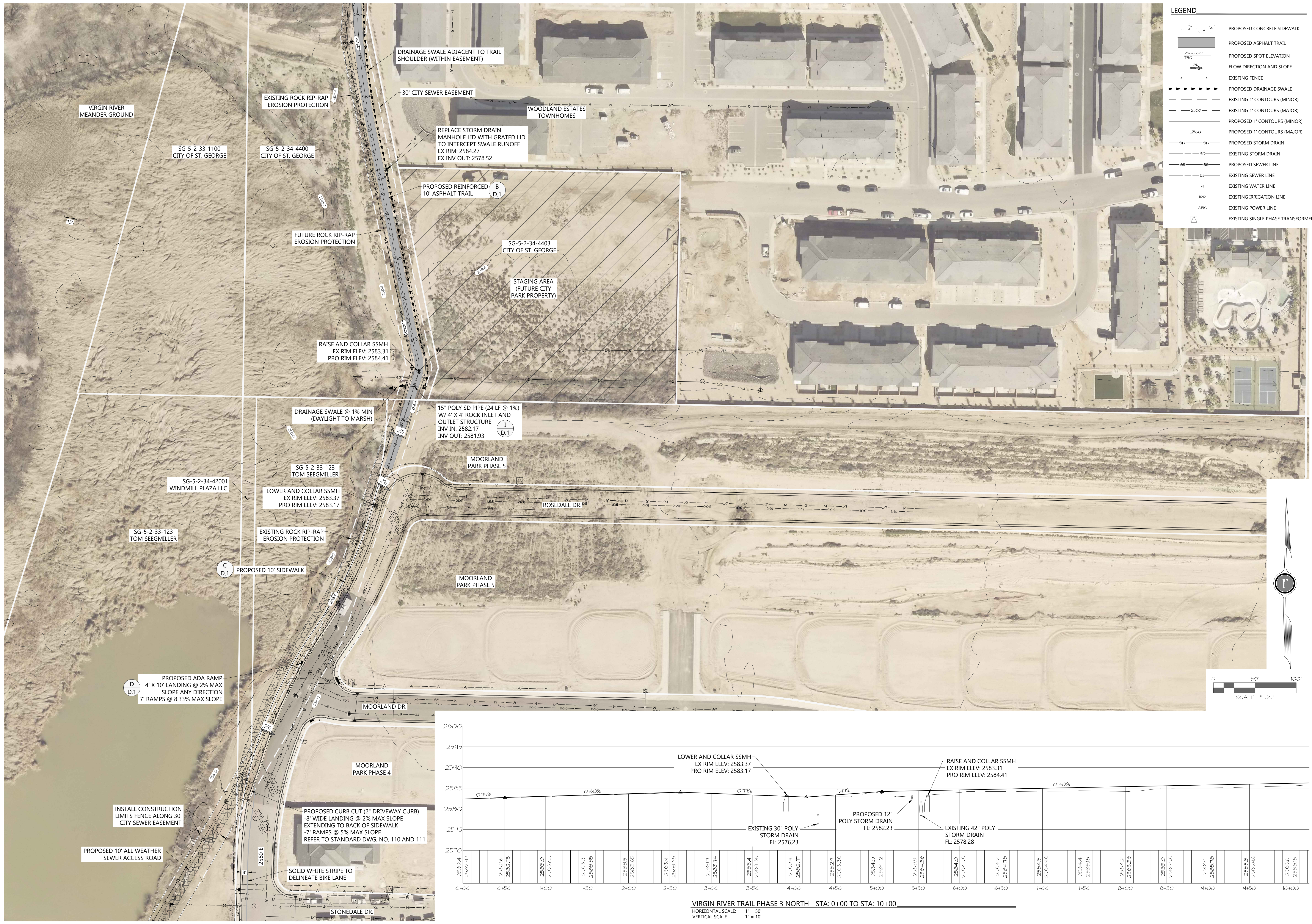
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MOORLAND PARK CONNECTOR TRAIL
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 10'

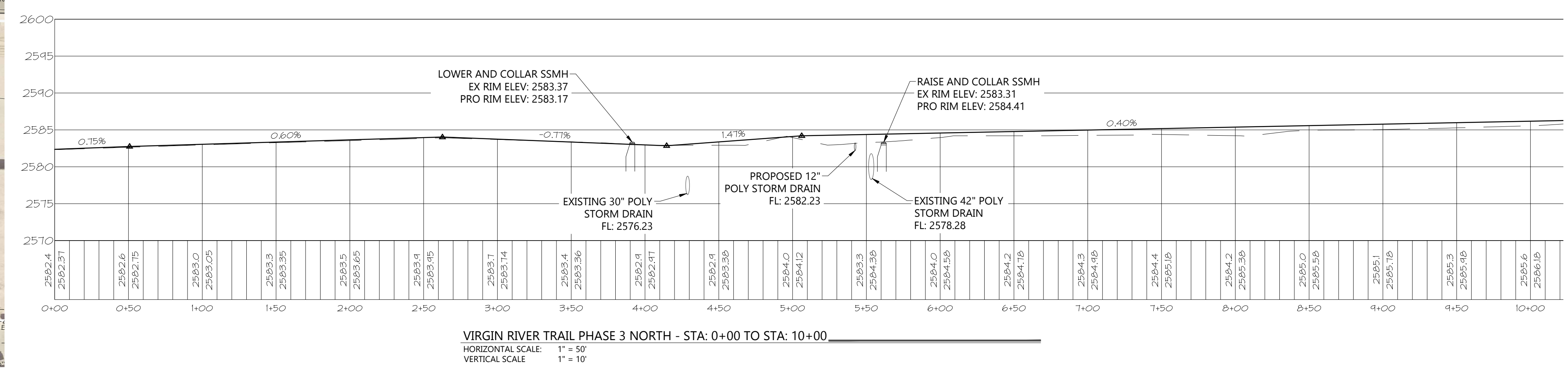
TRAIL PLAN AND PROFILE
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LEGEND

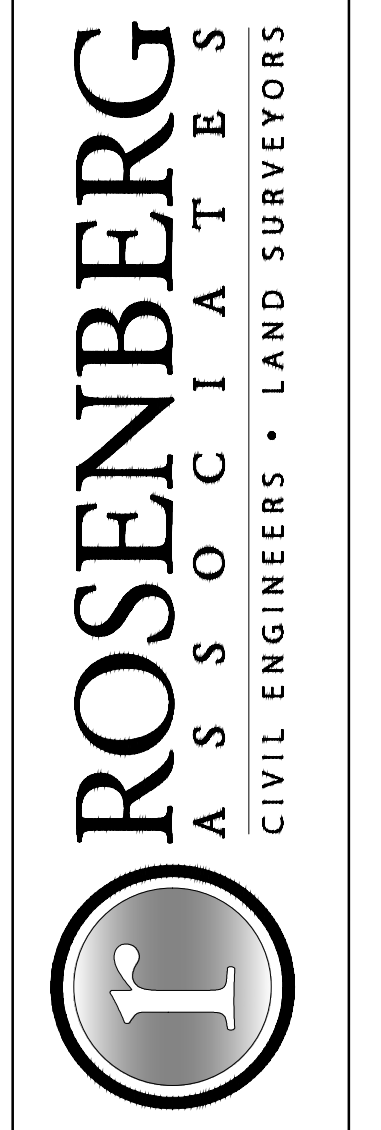
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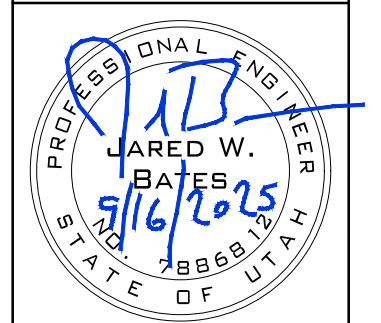
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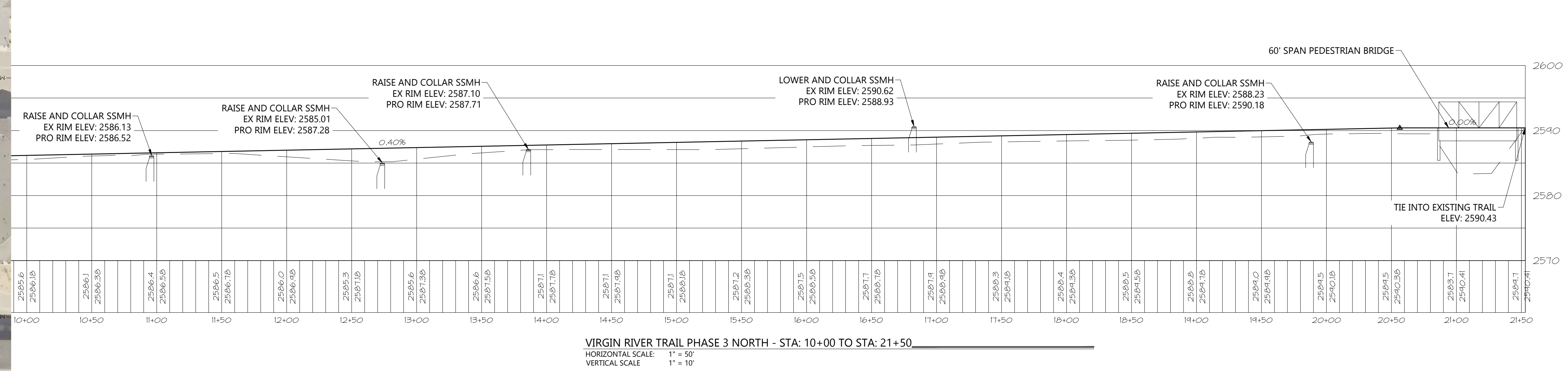
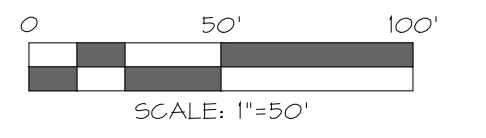
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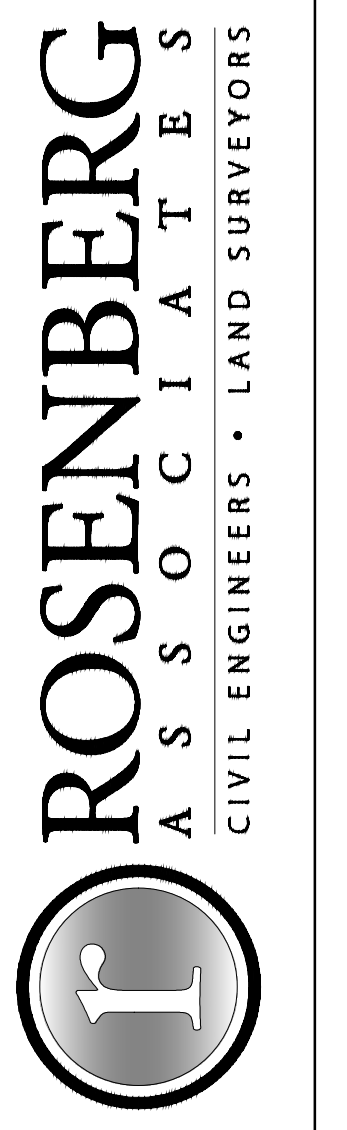


LEGEND

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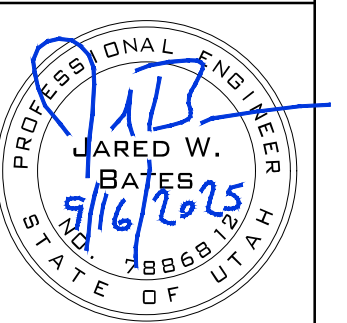


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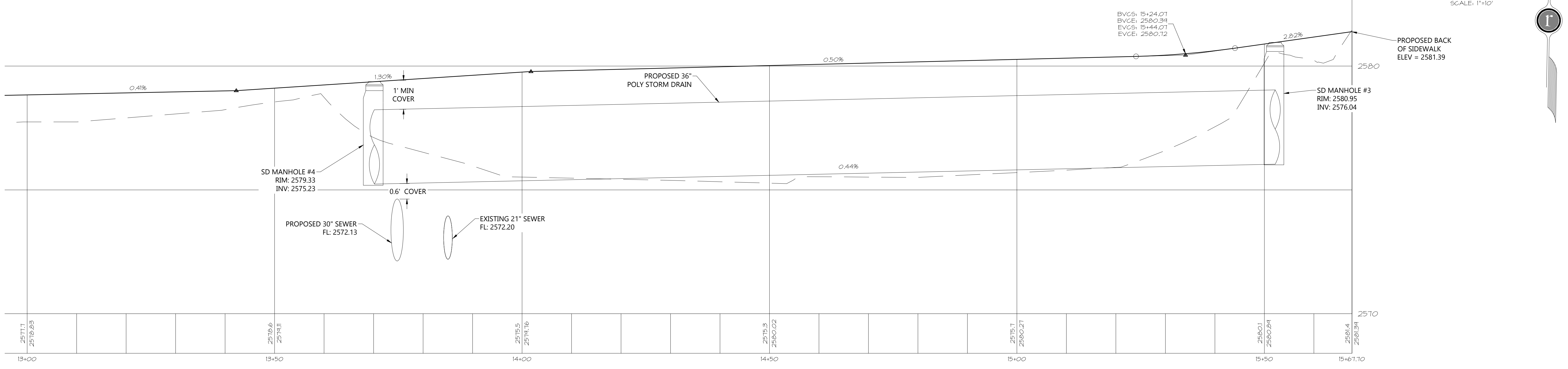
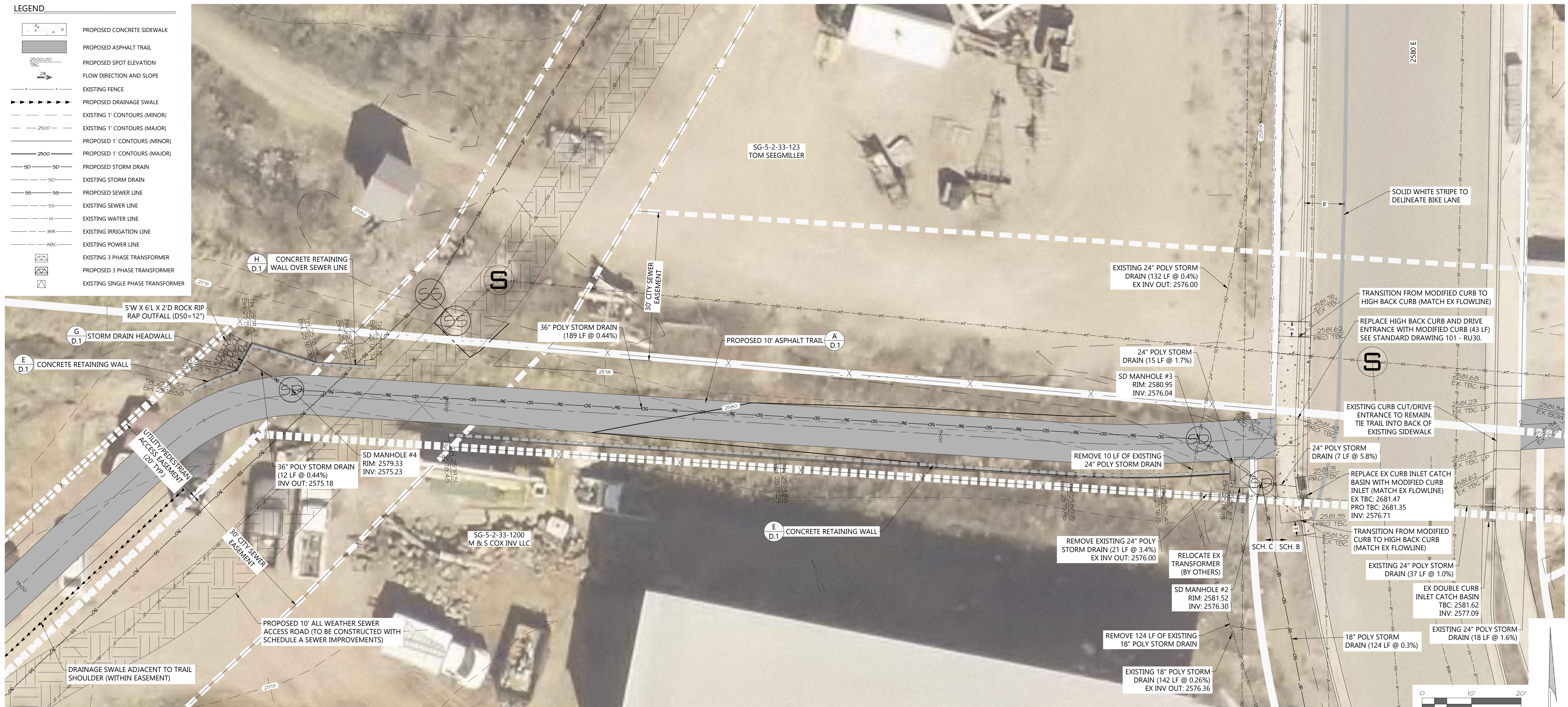


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 ST. GEORGE
 UTAH



- LEGEND**
- PROPOSED CONCRETE SIDEWALK
 - PROPOSED ASPHALT TRAIL
 - PROPOSED SPOT ELEVATION
 - FLOW DIRECTION AND SLOPE
 - EXISTING FENCE
 - PROPOSED DRAINAGE SWALE
 - EXISTING 1' CONTOURS (MINOR)
 - EXISTING 1' CONTOURS (MAJOR)
 - PROPOSED 1' CONTOURS (MINOR)
 - PROPOSED 1' CONTOURS (MAJOR)
 - PROPOSED STORM DRAIN
 - EXISTING STORM DRAIN
 - PROPOSED SEWER LINE
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - EXISTING IRRIGATION LINE
 - EXISTING POWER LINE
 - EXISTING 3 PHASE TRANSFORMER
 - PROPOSED 3 PHASE TRANSFORMER
 - EXISTING SINGLE PHASE TRANSFORMER



VIRGIN RIVER TRAIL PHASE 3 SOUTH - STA: 13+00 TO STA: 15+68
 HORIZONTAL SCALE: 1" = 10'
 VERTICAL SCALE: 1" = 2'

DATE: 9/16/2025
 JOB NO.: 6182-20-001
 DESIGNED BY: GRF
 CHECKED BY: JWB
 DWG: CONST.

REVISIONS

NO.	DATE	DESCRIPTION

ROSENBERG
 ASSOCIATES
 CIVIL ENGINEERS • LAND SURVEYORS

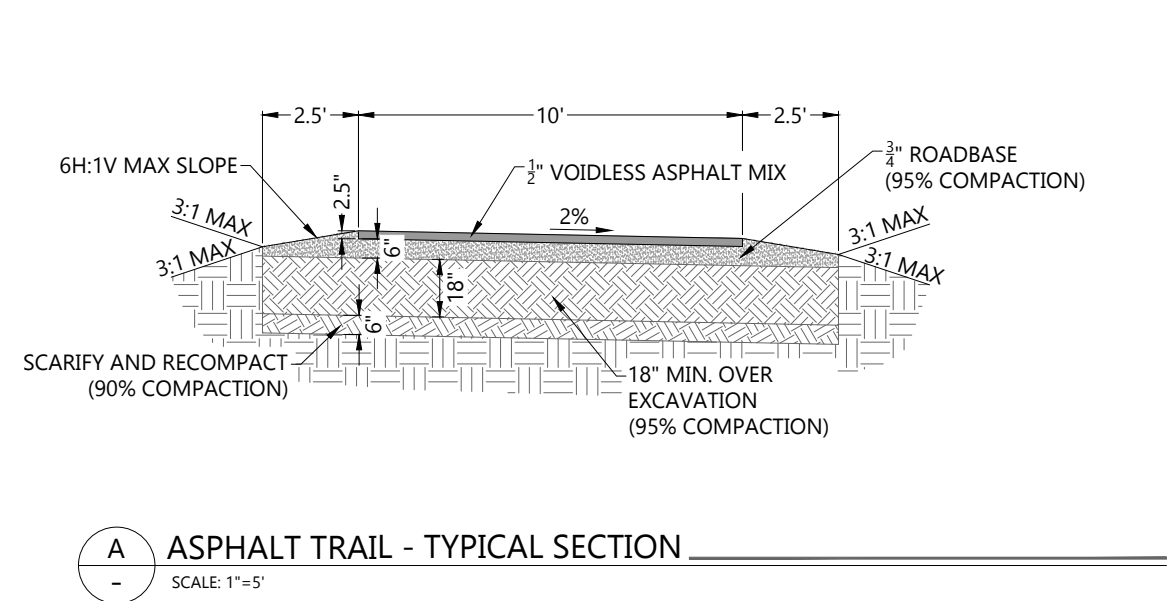
352 East Riverside Drive, Suite A-2
 St. George, Utah 84790
 Ph (435) 673-8886; Fx (435) 673-8397
 www.racivil.com

TRAIL PLAN AND PROFILE
 FOR
VIRGIN RIVER SOUTH TRAIL PHASE 3 AND SEWER
 ST. GEORGE
 UTAH

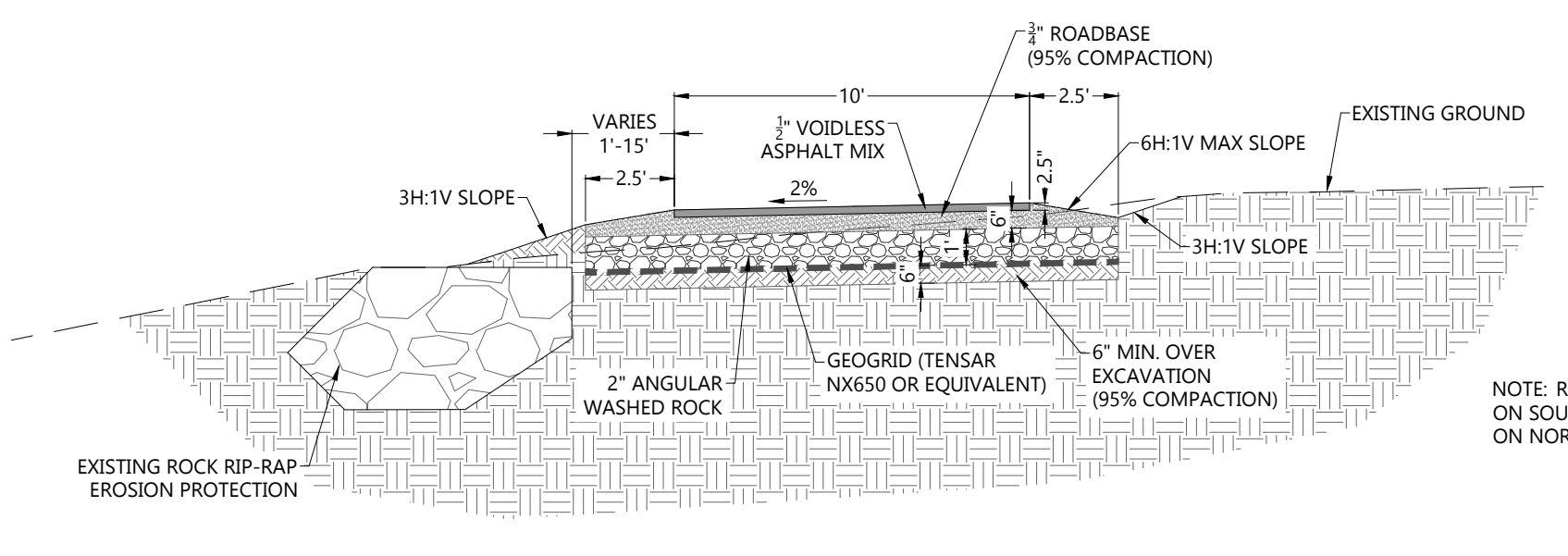
NO.	DATE	REVISIONS

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 www.racivil.com

PROF. SEAL
 JARED W. BATES
 9/16/2025
 STATE OF UTAH

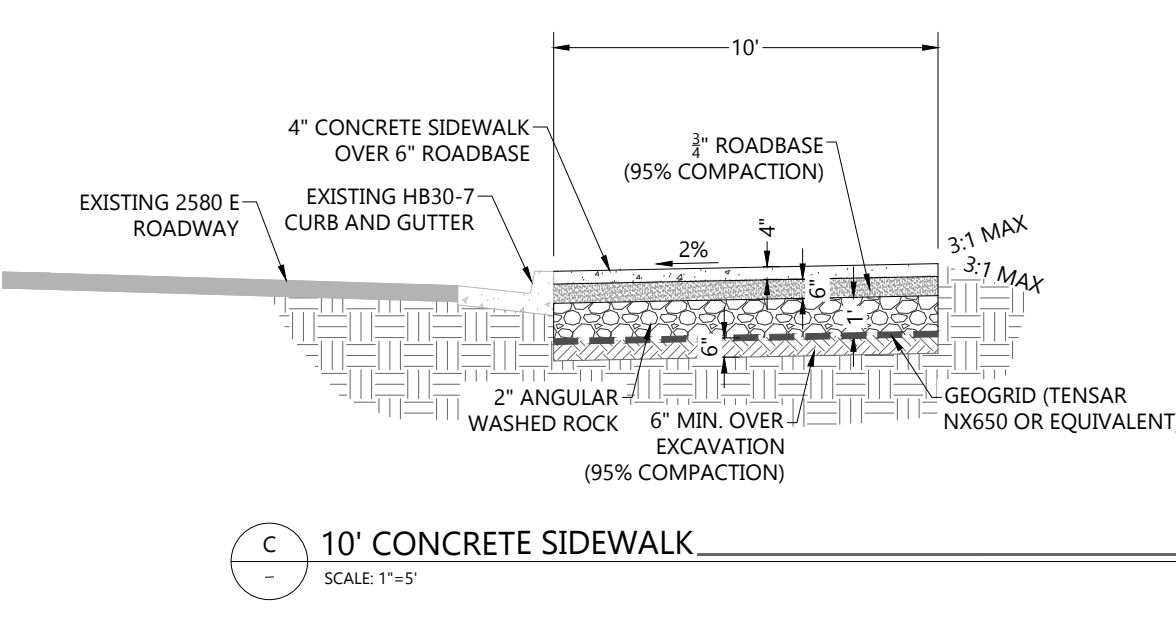


A ASPHALT TRAIL - TYPICAL SECTION
 SCALE: 1"=5'

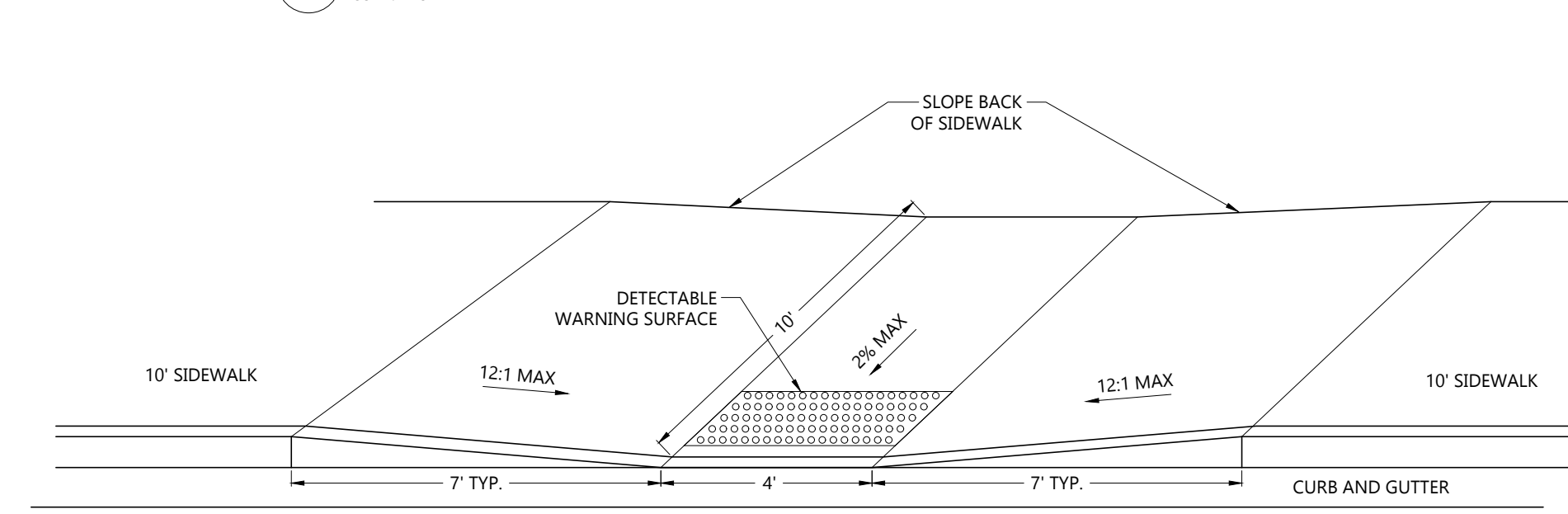


B REINFORCED ASPHALT TRAIL - TYPICAL SECTION
 SCALE: 1"=5'

NOTE: REINFORCED ASPHALT TRAIL SECTION TO BE USED ON SOUTH SEGMENT FROM STA: 1+50 TO STA: 4+50, AND ON NORTH SEGMENT FROM STA: 4+39 TO STA: 20+84

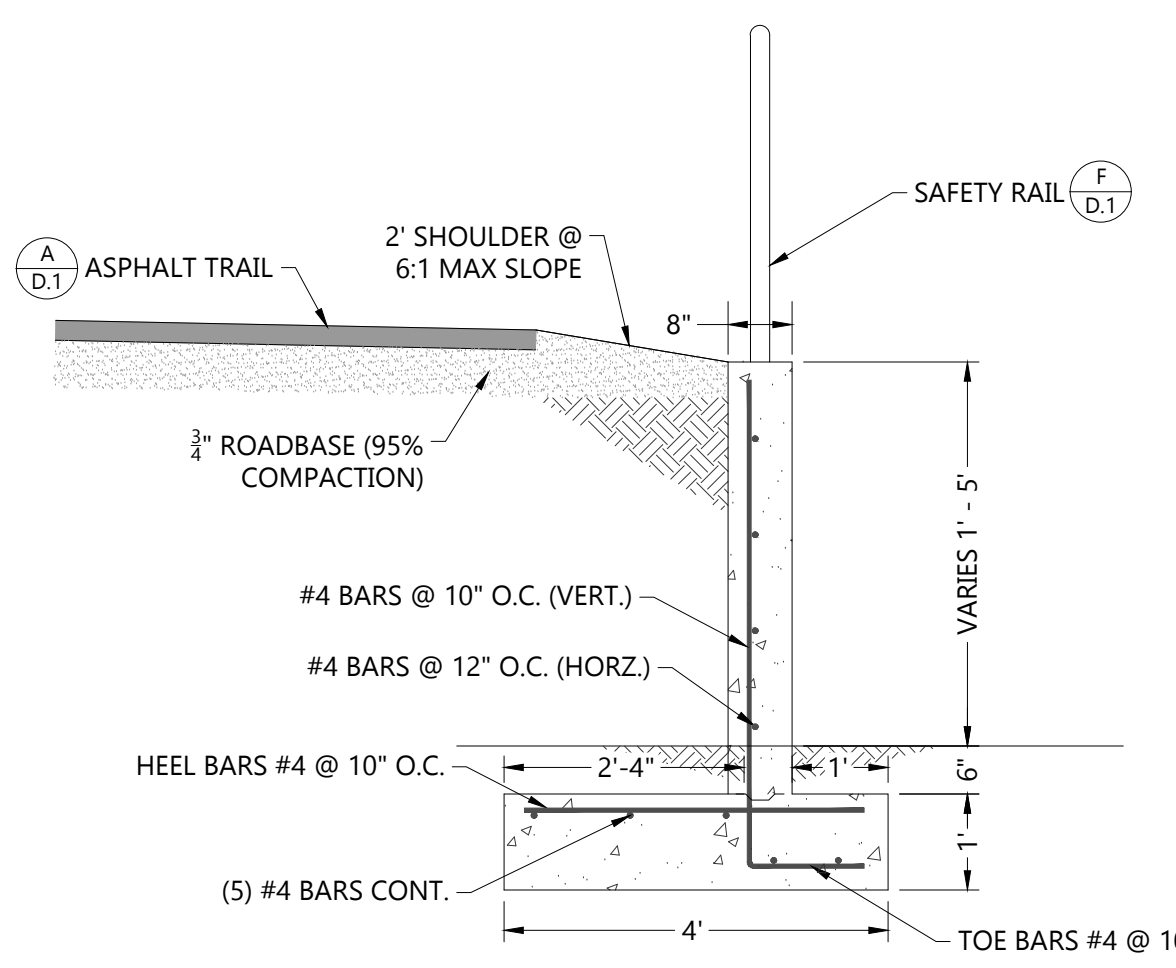


C 10' CONCRETE SIDEWALK
 SCALE: 1"=5'

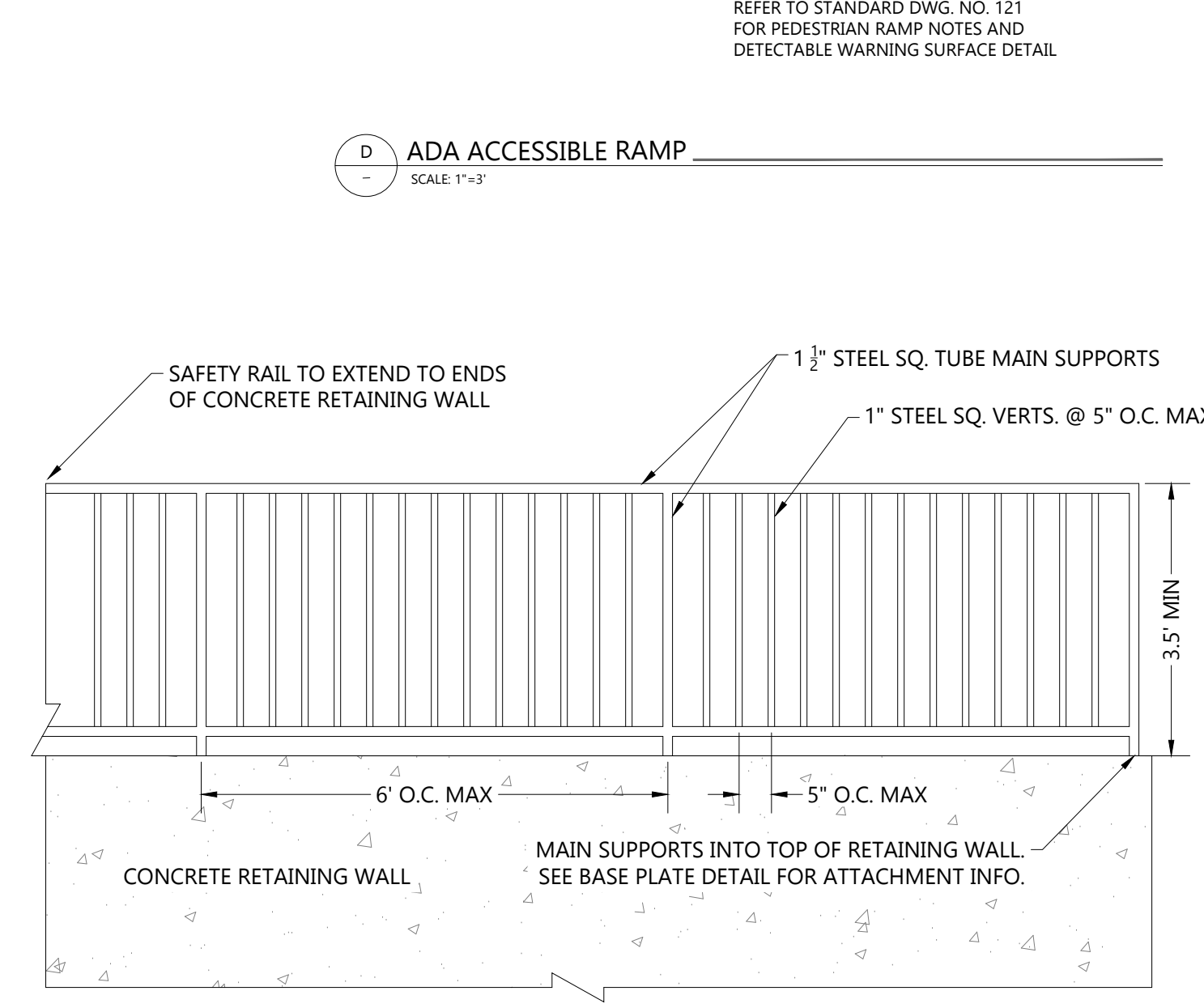


D ADA ACCESSIBLE RAMP
 SCALE: 1"=3'

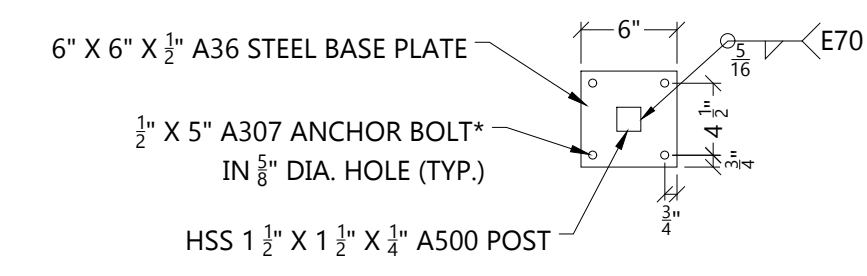
REFER TO STANDARD DWG. NO. 121 FOR PEDESTRIAN RAMP NOTES AND DETECTABLE WARNING SURFACE DETAIL



E 5' CONCRETE RETAINING WALL
 SCALE: 1"=2'

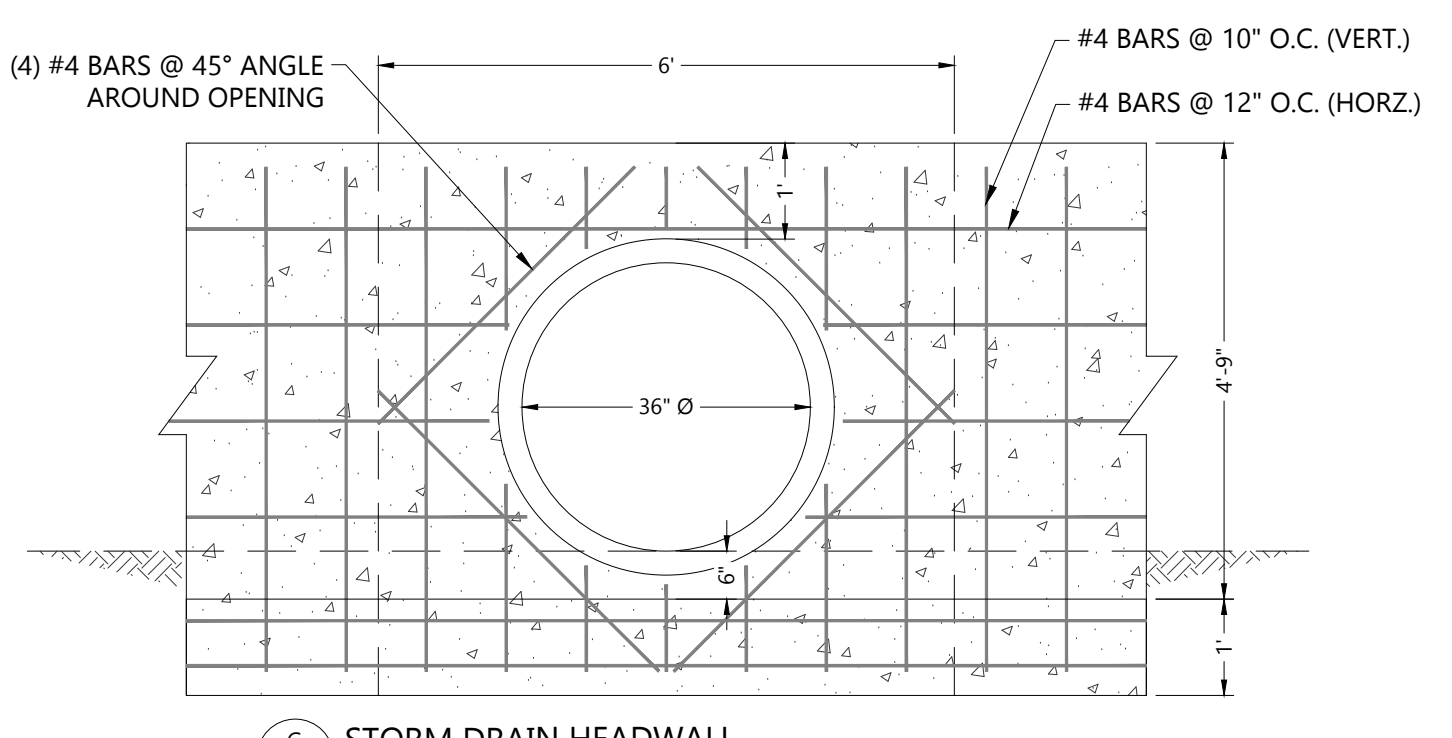


F SAFETY RAIL
 SCALE: 1"=2'

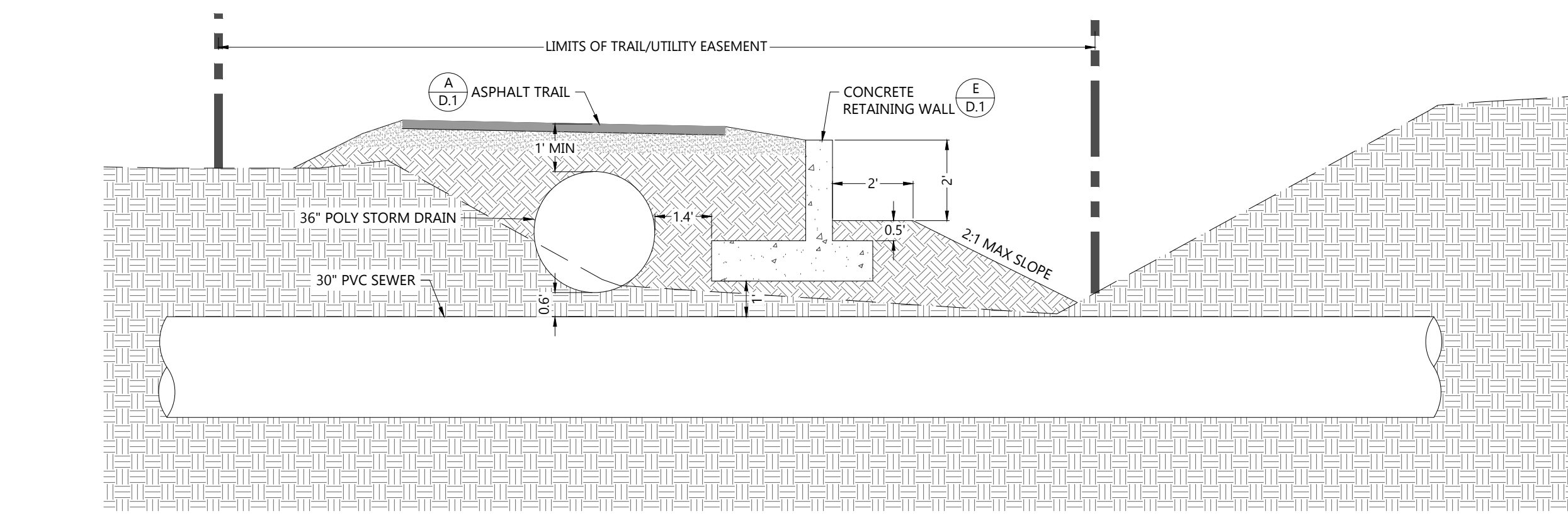


G STEEL BASE PLATE FOR SAFETY RAIL
 SCALE: 1"=1'

NOTES:
 -PROVIDE POWDER COAT FINISH ON ALL GUARD RAIL
 -ANCHOR BOLTS TO BE INSTALLED WITH SIMPSON SET-EX EPOXY
 -USE 3/8" THICK MOLDED BEARING PAD



H STORM DRAIN HEADWALL
 SCALE: 1"=2'



I RETAINING WALL OVER SEWER LINE
 SCALE: 1"=3'

ASPHALT TRAIL NOTES

1. PAVEMENT SECTION: ASPHALT 2 1/2" THICK 1/2" ASPHALT MIX NEAR VOID-LESS (AIR VOIDS NOT TO EXCEED 1%) BASE COURSE, 6" THICK 1/2" ROAD BASE TO DRAIN TOWARD THE RIVER.
2. TRAIL TO BE STROPE ALONG CENTER LINE WITH SINGLE DASHED YELLOW LINE.
3. UNLESS SHOWN OTHERWISE ON THESE PLANS, ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF ST. GEORGE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION, THE INTERNATIONAL PLUMBING CODE, AND THE INTERNATIONAL BUILDING CODE, LATEST EDITIONS AS ADMINISTERED BY THE CITY OF ST. GEORGE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

RIP-RAP CONSTRUCTION NOTES

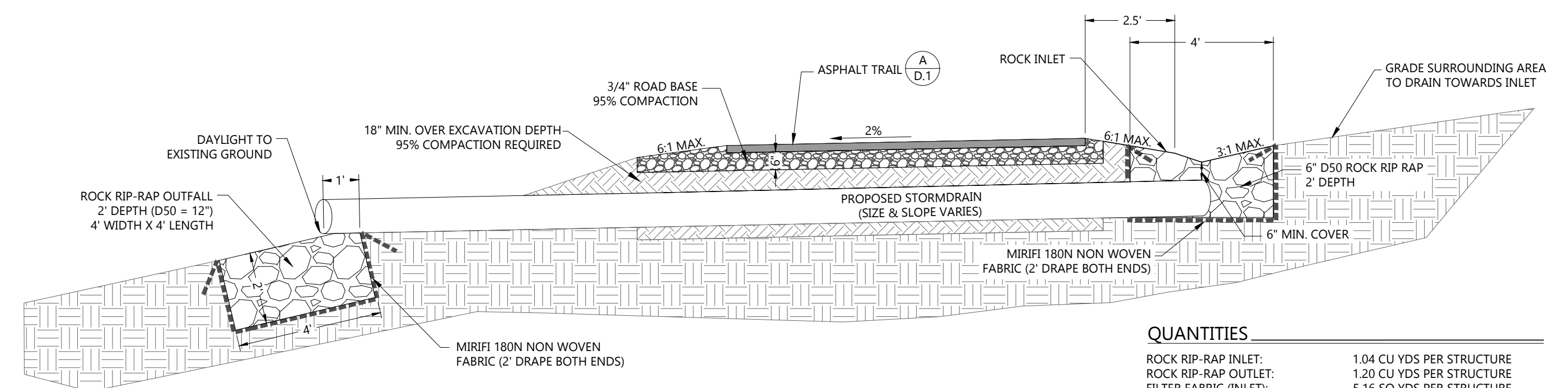
1. USE ANGULAR-SHAPED ROCK FREE FROM CRACKS, OVERBURDEN, SHALE WITH A MINIMUM DENSITY OF 156 LB. PER CUBIC FT. (SPECIFIC GRAVITY = 2.50), WITH THE BREADTH OR THICKNESS OF A SINGLE STONE NOT LESS THAN ONE THIRD ITS LENGTH. FURNISH ROCK GRADED AS INDICATED IN THE TABLE. ALL ROCK RIP-RAP SHALL BE INSPECTED BY THE ENGINEER PRIOR TO INSTALLATION AND BACKFILL.
2. FILTER FABRIC SHALL BE MIRAFI 180 N 8 OZ. NON WOVEN GEO-TEXTILE OR APPROVED EQUAL. FABRIC SHALL BE PLACED AS SHOWN HEREON AND INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. CARE SHALL BE TAKEN TO PREVENT FABRIC FROM TEARING DURING ROCK PLACEMENT.
3. CONTRACTOR SHALL FILL VOIDS IN RIP-RAP EROSION PROTECTION WITH SEDIMENT USING WATER JETTING OR OTHER APPROVED METHODS. ALL ROCK RIP-RAP SHALL BE INSPECTED BY THE ENGINEER PRIOR TO SEDIMENT PLACEMENT.
4. ALL UNSUITABLE VEGETATION AND WOODY DEBRIS MATERIAL SHALL BE REMOVED FROM THE WORK AREA AND DISPOSED OF PROPERLY OFFSITE.
5. ALL WORK SHALL COMPLY WITH THE ARMY CORPS OF ENGINEERS AND STATE OF UTAH PERMIT REQUIREMENT & CONDITIONS.
6. RIP-RAP EROSION PROTECTION TERMINATION LOCATIONS TO BE VERIFIED BY ENGINEER BASED ON FIELD CONDITIONS.

CONCRETE NOTES

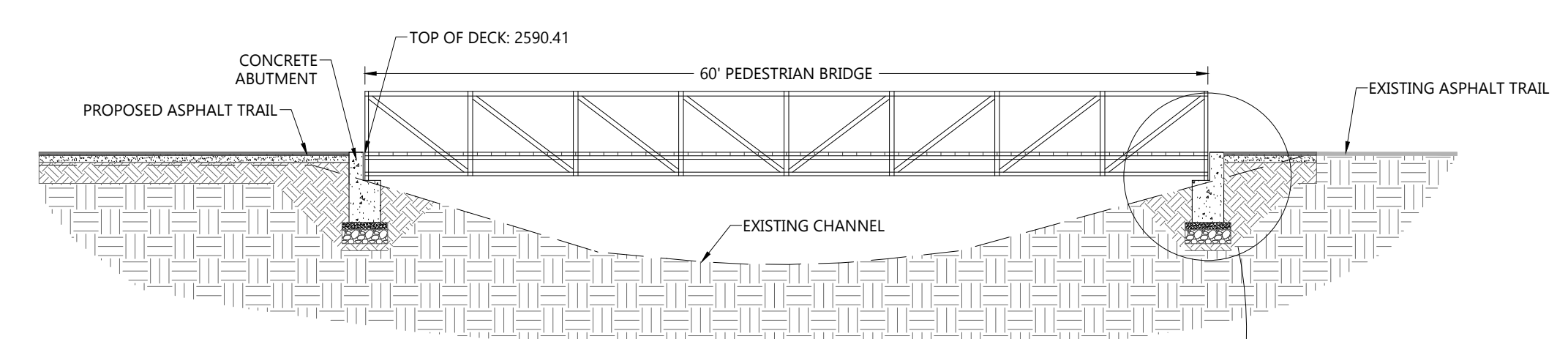
1. CODES AND REFERENCES:
 -BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE: ACI-318 LATEST
 -SPECIFICATION FOR STRUCTURAL CONCRETE: ACI-309 LATEST
 -GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION: ACI-302 LATEST
 -CONCRETE REINFORCING STEEL INSTITUTE HANDBOOK
2. CRITERIA DESIGN STRESSES:
 -CONCRETE STRENGTH (28 DAY) NOTE: ALL CONCRETE IN CONTACT WITH SOIL TO BE TYPE V OR EQUIVALENT SULFATE-RESISTANT CEMENT.
 -HEADWALL AND APPROACH - 4,500 PSI
 -REINFORCING STEEL:
 #3 BAR AND SMALLER (ASTM A615, GRADE 40) Fy = 40,000 PSI
 #4 BAR AND LARGER (ASTM A615, GRADE 60) Fy = 60,000 PSI
 ALL BARS WHICH REQUIRE WELDING (ASTM A706 GRADE 60)
3. PROVIDE COVER FOR REINFORCING AS SPECIFIED IN ACI-318 LATEST

4. WHERE SPLICES IN REINFORCING ARE REQUIRED, THEY SHALL BE LAPPED AND STAGGERED SUCH THAT NO MORE THAN ONE-HALF OF THE BARS ARE LAP SPICED WITHIN A REQUIRED LAP LENGTH, AND SHALL MEET THE REQUIREMENTS OF A CLASS "B" SPLICE.
5. MINIMUM SPLICE LENGTHS FOR CLASS "B" (GRADE 60, 4,500 PSI CONCRETE):
 #3 BAR THROUGH #5 BAR: 28" OVERLAP
 #5 BAR: 33" OVERLAP
 #7 BAR: 38" OVERLAP
 #9 BAR: 44" OVERLAP
 REF: ACI 318-02 SEC. 12.2)
6. MAKE HORIZONTAL BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS.
7. ALL SLAB AND/OR WALL OPENINGS SHALL BE REINFORCED WITH (2) #5 BARS AND SHALL EXTEND TWO FEET BEYOND THE EDGES OF THE OPENING.
8. CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
9. MIX DESIGNS SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE AND INCLUDE MIX IDENTIFICATION, STATEMENT OF INTENDED USE, MIX PROPORTIONS, DESIGN STRENGTH, DESIGN SLUMP, WET AND DRY UNIT WEIGHT, AND OTHER SUPPORTING DATA PER SPECIFICATIONS.

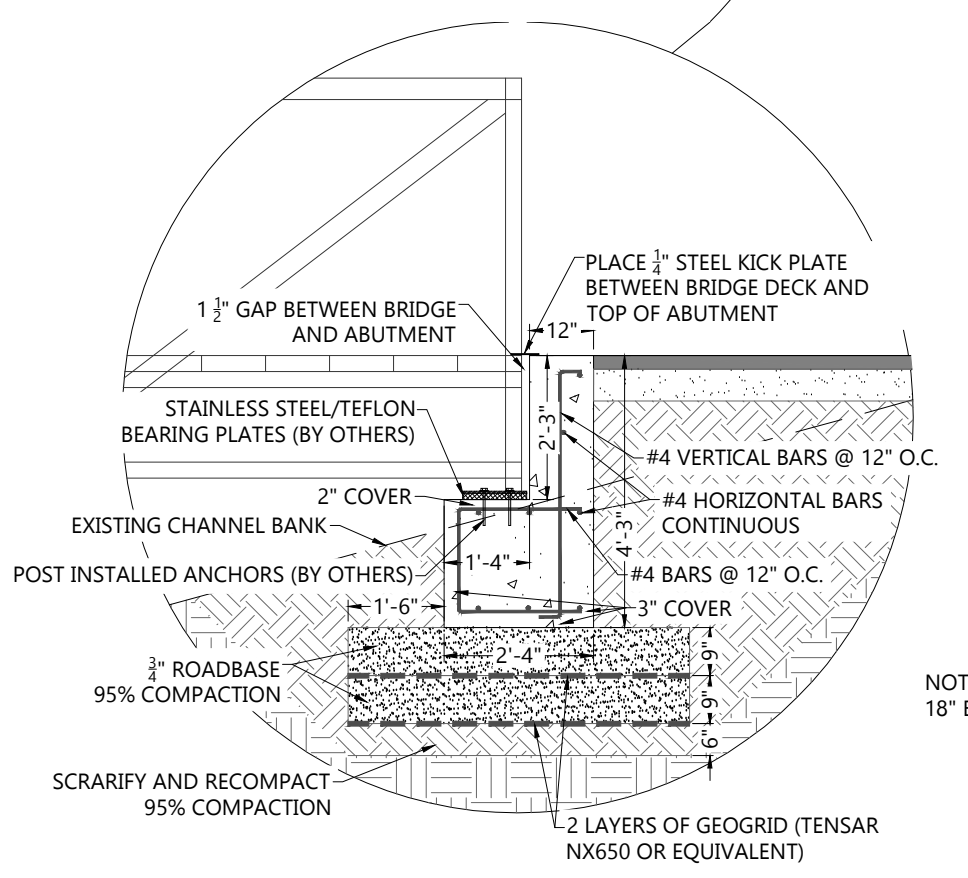
10. ADMIXTURES MAY BE USED, HOWEVER, THEY SHALL NOT BE CONSIDERED AS REPLACING ANY PART OF THE CEMENT FOR A SPECIFIED CONCRETE STRENGTH.
11. NO ALUMINUM CONDUITS OR PIPES SHALL BE EMBEDDED IN CONCRETE.
12. HOT WEATHER AND COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305 & ACI 306 RECOMMENDED PRACTICES RESPECTIVELY.
13. MECHANICALLY VIBRATE CONCRETE.
14. CONCRETE CYLINDERS SHALL BE CAST FOR STRENGTH TESTING DURING EACH POUR.
15. CONTROL JOINT AND EXPANSION JOINT SPACING SHALL BE IN ACCORDANCE WITH ACI RECOMMENDATIONS.



J TYPICAL STORMDRAIN CROSSING
 SCALE: 1"=3'



K 60' PEDESTRIAN BRIDGE
 SCALE: 1"=10'



L 8' CONCRETE WATERWAY
 SCALE: 1"=3'

NOTE: EXTEND GEOGRID AND ROADBASE 18" BEYOND ENDS OF ABUTMENTS

Final Bid Tab 1/15/2026

Virgin River South Trail Phase 3 and Sewer Expansion

BID SCHEDULE A				Engineer's Estimate		Index Construction		WRX Contracting		Interstate Rock		Feller Enterprises		Caliber Contractor		Phaze Concrete		PCI		Whitaker Construction		Suncore Construction		Landmark Excavating		Terry R Brotherson	
No.	Item	Unit	Estimated Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	Lump	1	\$100,000.00	\$100,000.00	\$10,000.00	\$10,000.00	\$50,000.00	\$50,000.00	\$120,500.00	\$120,500.00	\$100,000.00	\$100,000.00	\$55,000.00	\$55,000.00	\$135,930.92	\$135,930.92	\$180,000.00	\$180,000.00	\$140,000.00	\$140,000.00	\$135,000.00	\$135,000.00	\$158,550.00	\$158,550.00	\$223,357.37	\$223,357.37
2	SWPPP, Traffic Control, and Site Access	Lump	1	\$5,000.00	\$5,000.00	\$11,692.06	\$11,692.06	\$15,000.00	\$15,000.00	\$18,100.00	\$18,100.00	\$14,500.00	\$14,500.00	\$15,000.00	\$15,000.00	\$42,359.46	\$42,359.46	\$14,000.00	\$14,000.00	\$45,600.00	\$45,600.00	\$8,400.00	\$8,400.00	\$43,300.00	\$43,300.00	\$26,620.00	\$26,620.00
3	Clear and Grub	Acre	1.8	\$3,500.00	\$6,300.00	\$3,477.07	\$6,258.73	\$9,600.00	\$17,280.00	\$2,250.00	\$4,050.00	\$5,500.00	\$9,900.00	\$3,000.00	\$5,400.00	\$1,521.24	\$2,738.23	\$6,500.00	\$11,700.00	\$11,000.00	\$19,800.00	\$13,000.00	\$23,400.00	\$17,550.00	\$31,590.00	\$15,000.00	\$27,000.00
4	Earthwork (Sewer Access)	Cu Yd	492	\$15.00	\$7,380.00	\$27.74	\$13,648.08	\$34.83	\$17,136.36	\$8.20	\$4,034.40	\$29.00	\$14,268.00	\$11.00	\$5,412.00	\$69.13	\$34,011.96	\$11.00	\$5,412.00	\$75.00	\$36,900.00	\$65.00	\$31,980.00	\$30.00	\$14,760.00	\$80.00	\$39,360.00
5	3/4" Roadbase - 6" Depth (All Weather Access)	Sq Ft	12,770	\$1.50	\$19,155.00	\$1.32	\$16,856.40	\$1.15	\$14,685.50	\$1.15	\$14,685.50	\$1.50	\$19,155.00	\$1.49	\$19,027.30	\$1.40	\$17,878.00	\$1.45	\$18,516.50	\$1.60	\$20,432.00	\$1.54	\$19,665.80	\$2.20	\$28,094.00	\$1.85	\$23,624.50
6	30" PVC Sanitary Sewer Line	Ln Ft	749	\$225.00	\$168,525.00	\$252.34	\$189,002.66	\$217.60	\$162,982.40	\$290.00	\$217,210.00	\$245.00	\$183,505.00	\$290.00	\$220,955.00	\$255.42	\$191,309.58	\$295.00	\$220,955.00	\$355.00	\$265,895.00	\$540.00	\$404,460.00	\$382.00	\$286,118.00	\$458.83	\$343,663.67
7	21" PVC Sanitary Sewer Line	Ln Ft	2,462	\$180.00	\$443,160.00	\$251.23	\$618,528.26	\$160.17	\$394,338.54	\$230.00	\$566,260.00	\$179.00	\$440,698.00	\$265.00	\$652,430.00	\$194.54	\$478,957.48	\$290.00	\$713,980.00	\$280.00	\$689,360.00	\$470.00	\$1,157,140.00	\$317.00	\$780,454.00	\$405.60	\$998,587.20
8	72" Polymer Sanitary Sewer Manhole	Each	2	\$17,000.00	\$34,000.00	\$26,477.84	\$52,955.68	\$38,836.95	\$77,673.90	\$35,400.00	\$70,800.00	\$38,500.00	\$77,000.00	\$48,000.00	\$96,000.00	\$55,270.43	\$110,540.86	\$48,800.00	\$97,600.00	\$33,800.00	\$67,600.00	\$45,000.00	\$90,000.00	\$44,670.00	\$89,340.00	\$37,100.04	\$74,200.08
9	60" Polymer Sanitary Sewer Manhole	Each	9	\$15,000.00	\$135,000.00	\$26,855.30	\$241,697.70	\$40,894.24	\$368,048.16	\$38,800.00	\$349,200.00	\$41,000.00	\$369,000.00	\$40,000.00	\$360,000.00	\$39,261.57	\$353,354.13	\$40,000.00	\$360,000.00	\$32,700.00	\$294,300.00	\$47,000.00	\$423,000.00	\$37,960.00	\$341,640.00	\$48,931.32	\$440,381.88
10	Connect to Existing 36" Sewer Line	Lump	1	\$1,500.00	\$1,500.00	\$6,258.72	\$6,258.72	\$4,830.00	\$4,830.00	\$1,600.00	\$1,600.00	\$5,000.00	\$5,000.00	\$30,000.00	\$30,000.00	\$14,854.43	\$14,854.43	\$29,000.00	\$29,000.00	\$1,290.00	\$1,290.00	\$7,600.00	\$7,600.00	\$12,190.00	\$12,190.00	\$10,000.00	\$10,000.00
11	Remove Existing Abandoned Sewer Manhole	Each	1	\$6,000.00	\$6,000.00	\$3,129.36	\$3,129.36	\$4,800.00	\$4,800.00	\$1,700.00	\$1,700.00	\$6,000.00	\$6,000.00	\$4,250.00	\$4,250.00	\$4,413.42	\$4,413.42	\$3,750.00	\$3,750.00	\$1,590.00	\$1,590.00	\$5,900.00	\$5,900.00	\$2,370.00	\$2,370.00	\$3,500.00	\$3,500.00
12	Remove Existing Curb and Gutter	Ln Ft	225	\$2.00	\$450.00	\$4.13	\$929.25	\$7.20	\$1,620.00	\$5.55	\$1,248.75	\$4.00	\$900.00	\$9.00	\$810.00	\$4.73	\$1,064.25	\$9.00	\$810.00	\$5.60	\$1,260.00	\$25.00	\$637.50	\$7.20	\$1,620.00	\$25.00	\$637.50
13	Remove Existing Roadway Asphalt	Sq Ft	1,320	\$2.00	\$2,640.00	\$0.47	\$620.40	\$3.90	\$5,148.00	\$0.86	\$1,135.20	\$7.00	\$9,240.00	\$1.00	\$1,320.00	\$0.76	\$1,003.20	\$1.00	\$1,320.00	\$1.60	\$2,112.00	\$3.00	\$3,960.00	\$4.30	\$5,676.00	\$1.00	\$1,320.00
14	30" HB Curb and Gutter	Ln Ft	225	\$25.00	\$5,625.00	\$44.50	\$10,012.50	\$36.00	\$8,100.00	\$27.00	\$6,075.00	\$59.00	\$13,275.00	\$41.00	\$9,225.00	\$50.45	\$11,351.25	\$30.23	\$6,801.75	\$47.00	\$10,575.00	\$36.00	\$8,100.00	\$58.00	\$13,050.00	\$70.00	\$15,750.00
15	Roadway Asphalt - 3" Depth	Sq Ft	1,320	\$2.50	\$3,300.00	\$3.62	\$4,778.40	\$4.99	\$6,586.80	\$2.10	\$2,772.00	\$4.60	\$6,072.00	\$5.00	\$6,600.00	\$6.44	\$8,500.80	\$5.00	\$6,600.00	\$6.10	\$8,052.00	\$4.50	\$5,940.00	\$7.90	\$10,428.00	\$5.58	\$7,365.60
16	3/4" Roadbase - 6" Depth (Roadway)	Sq Ft	1,320	\$1.50	\$1,980.00	\$1.52	\$2,006.40	\$1.81	\$2,389.20	\$1.15	\$1,518.00	\$1.50	\$1,980.00	\$1.40	\$1,848.00	\$1.63	\$2,151.60	\$1.50	\$1,980.00	\$2.50	\$3,300.00	\$2.50	\$3,300.00	\$2.00	\$2,640.00	\$2.33	\$3,066.00
17	Accommodate Existing 42" Storm Drain Over Sewer	Lump	1	\$7,500.00	\$7,500.00	\$3,129.36	\$3,129.36	\$5,400.00	\$5,400.00	\$1,750.00	\$1,750.00	\$8,200.00	\$8,200.00	\$3,750.00	\$3,750.00	\$7,616.38	\$7,616.38	\$3,500.00	\$3,500.00	\$2,040.00	\$2,040.00	\$9,200.00	\$9,200.00	\$7,900.00	\$7,900.00	\$2,796.00	\$2,796.00
18	Accommodate Existing 36" Storm Drain Over Sewer	Lump	1	\$7,500.00	\$7,500.00	\$3,129.36	\$3,129.36	\$5,400.00	\$5,400.00	\$1,750.00	\$1,750.00	\$8,200.00	\$8,200.00	\$3,750.00	\$3,750.00	\$6,974.29	\$6,974.29	\$3,200.00	\$3,200.00	\$2,040.00	\$2,040.00	\$9,000.00	\$9,000.00	\$6,985.00	\$6,985.00	\$2,496.00	\$2,496.00
19	Accommodate Existing 30" Storm Drain Over Sewer	Lump	1	\$7,500.00	\$7,500.00	\$3,129.36	\$3,129.36	\$5,400.00	\$5,400.00	\$1,750.00	\$1,750.00	\$8,200.00	\$8,200.00	\$3,750.00	\$3,750.00	\$6,127.30	\$6,127.30	\$2,700.00	\$2,700.00	\$2,040.00	\$2,040.00	\$9,000.00	\$9,000.00	\$5,920.00	\$5,920.00	\$2,296.00	\$2,296.00
20	Accommodate Existing 18" Storm Drain Over Sewer	Lump	1	\$7,500.00	\$7,500.00	\$3,129.36	\$3,129.36	\$5,400.00	\$5,400.00	\$2,250.00	\$2,250.00	\$5,600.00	\$5,600.00	\$1,800.00	\$1,800.00	\$5,505.52	\$5,505.52	\$1,600.00	\$1,600.00	\$2,040.00	\$2,040.00	\$9,000.00	\$9,000.00	\$5,015.00	\$5,015.00	\$1,980.00	\$1,980.00
21	Temporarily Relocate and Re-install Rip-Rap Over Sewer	Cu Yd	520	\$35.00	\$18,200.00	\$30.09	\$15,646.80	\$21.60	\$11,232.00	\$34.00	\$17,680.00	\$16.00	\$8,320.00	\$10.00	\$5,200.00	\$17.31	\$9,001.20	\$11.00	\$5,720.00	\$43.50	\$22,620.00	\$130.00	\$67,600.00	\$84.50	\$43,940.00	\$50.00	\$26,000.00
22	Raise/Lower and Collar Existing Sewer Manhole	Each	9	\$1,750.00	\$15,750.00	\$1,100.00	\$9,900.00	\$2,900.00	\$26,100.00	\$3,150.00	\$28,350.00	\$3,000.00	\$27,000.00	\$2,250.00	\$20,250.00	\$4,715.06	\$42,435.54	\$1,000.00	\$9,000.00	\$1,650.00	\$14,850.00	\$2,600.00	\$23,400.00	\$2,000.00	\$18,000.00	\$3,712.40	\$33,411.60
23	36" Poly Storm Drain Pipe	Ln Ft	195	\$200.00	\$39,000.00	\$127.77	\$24,915.15	\$170.12	\$33,173.40	\$110.00	\$21,450.00	\$128.00	\$24,960.00	\$141.00	\$27,495.00	\$143.53	\$27,988.35	\$140.00	\$27,000.00	\$280.00	\$54,600.00	\$200.00	\$40,000.00	\$200.00	\$39,000.00	\$170.30	\$33,208.50
24	24" Poly Storm Drain Pipe	Ln Ft	23	\$125.00	\$2,875.00	\$129.31	\$2,974.13	\$157.32	\$3,618.36	\$110.00	\$2,530.00	\$119.00	\$2,737.00	\$91.00	\$2,093.00	\$123.74	\$2,846.02	\$91.00	\$2,093.00	\$385.00	\$8,855.00	\$200.00	\$5,980.00	\$216.00	\$4,968.00	\$136.68	\$3,143.64
25	18" Poly Storm Drain Pipe	Ln Ft	124	\$100.00	\$12,400.00	\$62.34	\$7,730.16	\$107.08	\$13,277.92	\$70.00	\$8,680.00	\$73.00	\$9,051.00	\$97.00	\$9,176.00	\$115.00	\$14,260.00	\$74.00	\$7,436.00	\$260.00	\$24,800.00	\$200.00	\$20,000.00	\$115.00	\$16,860.00	\$95.99	\$11,902.76
26	60" Storm Drain Manhole	Each	4	\$8,000.00	\$32,000.00	\$6,685.63	\$26,742.52	\$12,481.51	\$49,926.04	\$6,400.00	\$25,600.00	\$8,200.00	\$32,800.00	\$6,000.00	\$24,000.00	\$7,400.58	\$29,602.32	\$7,100.00	\$28,400.00	\$7,430.00	\$29,720.00	\$17,000.00	\$28,400.00	\$8,450.00	\$33,800.00	\$10,061.09	\$40,244.36
27	Rebuild Existing Double Catch Basin	Lump	1	\$7,500.00	\$7,500.00	\$5,913.19	\$14,400.00	\$14,400.00	\$14,400.00	\$6,100.00	\$6,100.00	\$1,893.00	\$1,893.00	\$3,800.00	\$3,800.00	\$5,566.90	\$12,000.00	\$12,000.00	\$6,440.00	\$14,000.00	\$14,000.00	\$14,000.00	\$7,585.00	\$10,180.00	\$10,180.00	\$10,180.00	
28	Remove Existing 24" Poly Storm Drain Pipe	Ln Ft	31	\$50.00	\$1,550.00	\$176.03	\$5,456.93	\$18.00	\$558.00	\$13.50	\$418.50	\$22.00	\$682.00	\$39.00	\$1,209.00	\$20.16	\$624.96	\$52.00	\$1,612.00	\$37.50	\$1,162.50	\$55.00	\$1,705.00	\$16.50	\$511.50	\$25.00	\$775.00
29	Remove Existing 18" Poly Storm Drain Pipe	Ln Ft	124	\$50.00	\$6,200.00	\$39.75	\$4,929.00	\$14.40	\$1,785.60	\$15.50	\$1,922.00	\$5.50	\$682.00	\$36.00	\$4,464.00	\$20.16	\$4,836.00	\$39.00	\$4,836.00	\$10.50	\$1,302.00	\$39.00	\$4,836.00	\$16.50	\$2,046.00	\$25.00	\$3,100.00
30	Rock Rip-Rap Inlet/Outlet - D50 = 12"	Each	1	\$1,000.00	\$1,000.00	\$3,885.62	\$3,885.62	\$2,564.77	\$2,564.77	\$3,900.00	\$3,900.00	\$1,734.00	\$1,734.00	\$950.00	\$950.00	\$1,785.58	\$1,785.58	\$800.00	\$800.00	\$1,760.00	\$1,760.00	\$1,600.00	\$1,600.00	\$1,300.00	\$1,300.00	\$7,716.00	\$7,716.00
31	Construction Limits Fence	Ln Ft	2,260	\$10.00	\$22,600.00	\$2.46	\$5,559.60	\$3.98	\$8,994.80	\$7.00	\$15,820.00	\$3.65	\$8,249.00	\$3.50	\$7,910.00	\$4.29	\$9,695.40	\$4.00	\$9,040.00	\$4.00	\$9,040.00	\$6.00	\$13,560.00	\$50.00	\$113,000.00	\$8.82	\$19,932.00
Bid Schedule A Total					\$1,133,140.00		\$1,314,545.14		\$1,337,849.75		\$1,509,718.35		\$1,407,547.00		\$1,598,048.30		\$1,578,255.77		\$1,794,617.25		\$1,765,235.50		\$2,610,151.80		\$2,129,434.50		\$2,443,801.96



Agenda Date: 02/05/2026

Agenda Item Number: 2C

Subject:

Consider approval to award Guaranteed Maximum Price (GMP) Amendment #3 to Hughes General Contractors for utilities and announcer booth for the Dixie Sunbowl Renovation Project.

Item at-a-glance:

Staff Contact: Mark Goble

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

150 South 400 East

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

This item is to award GMP Amendment #3 for utilities and announcer booth for the Dixie Sunbowl Renovation Project to Hughes General Contractors (CM/GC contractor for the project) in the amount of \$1,654,848.00. Hughes General Contractors solicited and evaluated bids for the above described work. This GMP Amendment #3 is for Hughes to provide and/or oversee utilities, announcer booth, arena lighting, audio/visual, additional concrete, and additional earthwork for the Dixie Sunbowl. Staff recommends awarding the amendment to Hughes General Contractors in the amount of \$1,654,848.

Staff Narrative (need/purpose):

The purpose of the award is to finalize the third GMP Amendment for the Dixie Sunbowl Renovation project with the current CM/GC contractor, Hughes General Contractors. This GMP amendment is for the third phase of development which includes utilities, announcer booth, arena lighting, audio/visual, additional concrete, and additional earthwork. The first phase of development included demolition and bleacher design/acquisition. The second phase of development included earthwork, retaining wall, and bleacher concrete. The third phase is the final phase unless there are unforeseen developments that occur during construction.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: \$1,654,848

Amount approved in current FY budget for item: \$8,900,000

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

Approved.

Description of funding source:

Recreation General Obligation Project Fund

Recommendation (Include any conditions):

Approval.

Attachments



HUGHES

GENERAL CONTRACTORS

January 27, 2026

Mr. Mark Goble
City of St. George
175 East 200 North
St. George, Utah 84770

Re: Dixie Sun Bowl Project – Bid Package #3 – Utilities & Announcer Booth (GMP)

Mr. Goble

I just want to express my appreciation to you and all your team's efforts throughout the Pre-Construction phase of this project in assisting with all the details for a successful bid of the Dixie Sun Bowl – Bid Package #3 – Utilities & Announcer Booth.

We have confirmed pricing and scope associated with the apparent responsible low bidders. While there are still some questions regarding subsequent scope(s) of work as it relates to this bid package (including but not limited to the following: building concrete associated with the future buildings; e.g. restroom building(s), concession building(s), stair towers, plaza, courtyard and frontage improvements along 100 South & 400 East, etc.; we have confirmed that the proposed bid(s) and scope(s) of work coincides with the prepared bid documents and information associated with the plans prepared by MRW Design Associates. (see below for additional information on this item).

Please note that **ALL BIDDERS EXCLUDED** any market increases, fuel escalation costs, newly implemented tariffs/taxes and/or market volatility, etc. If these types of increases occur, we will notify you immediately for further evaluation and/or review. Please note that Bid Package #3 – Utilities & Announcer Booth GMP also reflects the following special conditions and/or allowances: These are as follows:

- 1- When Bid Package #2 (Concrete) was released, the team anticipated potential future concrete additions and/or modifications to meet final structural design requirements for aluminum bleachers. These adjustments—such as changes to footing and foundation sizes, adding columns, etc. are now included in Bid Package #3 GMP conc (see attachment A – Line Item #03 00 00 – Concrete).
- 2- During the Owner/Architect Meeting it was discovered that lighting was necessary at the bucking chutes (currently nothing designed). After further discussion, directions were given from St. George City Representatives to MRW Design to provide construction documents for implementing lighting in the bucking chute area(s). At this point it was recommended to carry a Lighting Allowance at the Bucking Chute in the amount of \$5,000. As directed, our GMP now includes this allowance. If per chance the increases exceed the allowance fund noted, a contract adjustment will be necessary. If the lighting bid does not exceed the allowance noted, any monies left in this special allowance will be returned to St. George City via a contract adjustment.

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- 3- During the Owner/Architect Meeting it was discovered that wiring was necessary at low voltage areas (currently nothing designed or anticipated; however, plans calls for conduit runs only). After further discussion, directions were given St. George City Representatives to MRW Design to provide construction documents for wiring at various low voltage area(s) At this point it was recommended to carry a Wiring Allowance in the amount of \$7,500. As directed, our GMP now includes this allowance. If per chance the increases exceed the allowance fund noted, a contract adjustment will be necessary. If the wiring bid does not exceed the allowance noted, any monies left in this special allowance will be returned to St. George City via a contract adjustment.

- 4- As outlined in the email correspondence dated 1/22/2026 there are existing conditions which now require deep shoring to ensure property safety of the concrete masonry wall on the west side of the project as well as ensure safety for the construction operations associated with the project in this area. Due to the proximity of the arena improvements—specifically the major earth cut of over 20 feet in depth and its location adjacent to the existing west concrete masonry wall—deep shoring will be required to ensure safety during construction and protect the existing wall. Two options were considered: pile-driven steel shoring (which proved extremely costly) and locally sourced manufactured concrete blocks (redi-block). After careful evaluation, the team decided to proceed with the concrete redi-block solution. This GMP now includes an Existing Condition Shoring Allowance for the West Wall in the amount of \$144,000. Part of the agreement for this shoring allowance includes that the city of St. George is purchasing these redi-block shoring elements. Some of these redi-blocks will need to remain in place during the construction operations and some of these redi-blocks will be removed after the concrete and/or other structural elements are in place. As part of this allowance agreement, the city of St. George will take possession of any remaining redi-blocks and will transport them to a site designated by city representatives. If per chance the shoring scope exceeds the allowance fund noted, a contract adjustment will be necessary. If the shoring costs do not exceed the allowance noted, any monies left in this special allowance will be returned to St. George City via a contract adjustment.

- 5- Subsequent to Bid Package #3 – Utilities, the architect had a meeting with the Fire Marshal regarding fire hydrant requirements. As directed by the Fire Marshal, additional fire hydrants will now be required in and around the site. MRW will prepare construction documents outlining the requirements associated with this additional scope of work. Consequently, we are now carrying a Fire Hydrant Allowance in the amount of \$20,000 to cover this added scope of work required by the Fire Marshal.

**A summary of the proposed contract GMP for Bid Package #3 –
Utilities, Arena Lighting & Announcers Booth @ New Dixie Sun Bowl is as follows:**

Bid Package #3 – Utilities, Arena Lighting & Announcers Booth	= \$ 1,478,348
Identified Scope Allowances (Attachment B)	<u>176,500</u>

**TOTAL PROPOSED GMP for Bid Package #3 –
Utilities, Arena Lighting & Announcers Booth = \$ 1,654,848**

If you have any other questions, comments, etc., please call.

Sincerely,
Hughes General Contractors, Inc.



Gene Madsen
Vice President

Enclosures:

- Dixie Sun Bowl - GMP Detail Bid Package #3 – Utilities, Arena Lighting & Announcers Booth **(Attachment A)**
- Dixie Sun Bowl - Proposed Subcontractor List for Bid Package #3 **(Attachment B)**
- Dixie Sun Bowl - Proposed Scope Allowance Summary Bid Package #3 – **(Attachment C)**
- Dixie Sun Bowl – Overall Budget/GMP Summary for Project – **(Attachment D)**



Dixie Sunbowl Bid Package #03
Guaranteed Maximum Price

January 26, 2026

Total Building Area (SF): 0

DESCRIPTION	TOTAL
03 00 00 CONCRETE	\$103,939
05 00 00 METALS	\$173,140
06 00 00 WOOD, PLASTICS, AND COMPOSITES	\$10,095
07 00 00 THERMAL AND MOISTURE PROTECTION	\$40,315
08 00 00 OPENINGS	\$27,853
09 00 00 FINISHES	\$6,468
23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)	\$5,000
26 00 00 ELECTRICAL	\$777,784
31 00 00 EARTHWORK	\$447,491
Base Estimate Cost	\$1,592,085

FEES	TOTAL
Preconstruction Fee	\$15,000
Fee for Overhead	1.50% \$23,881
Fee for Profit	1.50% \$23,881
Base Estimate Fees	\$62,763

BASE ESTIMATE TOTAL	\$1,654,848
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January 26, 2026

Total Building Area (SF): 0

DESCRIPTION	QUANTITY	UNIT	TOTAL
03 00 00 CONCRETE			
A Post Bid Clarification Bid Package #02 (01/05/2026) <i>Subcontractor: Hughes GC</i>	1.00	ls	\$11,875.00
B Post Bid Clarification Bid Package #02 (01/06/2026) <i>Subcontractor: Hughes GC</i>	1.00	ls	\$20,326.00
Post Bid Clarification Bid Package #02 (12/11/2025) <i>Subcontractor: Hughes GC</i>	1.00	ls	\$71,738.00
TOTAL: 03 00 00 CONCRETE			\$103,939

05 00 00 METALS			
Structural Steel - Fabrication <i>Subcontractor: Mc Arthur Welding</i> Notes: Includes Deck & Steel Install	1.00	ls	\$173,140.00
TOTAL: 05 00 00 METALS			\$173,140

06 00 00 WOOD, PLASTICS, AND COMPOSITES			
Wood Framing <i>Subcontractor: RJP</i>	1.00	ls	\$10,095.00
TOTAL: 06 00 00 WOOD, PLASTICS, AND COMPOSITES			\$10,095

07 00 00 THERMAL AND MOISTURE PROTECTION			
Insulation <i>Subcontractor: Big City Insulation</i>	1.00	ls	\$608.00
Stucco <i>Subcontractor: Moffat Plastering</i> Notes: Dryvit Outsulation Plus MD System	1.00	ls	\$26,800.00
Roofing <i>Subcontractor: Stout Roofing</i>	1.00	ls	\$12,907.00
TOTAL: 07 00 00 THERMAL AND MOISTURE PROTECTION			\$40,315

08 00 00 OPENINGS			
Doors, Frames & Hardware Supply <i>Subcontractor: Robert I Merrill</i> Notes: Final Keying Included	1.00	ls	\$3,970.00
Handle & Install Frames, Doors & Hardware <i>Subcontractor: Hughes GC</i>	1.00	ls	\$600.00
Windows <i>Subcontractor: Jones Paint & Glass</i>	1.00	ls	\$23,283.00
TOTAL: 08 00 00 OPENINGS			\$27,853

09 00 00 FINISHES			
Drywall <i>Subcontractor: B&S Drywall</i>	1.00	ls	\$2,121.00
Resilient Base <i>Subcontractor: St. George Flooring</i>	1.00	ls	\$215.00
Painting <i>Subcontractor: Accent Painting</i>	1.00	ls	\$4,132.00
TOTAL: 09 00 00 FINISHES			\$6,468

23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)			
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January 26, 2026

Total Building Area (SF): 0

DESCRIPTION	QUANTITY	UNIT	TOTAL
HVAC <i>Subcontractor: Paxman Heating & Cooling</i>	1.00	ls	\$5,000.00 \$5,000
TOTAL: 23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)			\$5,000

26 00 00 ELECTRICAL			
AV Electrical Package <i>Subcontractor: Marshall Industries</i>	1.00	ls	\$129,290.00 \$129,290
Electrical (Significant Added Scope) <i>Subcontractor: Rich Electric</i>	1.00	ls	\$309,000.00 \$309,000
Lighting Allowance <i>Subcontractor: Rich Electric</i>	1.00	ls	\$5,000.00 \$5,000
Lighting Package Allowance <i>Subcontractor: Ephesus Sports Lighting</i>	1.00	allow	\$326,994.00 \$326,994
Wiring Allowance <i>Subcontractor: Rich Electric</i>	1.00	ls	\$7,500.00 \$7,500
TOTAL: 26 00 00 ELECTRICAL			\$777,784

31 00 00 EARTHWORK			
Existing Condition Shoring West Wall Allowance <i>Subcontractor: Allowance</i>	1.00	allow	\$144,000.00 \$144,000
Fire Hydrant Allowance <i>Subcontractor: Allowance</i>	1.00	allow	\$20,000.00 \$20,000
Site Utilities <i>Subcontractor: Whitaker Construction</i>	1.00	ls	\$283,491.00 \$283,491
TOTAL: 31 00 00 EARTHWORK			\$447,491



HUGHES

GENERAL CONTRACTORS

January 27, 2026

Proposed Subcontractors & Suppliers for Bid Package #3 @ New Dixie Sun Bowl Project

Structural Steel
 Wood Framing
 Insulation
 EIFS
 Roofing
 Doors, Frames & Hardware
 Windows
 Drywall
 Painting
 HVAC
 Electrical
 Site Utilities

Mc Arthur Welding
RJP
Big City Insulation
Moffat Plastering
Stout Roofing
Robert I Merrill Co
Jones Paint & Glass
B&S Drywall
Accent Painting
Paxman Heating
Rich Electric
Whitaker Construction

If you have any questions, please call.

HUGHES GENERAL CONTRACTORS, INC.

Gene Madsen
 Vice President

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Dixie Sun Bowl - Bid Pack #3 - Proposed Scope Allowances

Allowances	Allocated Amount	Approved Amount	Remaining Amount
Lighting @ Bucking Chutes	\$ 5,000.00		
Wiring	\$ 7,500.00		
Existing Condition Shoring West Wall	\$ 144,000.00		
Fire Hydrant	\$ 20,000.00		
TOTAL	\$ 176,500.00		

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Dixie Sun Bowl - OVERALL BUDGET/GMP SUMMARY

Description	Finalized GMP Amount
MRW Design Fees	\$ 402,000.00
Pre-Construction Fee	\$ 15,000.00
Bleacher International Direct PO St. George City	\$ 2,321,993.00
Bleacher International Direct PO - Added Scope	\$ 1,024,808.00
Bid Package #1 - Demolition	\$ 422,924.00
Bid Package #2 - Earthwork, Retaining Walls & Bleacher Concrete	\$ 4,964,376.00
Bid Package #3 - Utilities, Arena Lighting & Announcers Booth	\$ 1,299,409.00
Subtotal Original Anticipated GMP Scope (Projected Original GMP Budget 10,500,000)	\$ 10,450,510.00
Added Concrete Scope for Bleacher Structural Design - Bid Package #3	\$ 103,939.00
Added Electrical Scope - RV and Arena Electrical Services	\$ 60,000.00
Added Lighting Scope @ Bucking Chutes	\$ 5,000.00
Added Wiring Scope as Directed by Architect & Owner	\$ 7,500.00
Added Additional Fire Hydrants Scope Per Direction of Fire Marshal	\$ 20,000.00
Added Shoring Due to Existing Deep Exacvation & Existing Conditions	\$ 144,000.00
TOTAL GMP for All Bid Packages & Added Scope of Work	\$ 10,790,949.00

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DRAFT AIA® Document A133® – 2019

Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the « fifth » day of « February » in the year « 2026 », is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the « tenth » day of « July » in the year « 2025 » (the “Agreement”)
(In words, indicate day, month, and year.)

for the following **PROJECT**:
(Name and address or location)

« Dixie Sunbowl Renovation (25-217) »
« 150 South 400 East »
« St. George, UT 84770 »

THE OWNER:
(Name, legal status, and address)

« City of St. George »
« 61 South Main Street »
« St. George, Utah 84770 »
« Phone: 435-627-4000 »

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

« Hughes General Contractors, Inc. »
« 62 West Industrial Drive »
« Washington, UT 84780 »
« Phone: 435-628-0049 »
« UT DOPL #5032616-5501 »

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER’S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

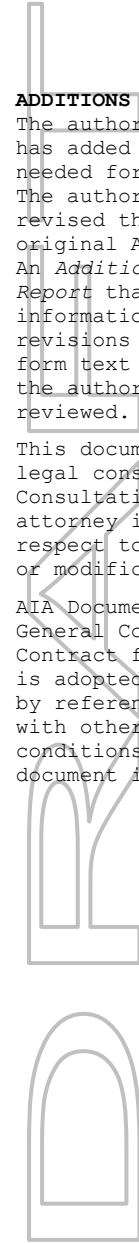
ARTICLE A.1 GUARANTEED MAXIMUM PRICE **§ A.1.1 Guaranteed Maximum Price**

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.



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Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed « 10 Million, Seven Hundred Ninety Thousand, Nine Hundred Forty-Nine Dollars » (\$ « 10,790,949.00 »), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

« See attached letter from Hughes General Contractors dated January 27, 2026 and Titled: Re: Dixie Sunbowl Project – Bid Package #3 – Utilities & Announcer Booth (GMP). »

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
n/a	n/a

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
n/a	n/a	n/a

§ A.1.1.6 **Unit prices, if any:**

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
n/a	n/a	n/a

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

[] The date of execution of this Amendment.

[] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

« »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

[] Not later than () calendar days from the date of commencement of the Work.

[] By the following date: August 14, 2026 »

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
n/a	n/a

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Letter from Hughes General Contractors	Re: Dixie Sunbowl Project – Bid Package #3 – Utilities & Announcer Booth (GMP)	January 27, 2026	9

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

« n/a »

Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

« Bid Package #3 – Sunbowl Redevelopment Civil Plans, Prepared by MRW Design »

Number	Title	Date
24018	Bid Package #3 – Sunbowl Redevelopment Civil Plans	8-22-2024

« 24018 Sunbowl Ann. Booth ArchElecStruc Full Set 12-17-25, Prepared by MRW Design »

Number	Title	Date
24018	24018 Sunbowl Ann. Booth ArchElecStruc Full Set 12-17-25	11-19-2025

§ A.3.1.4 The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
n/a		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:

(Identify each allowance.)

Item	Price

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:

(Identify each assumption and clarification.)

« This is the Third Guaranteed Maximum Price Amendment. The First Amendment (demolition) was dated October 16, 2025 in the amount of \$422,924.00. The Second Amendment (earthwork, retaining wall, and bleacher concrete) was dated December 18, 2025 in the amount of \$4,964,376.00. »

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:

(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

« n/a »

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

« Same as listed in the agreement, GMP #1, GMP #2, and GMP #3. »

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

« Mayor Jimmie B. Hughes » « Mayor »

(Printed name and title)

Attest:

Christina Fernandez, City Recorder

CONSTRUCTION MANAGER *(Signature)*

« Gene Madsen » « Vice President »

(Printed name and title)

Approved as to Form:

Daniel Baldwin, Assistant City Attorney

Agenda Date: 02/05/2026

Agenda Item Number: 2d

Subject:

Consider approval to allow for the Spring Round-Up Rodeo to have a beer garden at their event on May 15-16, 2026.

Item at-a-glance:

Staff Contact: Angie Jessop

Applicant Name: Jay Holcomb

Reference Number: N/A

Address/Location:

Undeveloped lot located on 1670 South between 120 East and Crosby Way

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

Sky Nine Events LLC is requesting approval for a Beer Garden for their Spring Round-Up Rodeo event for the 2nd year. Previously, this event has been held at the SunBowl, but with the ongoing construction taking place, they will instead be bringing in a temporary rodeo arena to be placed on a City-owned undeveloped lot located on the corner of 1670 S between 120 E and Crosby Way, near the Dixie Convention Center. The Beer Garden will be in a secured, fenced-off area of the parcel. Staff recommends approval, subject to the approval of the ERC, DABS, and condition that the applicant provide a Certificate of Insurance with the required endorsements, and all other requirements of the Special Event Permit.

Staff Narrative (need/purpose):

The applicant is requesting approval to have a beer garden at their event, which is located on City-owned property. As part of the application process, the Event Review Committee (ERC) will review the application and recommend approval, and/or any conditions of approval or denial. Approval of this request will be subject to the approval or approval with conditions of the ERC, approval of the DABS Single Event Alcohol Permit, and Certificate of Insurance with required endorsements.

Name of Legal Dept approver: Alicia Carlton

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval, subject to the approval of the ERC, DABS, and condition that the applicant provide a Certificate of Insurance with the required endorsements, and all other requirements of the Special Event Permit.

Attachments



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ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
DECEMBER 11, 2025, 4:00 P.M.
CITY COUNCIL CONFERENCE ROOM

PRESENT:

Mayor Pro Tem Jimmie Hughes
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp

EXCUSED:

Mayor Michele Randall
Councilmember Dannielle Larkin

STAFF MEMBERS PRESENT:

City Manager John Willis
Assistant City Manager Robert Myers
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Parks and Community Services Director Shane Moore
Landscape Architect Mark Goble
Deputy City Attorney Jami Brackin

OTHERS PRESENT:

Jordan Goff with Civil Science
Jeff Mathis with MRW Design
Gene Madsen with Hughes General Contractor
Trevor Hunsager with Big D Construction
Jed Bundy with Big D Construction

CALL TO ORDER:

Mayor Pro Tem Hughes called the meeting to order and welcomed all in attendance. An invocation was offered by Wade Milne with the Lions Club and The Pledge of Allegiance to the Flag was led by Councilmember Kemp.

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

DISCUSSION REGARDING THE SUNBOWL PLAZA:

Link to introduction from City Manager John Willis and presentation from Parks and Community Services Director Shane Moore and Jordan Goff with Civil Science, including discussion between the City Council, Landscape Architect Mark Goble, Jeff Mathis with MRW Design, Wade Milne with the Lions Club, Mayor Pro Tem Hughes, Gene Madsen with Hughes General Contractor, City Manager John Willis, Trevor Hunsager with Big D Construction, Jed Bundy with Big D Construction, Mr. Goff, and Mr. Moore: [00:01:00](#)

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

REVIEW OF THE FISCAL YEAR 2027 BUDGET PROCESS:

Link to presentation from Assistant City Manager Robert Myers, including discussion between Mayor Pro Tem Hughes, the City Council, City Manager John Willis, and Mr. Myers: [00:45:30](#)

[Agenda Packet \[Page 12\]](#)

5 **DISCUSSION REGARDING FILLING THE UPCOMING CITY COUNCIL VACANCY:**

6 Link to introduction from City Manager John Willis and presentation from City Attorney
7 Ryan Dooley, including discussion between Mayor Pro Tem Hughes, the City Council,
8 Deputy City Attorney Jami Brackin, City Recorder Christina Fernandez, and Mr. Dooley:
9 [01:00:53](#)

10
11 [Agenda Packet \[Page 20\]](#)
12

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

14 Link to comments from Assistant City Manager Robert Myers: [01:38:47](#)

15
16 Link to reports from Mayor, Councilmembers, and City Manager: [01:39:45](#)
17

18 **ADJOURN TO A CLOSED MEETING:**

19 **Request a closed meeting to discuss litigation, security, property**
20 **acquisition or sale, or the character and professional competence or**
21 **physical or mental health of an individual.**

22
23 A closed meeting was not held.
24

25 **ADJOURN:**

26 Link to motion: [01:40:30](#)
27

28 **MOTION:**

29 A motion was made by Councilmember Larsen to adjourn.

30 **SECOND:**

31 The motion was seconded by Councilmember Kemp.

32 **VOTE:**

33 Mayor Randall called for a vote, as follows:
34

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.
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**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
DECEMBER 18, 2025, 5:00 P.M.
CITY COUNCIL CHAMBERS**

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PRESENT:

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

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STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Budget Manager Jared Edwards
Police Chief Kyle Whitehead
Assistant City Manager Robert Myers
Finance Director Tiffany LaJoyce
Assistant Public Works Director Wes Jenkins
Airport Manager Dustin Warren
Deputy City Attorney Jami Brackin
Community Development Director Carol Winner**

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OTHERS PRESENT:

**Gene Madsen with Hughes General Contractors
Applicant Kat Puzey**

CALL TO ORDER:

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

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

Link to City Manager John Willis noting that item 2b has been removed from the agenda: [00:02:43](#)

MAYOR'S RECOGNITIONS AND UPDATES:

Link to Mayor Randall introducing Jared Edwards, the City's new Budget Manager: [00:02:51](#)

CONSENT CALENDAR:

- a. Consider approval of awarding bid to TrueNorth Steel for pedestrian bridges for the Middleton Wash Trail and Lizard Wash Park projects.**

BACKGROUND and RECOMMENDATION: This item is to award a bid to provide two pedestrian bridges for the proposed Middleton Wash Trail and Lizard Wash Park projects. Formal bids were requested for the bridges, and the City received three bids. This bid is for materials and delivery only. TrueNorth Steel is the low bidder, and staff recommends approval of awarding the bid to TrueNorth Steel in

5 the amount of \$199,740. These two projects are 2023 Trails, Parks and
6 Recreation G.O. Bond projects and the trail is on the City's Trail Master Plan.
7 Staff recommends approval contingent upon the associated budget amendment.
8

9 **c. Consider approval to award Guaranteed Maximum Price (GMP)**
10 **Amendment #2 to Hughes General Contractors for earthwork, retaining**
11 **wall, and bleacher concrete for the Dixie Sunbowl Renovation Project.**
12

13 BACKGROUND and RECOMMENDATION: This item is to award GMP Amendment
14 #2 for earthwork, retaining wall, and bleacher concrete for the Dixie Sunbowl
15 Renovation Project to Hughes General Contractors (CM/GC contractor for the
16 project) in the amount of \$4,964,376.00. Hughes General Contractors solicited
17 and evaluated bids for the above described work. This GMP Amendment #2 is for
18 Hughes to provide and/or oversee earthwork, retaining walls/footings, bleacher
19 concrete, and caissons for the Dixie Sunbowl. See attached exhibits for further
20 explanation and cost breakdowns. Staff recommends awarding the amendment
21 to Hughes General Contractors in the amount of \$4,964,376.
22

23 **d. Consider approval to award bid to Snow Canyon Construction, LLC for**
24 **construction of the JC Snow Park Roller Hockey Project.**
25

26 BACKGROUND and RECOMMENDATION: This item is to award a bid to construct a
27 new roller hockey rink in JC Snow Park. This rink will be 160 feet by 75 feet and
28 will be installed on the east side of the existing rink that measures 115 feet by 60
29 feet. The bid includes removals, concrete flatwork, lighting and other related
30 work items. Formal bids were requested for the project, and the City received
31 ten bids. After bids were received, it was determined that only the Base Bid
32 would be awarded due to the budgeted amount for the project. Staff
33 recommends approval of awarding the Base Bid to Snow Canyon Construction,
34 LLC in the amount of \$296,689.25.
35

36 **e. Consider award of bid to Doug Hunt Construction for construction of a**
37 **covered parking structure for the Energy Services building.**
38

39 BACKGROUND and RECOMMENDATION: This award of bid is for a covered
40 parking facility at the Energy Services building. The bid closed on December 5,
41 2025, and three bids were received. Bids were evaluated and staff recommends
42 award of bid to Doug Hunt Construction in the amount of \$135,000.
43

44 **f. Consider approval to purchase a closed SCADA serial network.**
45

46 BACKGROUND and RECOMMENDATION: This item is for the purchase of the
47 Critical Schweitzer ICON Communications Equipment in the amount of
48 \$125,909.27 through a sole source purchase. The Schweitzer Engineering
49 Laboratories (SEL) ICON equipment is a critical infrastructure purchase for the
50 SCADA Department that provides the essential, deterministic, and highly secure
51 wide-area connectivity required for the city's electric utility substations and
52 control center. This purchase will replace the existing 25-year old equipment at
53 the end of its useful life. Staff recommends approval.

5 **g. Consider approval for a Line Extension Agreement with Dixie Power for**
6 **the West Taxi Lane Extension Project.**
7

8 BACKGROUND and RECOMMENDATION: This item is for a line extension
9 agreement with Dixie Power for the West Taxi Lane extension project. The
10 original amount was \$147,030.65. Additional cost of \$28,035.46 is for the
11 temporary feed to the fuel pump station. Requires abandoning the old & pulling
12 new permanent wire.
13

14 **h. Consider approval of the payment of the NEOGOV Maintenance Contract.**
15

16 BACKGROUND and RECOMMENDATION: In 2024 the City purchased NEOGOV
17 software for HR department, which included a 5-year maintenance contract. This
18 item is to approve the annual payments for the remainder of the contract. Staff
19 recommends approval.
20

21 **i. Consider approval of an agreement with J&S Farms LTD for a Culinary**
22 **Water Connection for Livestock and Agricultural Use.**
23

24 BACKGROUND and RECOMMENDATION: The J&S Farms property is just off of
25 Riverside Drive east of River Rd along the Virgin River. The farm has been there
26 for decades and uses its own source of irrigation water for all of their agricultural
27 water needs. Their source of water is a diversion from the Virgin River, near the
28 Fossil Falls City park. During certain times of the year, the quality of the water is
29 such that it is not suitable for stock watering.
30

31 **j. Consider approval of a Professional Services Agreement with FFKR**
32 **Architects for the design and construction administration of the remodel**
33 **of the old city hall and police station.**
34

35 BACKGROUND and RECOMMENDATION: The City selected FFKR Architects
36 through an RFP process in December 2024 to perform a needs assessment for
37 police for the current police station and the old city hall. The recently completed
38 programmatic design was presented to the City Council on November 13, 2025.
39 This involves remodeling the current police station and the old city hall to expand
40 the police campus at the 200 North location. The PSA includes design
41 development, construction documents, plan review/permitting, bidding and
42 construction support.
43

44 **k. Consider approval of a Professional Services Agreement with FFKR**
45 **Architects for the design and construction administration of the St.**
46 **George Animal Shelter Facility.**
47

48 BACKGROUND and RECOMMENDATION: This item is to approve an addendum to
49 the existing PSA to provide for design and construction documents and services
50 for the new Animal Shelter facility project with FFKR Architects. This includes
51 design, development, construction documents, plan review/permitting, and
52 construction support. Staff recommends approval contingent upon approval of
53 the associated budget opening.

5 **I. Consider approval of a Professional Services Agreement with Horrocks**
6 **Engineers to update the Transportation Master Plan.**
7

8 BACKGROUND and RECOMMENDATION: The Transportation Master Plan update
9 will include travel demand modeling, traffic analysis, roadway classification
10 evaluation, integration of bike paths, trails, and public transit, capital
11 improvement recommendations, and cost estimating. Horrocks Engineers, which
12 has successfully supported previous updates, will continue to provide these
13 services. The City also received a proposal from one other firm outside the St.
14 George area.
15

16 **m. Consider approval of a Professional Services Agreement with Stanley**
17 **Consultants for the construction management services on the George**
18 **Washington Boulevard Bridge.**
19

20 BACKGROUND and RECOMMENDATION: The City requested proposals from
21 qualified Construction Management (CM) firms to provide professional oversight
22 of the George Washington Blvd Bridge Project. Three proposals were received
23 and Stanley Consultants was selected. They will serve as the City's representative
24 on the project coordinating with the City's project manager, inspectors, and other
25 city personnel to ensure construction adheres to approved plans and
26 specifications.
27

28 **n. Consider approval of a contract with JP Excavating to construct the**
29 **George Washington Boulevard Bridge Project.**
30

31 BACKGROUND and RECOMMENDATION: The George Washington Boulevard
32 Bridge will be 745 feet long and supported by five piers. The project includes a
33 connecting roadway to Dixie Drive and a new signalized intersection at Crosby
34 Drive. It also incorporates pedestrian and trail improvements, drainage systems,
35 sidewalks, utilities, landscaping, and related work. A total of five bids were
36 received for the project, and the two lowest bids were within 4% of each other.
37

38 **o. Consider approval of a Professional Services Agreement with Gerhart**
39 **Cole for inspection services for the drilled shafts and foundation of the**
40 **George Washington Boulevard Bridge Project.**
41

42 BACKGROUND and RECOMMENDATION: Gerhart Cole performed the geotechnical
43 analysis and provided recommendations for the George Washington Blvd Bridge
44 foundation design which included drilled shafts, footings and piers. The city would
45 like to use their knowledge and experience in bridge construction to provide
46 inspection services for these critical elements of the bridge.
47

48 **p. Consider approval of a fee waiver for the Downtown Farmers Market.**
49

50 BACKGROUND and RECOMMENDATION: The Downtown Farmers Market of St
51 George is requesting a wavier of Park Use Fees and Sublicense Fees for 2026
52 associated with the weekly farmers market held every Saturday at Vernon
53 Worthen Park. This market provides an outlet for over 150 small businesses to

5 show their talents and goods throughout the year. Staff recommends approval of
6 fee waivers for all Park Use Fees and Sublicense fees for the Downtown Farmers
7 Market for 2026.
8

9 **q. Consider approval of a fee waiver for the Dink with Dove Pickleball**
10 **Tournament sponsored by the Dove Center to be held February 27-28,**
11 **2026 at the Little Valley Pickleball Complex.**
12

13 BACKGROUND and RECOMMENDATION: The City of St George has partnered with
14 the DOVE Center for the last 30 years to enhance community safety and
15 wellbeing to thousands of St. George residents. The annual Dink with DOVE
16 Pickleball Tournament creates a fun, inclusive community event that raises
17 awareness for survivors of domestic violence and sexual assault. Funds raised
18 through this tournament directly sustain DOVE Center's essential services,
19 including housing, counseling, advocacy, and prevention education for more than
20 1,400 individuals each year. Staff recommends waiving fees for the following: 1)
21 Special Event Permit Application Fee; 2)Pickleball courts reservations fees for
22 both days; and 3) Up to 40 hours of City Employee time for preparation and
23 tournament logistics.
24

25 **r. Consider approval of the minutes from the meetings held on November**
26 **6, 2025; November 13, 2025; November 18, 2025; and December 4,**
27 **2025.**
28

29 Link to presentation from City Manager John Willis; including Councilmember Tanner
30 requesting to remove item 2p and Councilmember Kemp requesting to remove items
31 2c, 2j, and 2k for discussion: [00:06:27](#)
32

33 [Agenda Packet \[Page 8\]](#)
34

35 Link to motion: [00:07:27](#)
36

37 **MOTION:**

38 A motion was made by Councilmember Larkin to approve the consent
39 calendar as presented, removing items 2c, 2k, 2j, and 2p.

40 **SECOND:**

41 The motion was seconded by Councilmember Larsen.

42 **VOTE:**

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

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

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

4
5 Link to discussion between Councilmember Kemp and Gene Hansen with Hughes
6 General Contractors regarding item 2c: [00:07:47](#)

7
8 Link to comments from Councilmember Kemp regarding items 2j and 2k: [00:14:05](#)

9
10 Link to discussion between the City Council, City Attorney Ryan Dooley, Mayor
11 Randall, Police Chief Kyle Whitehead, and applicant Kat Puzey regarding item 2p:
12 [00:15:12](#)

13
14 Link to motion: [00:40:52](#)

15
16 **MOTION:**

17 A motion was made by Councilmember Larkin to approve the remainder of
18 the consent calendar as presented, items 2c, 2j, 2k, and 2p.

19 **SECOND:**

20 The motion was seconded by Councilmember Kemp.

21 **VOTE:**

22 Mayor Randall called for a vote, as follows:

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

29
30 The vote was unanimous and the motion carried.

31
32 **PUBLIC HEARING/AMEND FY2025-26 BUDGET/RESOLUTION:**

33 **Public hearing and consideration of Resolution No. 2025-029R to review and**
34 **approve amendments to the Fiscal Year 2025-26 Budget.**

35
36 BACKGROUND and RECOMMENDATION: State statute requires a public hearing when
37 changes are requested to the City's budget. Staff typically bring budget openings
38 forward to the City Council for consideration on a quarterly basis based on changes
39 that occur during the fiscal year. Staff recommends taking public comment and
40 approval of the resolution.

41
42 Link to introduction from City Manager John Willis and presentation from Assistant
43 City Manager Robert Myers, including Mr. Myers noting that two of the items have
44 been removed as they were related to item 2b, which was removed from tonight's
45 agenda: [00:41:17](#)

46
47 [Agenda Packet \[Page 409\]](#)

48
49 Link to public hearing; no comments were given: [00:43:42](#)

50
51 Link to motion: [00:44:03](#)

5 **MOTION:**

6 A motion was made by Councilmember Kemp to approve Resolution No.
7 2025-029R as presented by staff.

8 **SECOND:**

9 The motion was seconded by Councilmember Larsen.

10 **VOTE:**

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

12
13 Councilmember Hughes – aye
14 Councilmember Larkin – aye
15 Councilmember Larsen – aye
16 Councilmember Tanner – aye
17 Councilmember Kemp – aye
18

19 The vote was unanimous and the motion carried.
20

21 **AMEND MASTER FEE SCHEDULE/RESOLUTION:**

22 **Consider approval of Resolution No. 2025-030R to amend the Master Fee**
23 **Schedule for fees related to the pass through rate from the Washington**
24 **County Solid Waste District.**
25

26 BACKGROUND and RECOMMENDATION: The Washington County Solid Waste District
27 Board approved an annual 2.5% increase on garbage and BluCan services, effective
28 January 01, 2026. Staff recommends approval of the amendment to the Master Fee
29 Schedule to reflect the pass through rate increase from the Solid Waste District to be
30 effective January 1, 2026.
31

32 Link to introduction from City Manager John Willis and presentation from Finance
33 Director Tiffany LaJoice: [00:44:41](#)

34 [Agenda Packet \[Page 412\]](#)
35

36
37 Link to motion: [00:45:18](#)
38

39 **MOTION:**

40 A motion was made by Councilmember Tanner to approve Resolution No.
41 2025-030R to amend the Master Fee Schedule for fees related to the pass
42 through rate from the Washington County Solid Waste District.

43 **SECOND:**

44 The motion was seconded by Councilmember Kemp.

45 **VOTE:**

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

48 Councilmember Hughes – aye
49 Councilmember Larkin – aye
50 Councilmember Larsen – aye
51 Councilmember Tanner – aye
52 Councilmember Kemp – aye
53

5 The vote was unanimous and the motion carried.
6

7 **ADD STREET NAME TO EXISTING NUMBERED STREET/ORDINANCE:**

8 **Public hearing and consideration of Ordinance No. 2025-109 to add the**
9 **name 'Tech Ridge Parkway' to the existing numbered street '250 West**
10 **Street' from 1190 South to 1300 South.**

11
12 BACKGROUND and RECOMMENDATION: With the construction of Tech Ridge Parkway
13 and the intent to apply this street name from the St. George Boulevard intersection
14 to the Black Ridge Drive intersection, this request is being made. In the segment of
15 250 West Street, between 1190 South and 1300 South, all addresses will continue to
16 be assigned from 250 West Street to reduce or eliminate any potential confusion or
17 overlapping addresses on Tech Ridge Parkway. All other addresses outside this area
18 will be assigned from Tech Ridge Parkway.
19

20 Link to presentation from City Manager John Willis: [00:46:01](#)

21
22 [Agenda Packet \[Page 415\]](#)

23
24 Link to public hearing; no comments were given: [00:47:00](#)

25
26 Link to motion: [00:47:05](#)
27

28 **MOTION:**

29 A motion was made by Councilmember Larsen to approve Ordinance No.
30 2025-109 to add the name 'Tech Ridge Parkway' to the existing numbered
31 street '250 West Street' from 1190 South to 1300 South.

32 **SECOND:**

33 The motion was seconded by Councilmember Kemp.

34 **VOTE:**

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

36
37 Councilmember Hughes – aye
38 Councilmember Larkin – aye
39 Councilmember Larsen – aye
40 Councilmember Tanner – aye
41 Councilmember Kemp – aye
42

43 The vote was unanimous and the motion carried.
44

45 **PROPERTY EXCHANGE OF REAL PROPERTY:**

46 **Consider approval of a Property Exchange of Real Property to Quality**
47 **Development LLC for City property along Banded Ridge.**

48
49 BACKGROUND and RECOMMENDATION: This property was previously donated to the
50 City by the developer, Quality Development LLC. The developer has requested a
51 portion of the property be relinquished back to them in order to clean up property
52 boundaries between the hillside and the residential lots.
53

4
5 Link to introduction from City Manager John Willis and presentation from Assistant
6 Public Works Director Wes Jenkins: [00:47:39](#)

7
8 [Agenda Packet \[Page 419\]](#)

9
10 Link to motion: [00:48:36](#)

11
12 **MOTION:**

13 A motion was made by Councilmember Larkin to approve the Property
14 Exchange of Real Property to Quality Development LLC for City property along
15 Banded Ridge.

16 **SECOND:**

17 The motion was seconded by Councilmember Hughes.

18 **VOTE:**

19 Mayor Randall called for a vote, as follows:

20
21 Councilmember Hughes – aye
22 Councilmember Larkin – aye
23 Councilmember Larsen – aye
24 Councilmember Tanner – aye
25 Councilmember Kemp – aye

26
27 The vote was unanimous and the motion carried.

28
29 **REVISIONS TO THE CITY'S HANGAR LEASE POLICY:**

30 **Consider approval of revisions to the City's Hangar lease policy.**

31
32 BACKGROUND and RECOMMENDATION: In May 2025 the Council approved the
33 current "Non-Commercial Hangar Pad Licensing Policy." Upon further review, it is
34 appropriate to make several revisions since publishing on the City website. The
35 proposed revisions are for Council discussion and review. The main revision is
36 changing "license" to "lease." The current policy refers to a "license" whereas
37 pursuant to the Federal Aviation Administration (FAA) the proper term is a "lease."
38 There are other revisions based on FAA guidance and staff's recommendations to
39 simplify the policy while reserving certain terms for the hangar lease agreement.

40
41 Link to introduction from City Manager John Willis and presentation from Airport
42 Manager Dustin Warren, including discussion between the City Council, City Attorney
43 Ryan Dooley, and Mr. Warren: [00:49:00](#)

44
45 [Agenda Packet \[Page 426\]](#)

46
47 Link to City Attorney Ryan Dooley restating the changes the Council would like to
48 make to the proposed revisions: [01:17:37](#)

49
50 Link to motion: [01:17:59](#)

4
5 **MOTION:**

6 A motion was made by Councilmember Hughes to approve revisions to the
7 City's Hangar lease policy, with the changes as stated by City Attorney Ryan
8 Dooley.

9 **SECOND:**

10 The motion was seconded by Councilmember Larsen.

11 **VOTE:**

12 Mayor Randall called for a vote, as follows:

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

19
20 The vote was unanimous and the motion carried.

21
22 **AMEND SECTION 4 OF THE ST. GEORGE CITY STANDARD AND**
23 **SPECIFICATIONS/ORDINANCE:**

24 **Consider approval of Ordinance No. 2025-110 amending Section 4-**
25 **Construction Standards in the St. George City Standard and Specifications to**
26 **address an overall update to Section 4. (Case No. 2025-ZRA-014)**
27

28 BACKGROUND and RECOMMENDATION: The last revision to Section 4 Construction
29 Standards was June 2000. The Construction Standards are intended to guide the
30 design and installation of general construction within the city have been identified by
31 staff as inadequately addressing the current city standards, resulting in interpretive
32 challenges and inconsistencies in regulatory application. This creates difficulties in
33 the design and construction process. City staff met with Geotechnical Engineers to
34 update Section 4 of the City Standards. The changes are in line with industry
35 standards and current regulations. This item was heard at the November 18, 2025,
36 Planning Commission and the Planning Commission recommended approval with a
37 vote of 7-0.
38

39 Link to introduction from City Manager John Willis and presentation from Assistant
40 Public Works Director Wes Jenkins, including discussion between the City Council and
41 Mr. Jenkins: [01:18:52](#)

42
43 [Agenda Packet \[Page 433\]](#)

44
45 Link to motion: [01:32:45](#)

46
47 **MOTION:**

48 A motion was made by Councilmember Larsen to approve Ordinance No.
49 2025-110 amending Section 4- Construction Standards in the St. George City
50 Standard and Specifications to address an overall update to Section 4.

51 **SECOND:**

52 The motion was seconded by Councilmember Larkin.
53

5 **VOTE:**

6 Mayor Randall called for a roll call vote, as follows:
7

8 Councilmember Hughes – aye
9 Councilmember Larkin – aye
10 Councilmember Larsen – aye
11 Councilmember Tanner – aye
12 Councilmember Kemp – aye
13

14 The vote was unanimous and the motion carried.
15

16 **AMEND DEVELOPMENT AGREEMENT/ORDINANCE:**

17 **Consider approval of Ordinance No. 2025-111 approving a development**
18 **agreement amendment for Kachina Cliffs Phase 1 Lot 24 and Kachina Cliffs**
19 **Phase 2 Lot 38. (Case No. 2025-DAA-004)**
20

21 BACKGROUND and RECOMMENDATION: The purpose of the development agreement
22 amendment is to allow the applicant to disturb Hillside Slope Area No Disturbance
23 on disturbed land of Lot 24 of Kachina Cliffs Phase 1 in exchange for an equivalent
24 portion of land undisturbed and designated as developable, on Kachina Cliffs Phase 2
25 Lot 38. The agreement amendment recognizes that the disturbed area on lot 24 is
26 greater than previous Development Agreement allowed. The Planning Commission
27 held a public hearing on December 9, 2025 to hear the request for the development
28 agreement amendment and forwarded a positive recommendation with no further
29 conditions.
30

31 Link to introduction from City Manager John Willis and presentation from Assistant
32 Public Works Director Wes Jenkins, including discussion between the City Council,
33 Deputy City Attorney Jami Brackin, and Mr. Jenkins: [01:33:18](#)
34

35 [Agenda Packet \[Page 705\]](#)
36

37 Link to motion: [01:37:35](#)
38

39 **MOTION:**

40 A motion was made by Councilmember Tanner to approve Ordinance No.
41 2025-111 approving a development agreement amendment for Kachina Cliffs
42 Phase 1 Lot 24 and Kachina Cliffs Phase 2 Lot 38.
43

44 **SECOND:**

45 The motion was seconded by Councilmember Larkin.
46

47 **VOTE:**

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

50 Councilmember Hughes – aye
51 Councilmember Larkin – aye
52 Councilmember Larsen – aye
53 Councilmember Tanner – aye
54 Councilmember Kemp – aye

5 The vote was unanimous and the motion carried.
6

7 **MEMORANDUM OF UNDERSTANDING:**

8 **Consider approval of a Memorandum of Understanding (MOU) with**
9 **Washington City regarding the 2025 St. George City Annexation Policy Plan.**

10 BACKGROUND and RECOMMENDATION: This MOU addresses the issues raised by
11 Washington City regarding the City's Draft Annexation Policy Plan.
12

13
14 Link to introduction from City Manager John Willis and presentation from City
15 Attorney Ryan Dooley: [01:38:06](#)

16
17 [Agenda Packet \[Page 721\]](#)
18

19 Link to motion: [01:38:53](#)
20

21 **MOTION:**

22 A motion was made by Councilmember Hughes to the Memorandum of
23 Understanding (MOU) with Washington City regarding the 2025 St. George
24 City Annexation Policy Plan.

25 **SECOND:**

26 The motion was seconded by Councilmember Kemp.

27 **VOTE:**

28 Mayor Randall called for a vote, as follows:
29

30 Councilmember Hughes – aye
31 Councilmember Larkin – aye
32 Councilmember Larsen – aye
33 Councilmember Tanner – aye
34 Councilmember Kemp – aye
35

36 The vote was unanimous and the motion carried.
37

38 **ANNEXATION POLICY PLAN/ORDINANCE:**

39 **Consider approval of Ordinance No. 2025-112 amending the City's General**
40 **Plan to adopt an Annexation Policy Plan as an Element of the General Plan.**

41
42 BACKGROUND and RECOMMENDATION: This annexation plan was first presented to
43 the Planning Commission on April 22, 2025. At this meeting, a public comment
44 period was opened for affected entities to make comments. Washington City
45 provided the only comment by an affected entity. Utah Code requires that our
46 Annexation Policy Plan includes a statement addressing any comments made by
47 affected entities. Please refer to page 23 of the Plan for the full statement. On May
48 27, 2025, the Planning Commission met to discuss this item a second time. At this
49 meeting a public hearing was held. The Planning Commission received three
50 comments via email and heard eight comments at the public hearing concerning this
51 plan. The comments focused on concerns about sensitive land development, traffic
52 impacts, the availability of water, and safety. After the public hearing, the Planning
53 Commission discussed the policy and eventually unanimously recommended approval

5 of this Annexation Policy Plan as presented. The Planning Commissioners ultimately
6 recommended approval with a 6-0 vote. On June 19, 2025 a public hearing was held
7 at the City Council meeting for this annexation policy plan. At the close of the
8 hearing, the council chose to make modifications to this plan and return to vote at a
9 later date.

10
11 Link to introduction from City Manager John Willis and presentation from Community
12 Development Director Carol Winner, including discussion between the City Council,
13 City Manager John Willis, and Ms. Winner; Councilmember Hughes declared that he
14 is the property owner of parcel E shown on the exhibit: [01:39:19](#)

15 [Agenda Packet \[Page 727\]](#)

16
17
18 Link to motion: [01:51:04](#)
19

20 **MOTION:**

21 A motion was made by Councilmember Hughes to approve Ordinance No.
22 2025-112 amending the City's General Plan to adopt an Annexation Policy
23 Plan as an Element of the General Plan.

24 **SECOND:**

25 The motion was seconded by Councilmember Kemp.

26 **VOTE:**

27 Mayor Randall called for a vote, as follows:

28
29 Councilmember Hughes – aye
30 Councilmember Larkin – aye
31 Councilmember Larsen – aye
32 Councilmember Tanner – aye
33 Councilmember Kemp – aye
34

35 The vote was unanimous and the motion carried.

36
37 Link to comments from the City Council and Mayor Randall: [01:51:44](#)
38

39 **APPOINTMENTS:**

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

41
42 No appointments were made.
43

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

45 No reports were provided.
46

47 **REQUEST A CLOSED MEETING:**

48 **Request a closed meeting to discuss litigation, security, property**
49 **acquisition or sale, or the character and professional competence or**
50 **physical or mental health of an individual.**

51
52 A closed meeting was not held.
53

4
5 **ADJOURN:**

6 Link to motion: [02:05:14](#)

7
8 **MOTION:**

9 A motion was made by Councilmember Kemp to adjourn.

10 **SECOND:**

11 The motion was seconded by Councilmember Larsen.

12 **VOTE:**

13 Mayor Randall called for a vote, as follows:

14
15 Councilmember Hughes – aye

16 Councilmember Larkin – aye

17 Councilmember Larsen – aye

18 Councilmember Tanner – aye

19 Councilmember Kemp – aye

20

21 The vote was unanimous and the motion carried.

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26 _____
Christina Fernandez, City Recorder

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**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
JANUARY 8, 2026, 4:00 P.M.
CITY COUNCIL CONFERENCE ROOM**

PRESENT:

**Mayor Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp**

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Community Development Director Carol Winner
Deputy City Attorney Jami Brackin
Parks and Community Services Director Shane Moore
Director of Operations Marc Mortensen
Economic Development Director Chad Thomas
Government Affairs Director Shawn Guzman**

OTHERS PRESENT:

**Applicant Mike Terry
Victoria Hales with the Washington County Attorney's Office
Leslie Conger**

CALL TO ORDER:

Link to Mayor Hughes calling the meeting to order and welcoming all in attendance:
[00:00:00](#)

Link to City Attorney Ryan Dooley noting that there are several Planning Commission Members present; however as it was not noticed as a joint meeting, there will be no formal discussion between them and the Council: [00:00:25](#)

Link to Mayor Hughes noting that item 1 on the agenda will not be heard: [00:00:56](#)

DISCUSSION REGARDING A CODE AMENDMENT TO ADD A NEW ZONE THAT WOULD ALLOW FOR 4,000 SQ. FT. SINGLE-FAMILY LOTS:

Link to presentation from Community Development Director Carol Winner, including discussion between the City Council, City Manager John Willis, applicant Mike Terry, and Ms. Winner: [00:01:09](#)

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

DISCUSSION REGARDING A CODE AMENDMENT TO ALLOW FOR A COUNTY PARK IN R-1-10 ZONING:

Link to presentation from Community Development Director Carol Winner, including discussion between the City Council, City Manager John Willis, Assistant County Attorney Victoria Hales, Leslie Conger, Parks and Community Services Director Shane Moore, and Ms. Winner: [00:32:24](#)

[Agenda Packet \[Page 11\]](#)

5 **ADJOURN TO A REGULAR MEETING:**

6 **Adjourn and reconvene in the City Council Chambers for a Regular**
7 **Meeting of the City Council.**

8
9 Link to motion: [00:46:55](#)

10
11 **MOTION:**

12 A motion was made by Councilmember Kemp to adjourn from the work
13 meeting into a regular meeting.

14 **SECOND:**

15 The motion was seconded by Councilmember Tanner.

16 **VOTE:**

17 Mayor Hughes called for a vote, as follows:

18
19 Councilmember Larkin – aye
20 Councilmember Larsen – aye
21 Councilmember Tanner – aye
22 Councilmember Kemp – aye
23

24 The vote was unanimous and the motion carried.

25
26 The work meeting reconvened following the regular meeting.
27

28 **DISCUSSION REGARDING THE PROGRAMMING OF SPACE AT CITY HALL:**

29 Link to presentation from Director of Operations Marc Mortensen and City
30 Attorney Ryan Dooley, including discussion between the City Council, City
31 Manager John Willis, Deputy City Attorney Jami Brackin, Economic Development
32 Director Chad Thomas, Government Affairs Director Shawn Guzman, Mr.
33 Mortensen, and Mr. Dooley: [00:47:22](#)

34
35 [Agenda Packet \[Page 14\]](#)
36

37 **DISCUSSION REGARDING A CODE AMENDMENT PERTAINING TO CITY**

38 **OFFICERS:**

39 Link to presentation from Deputy City Attorney Jami Brackin, including discussion
40 between the City Council, City Manager John Willis, Police Chief Klye Whitehead,
41 and Ms. Brackin: [01:20:50](#)

42
43 [Agenda Packet \[Page 22\]](#)
44

45 Link to a brief discussion regarding combining work and regular meeting days,
46 schedule for upcoming meeting, and the Spring Rodeo: [01:34:34](#)
47

48 **ADJOURN TO A CLOSED MEETING:**

49 **Request a closed meeting to discuss litigation, security, property**
50 **acquisition or sale or the character and professional competence or**
51 **physical or mental health of an individual.**

52
53 A closed meeting was not held.
54

4
5 **ADJOURN:**

6 Link to motion: [01:43:45](#)
7

8 **MOTION:**

9 A motion was made by Councilmember Larkin to adjourn.

10 **SECOND:**

11 The motion was seconded by Councilmember Larsen.

12 **VOTE:**

13 Mayor Hughes called for a vote, as follows:

14
15 Councilmember Larkin – aye

16 Councilmember Larsen – aye

17 Councilmember Tanner – aye

18 Councilmember Kemp – aye
19

20 The vote was unanimous and the motion carried.
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Christina Fernandez, City Recorder

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**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JANUARY 8, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp**

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Communications and Marketing Director David Cordero**

OTHERS PRESENT:

**Rodeo Champion Rylee Cooper
Rodeo Champion Rayleigh Barrow
Several Residents**

CALL TO ORDER:

Mayor Hughes called the meeting to order and welcomed all in attendance. An invocation was offered by Communications and Marketing Director David Cordero and The Pledge of Allegiance to the Flag was led by Councilmember Larkin.

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

MAYOR'S RECOGNITIONS, PROCLAMATIONS, AND UPDATES:

Link to Mayor Hughes recognizing Rodeo Champions Rylee Cooper and Rayleigh Barrow: [00:02:14](#)

COMMENTS FROM THE PUBLIC:

Link to introduction from Mayor Hughes and him outlining the rules for speaking: [00:10:03](#)

Link to comments from resident Supe Lillywhite: [00:13:06](#)

Link to comments from resident Leo Boren: [00:16:48](#)

Link to comments from residents Brandon and Kezia Goggia: [00:19:09](#)

Link to comments from resident Todd Goss: [00:22:18](#)

Link to comments from resident Tasha Griffiths: [00:24:03](#)

Link to comments from resident Cal Hogan: [00:25:38](#)

Link to comments from resident Clint Hansen: [00:26:54](#)

Link to comments from resident Olivia Kay: [00:27:35](#)

4
5 Link to comments from resident Fallon Row: [00:28:15](#)

6
7 Link to comments from resident Curt Sorweid: [00:29:18](#)

8
9 Link to comments from resident Dallin Spriggs: [00:31:37](#)

10
11 Link to comments from resident Travis Stull: [00:32:35](#)

12
13 Link to comments from resident Christian Harris: [00:33:48](#)

14
15 Link to comments from resident Liz Peterson: [00:35:17](#)

16
17 Link to comments from resident Linda Wallenfels: [00:36:06](#)

18
19 Link to comments from Mayor Hughes: [00:37:22](#)

20
21 **CONSENT CALENDAR:**

- 22 **a. Consider approval of a Professional Services Agreement with Bowen,**
23 **Collins, and Associates to provide construction management services for**
24 **the SGRWRF Laboratory and Pretreatment Building projects.**

25
26 BACKGROUND and RECOMMENDATION: A construction contract was recently
27 awarded to Westland Construction for the construction of the SGRWRF Laboratory
28 and Pretreatment Building. Westland Construction will construct the facility over
29 the next 14 months. This Professional Services Agreement with Bowen, Collins,
30 and Associates is to provide construction related engineering/architectural
31 services for the project. Staff recommends approval.

- 32
33 **b. Consider approval of a change order for Big D Construction CMAR for the**
34 **scanning of the interior existing conditions of the terminal.**

35
36 BACKGROUND and RECOMMENDATION: The Construction Manager at Risk
37 (CMAR) process allows the City staff, architect and contractor to collaboratively
38 develop the project scope, optimize design, improve quality, manage costs and
39 share risks. This enables greater owner control, collaboration, innovation, better
40 risk management, time and cost savings. The CMAR process comprises two
41 phases: design (pre-construction) and construction. Approval of this agreement
42 only commits the City to pay for the pre-construction phase of the agreement in
43 the amount of \$105,025. Staff recommends approval.

44
45 Link to presentation from City Manager John Willis: [00:38:00](#)

46
47 [Agenda Packet \[Page 3\]](#)

48
49 Link to motion: [00:38:18](#)

50
51 **MOTION:**

52 A motion was made by Councilmember Larsen to approve the consent
53 calendar.

4
5 **SECOND:**

6 The motion was seconded by Councilmember Kemp.

7 **VOTE:**

8 Mayor Hughes called for a vote, as follows:

9
10 Councilmember Larkin – aye
11 Councilmember Larsen – aye
12 Councilmember Tanner – aye
13 Councilmember Kemp – aye

14
15 The vote was unanimous and the motion carried

16
17 **APPOINTMENTS:**

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

19 No appointments were made.

20
21
22 **REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

23 Link to reports from Mayor, Councilmembers, and City Manager: [00:39:14](#)

24
25 **ADJOURN TO A CLOSED MEETING:**

26 **Request a closed meeting to discuss litigation, security, property**
27 **acquisition or sale or the character and professional competence or**
28 **physical or mental health of an individual.**

29 A closed meeting was not held.

30
31
32 **ADJOURN:**

33 Link to motion: [00:44:57](#)

34
35 **MOTION:**

36 A motion was made by Councilmember Kemp to adjourn.

37 **SECOND:**

38 The motion was seconded by Councilmember Larkin.

39 **VOTE:**

40 Mayor Hughes called for a vote, as follows:

41
42 Councilmember Larkin – aye
43 Councilmember Larsen – aye
44 Councilmember Tanner – aye
45 Councilmember Kemp – aye

46
47 The vote was unanimous and the motion carried.

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**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JANUARY 15, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp**

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Public Works Director Cameron Cutler
Energy Services Director Byran Dial
Finance Director Tiffany LaJoice
Assistant City Manager Robert Myers
Planner Brian Dean
Planner Dan Boles
Assistant Public Works Director Wes Jenkins**

OTHERS PRESENT:

**Steve Palmer with HintonBurdick CPA's & Advisors
Applicant Curt Gordon
Applicant Stacy Young**

CALL TO ORDER:

Mayor Hughes called the meeting to order and welcomed all in attendance. An invocation was offered by Reverend Alex Wilkie and The Pledge of Allegiance to the Flag was led by Councilmember Kemp.

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

MAYOR'S RECOGNITIONS AND UPDATES:

No recognitions and updates were provided.

CONSENT CALENDAR:

a. Consider approval to purchase two (2) public transit buses from Gillig.

BACKGROUND and RECOMMENDATION: This item is for the purchase of two public transit buses in the amount of \$1,418,706 from Gillig through a cooperative contract with the State of Washington. The city currently operates 15 buses in the city fleet to provide service across 8 different routes within the community. These two buses have exceeded their useful life and are in need of replacement. The order time for the new buses is anticipated to be 18 months. This purchase is partially funded by a federal grant (80%) and the city portion (20%) will be funded through transit tax revenue. Staff recommends approval contingent upon approval of the associated budget amendment.

5 **b. Consider approval to purchase a 9,000-lb telehandler for Energy**
6 **Services.**
7

8 BACKGROUND and RECOMMENDATION: Energy Services has been using an aging
9 backhoe as a stop-gap for lifting and material handling. Replacing it with a
10 purpose-built telehandler addresses the immediate work and ongoing daily
11 unloading and maintenance tasks. Staff recommends approval of the purchase in
12 the amount of \$150,000.
13

14 **c. Consider approval to award bid to Doug Hunt Construction for City**
15 **Commons Storage Facility.**
16

17 BACKGROUND and RECOMMENDATION: The purpose of this project is to convert
18 the existing sallyport/garage of the City Commons building into a storage facility
19 for the St. George Police Department. Staff recommends awarding the bid to
20 Doug Hunt Construction in the amount of \$619,893.
21

22 **d. Consider approval of a Utility Reimbursement Agreement with UDOT for**
23 **the Bluff Street Widening Project.**
24

25 BACKGROUND and RECOMMENDATION: With the widening of the UDOT Bluff
26 Street Project, some City-owned utility infrastructure will be impacted. UDOT will
27 reimburse the City for a certain amount of the utility work that will need to be
28 performed (estimated at \$206,768.95). The City will also be paying UDOT for
29 sewer and water upgrades which will be included in the project (estimated at
30 \$59,765.25). Staff recommends approval.
31

32 **e. Approval of contract with GE Vernova for LM6000 Low-Pressure Turbine**
33 **(LPT) Depot Repair.**
34

35 BACKGROUND and RECOMMENDATION: The City operates two LM6000
36 aeroderivative gas turbine engines that provides critical peaking and reliability
37 support for St. George's electric system. Following a December 2, 2025
38 borescope inspection on the Millcreek 1 (MC-1) unit and subsequent OEM
39 evaluation MC-1 reported needed repairs. This contract with the service provider
40 will allow the city to get the unit repaired and back in service as quickly as
41 possible before the summer 2026 peak period. Staff recommends approval of
42 the contract in the amount of \$2,000,000.
43

44 **f. Consider approval of a sole source purchase from Brent G. Theobald**
45 **Construction, Inc of a structural steel package for the Slick Rock**
46 **Substation.**
47

48 BACKGROUND and RECOMMENDATION: This item is for the structural steel
49 package for the planned Slick Rock Substation. The Slick Rock Substation is
50 needed to serve area load growth and add redundancy for system reliability. Staff
51 recommends approval of a sole source purchase with Brent G. Theobald
52 Construction for the Slick Rock Substation structural steel package in the amount
53 of \$176,598.

5 **g. Consider approval of a Professional Services Agreement with Point**
6 **Consulting for the Terminal Expansion Project not to exceed the amount**
7 **of \$150,000.**
8

9 BACKGROUND and RECOMMENDATION: This item is to consider approval of a
10 professional services agreement with Point Consulting to serve as the city's
11 project manager on the terminal expansion project. Point Consulting will act as
12 the City's agent, consultant, and fiduciary, delivering comprehensive project
13 management services for the Airport Terminal Expansion Project. The St. George
14 Regional Airport Terminal expansion includes a significant remodel of the facility
15 and the addition of 50,000 square feet that includes installing 5 new jet bridges
16 and significant hold room space. Staff received qualifications from (3) firms and
17 after review and interviews determined Point Consulting was the most qualified to
18 provide these services. Services will be divided into two distinct phases: Phase 1
19 for design and development, and Phase 2 for construction, with the latter
20 contingent upon securing necessary funding. Staff recommends approval of a
21 professional service agreement with Point Consulting for the terminal expansion
22 project in an amount not to exceed \$150,000 for phase I services contingent
23 upon approval of the associated budget amendment.
24

25 Link to presentation from City Manager John Willis; including Councilmember Kemp
26 requesting to remove items 2d and 2f for discussion: [00:03:54](#)
27

28 [Agenda Packet \[Page 5\]](#)
29

30 Link to motion: [00:04:30](#)
31

32 **MOTION:**

33 A motion was made by Councilmember Kemp to approve the consent
34 calendar, except for items 2d and 2f.

35 **SECOND:**

36 The motion was seconded by Councilmember Larsen.
37

38 **VOTE:**

39 Mayor Hughes called for a vote, as follows:

40 Councilmember Larkin – aye
41 Councilmember Larsen – aye
42 Councilmember Tanner – aye
43 Councilmember Kemp – aye
44

45 The vote was unanimous and the motion carried.
46

47 Link to discussion between the City Council, Public Works Director Cameron Cutler,
48 City Manager John Willis, and Mayor Hughes regarding item d: [00:05:04](#)
49

50 Link to discussion between the City Council and Energy Services Director Byran Dial
51 regarding item f: [00:18:35](#)
52

53 Link to motion: [00:19:47](#)

4
5 **MOTION:**

6 A motion was made by Councilmember Kemp to approve items 2d and 2f on
7 the consent calendar.

8 **SECOND:**

9 The motion was seconded by Councilmember Larsen.

10 **VOTE:**

11 Mayor Hughes called for a vote, as follows:

12
13 Councilmember Larkin – aye
14 Councilmember Larsen – aye
15 Councilmember Tanner – aye
16 Councilmember Kemp – aye

17
18 The vote was unanimous and the motion carried.
19

20 **ANNUAL COMPREHENSIVE FINANCIAL REPORT:**

21 **Presentation of the audited Annual Comprehensive Financial Report (ACFR)**
22 **for Fiscal Year 2025.**

23
24 BACKGROUND and RECOMMENDATION: Presentation by HintonBurdick CPA's &
25 Advisors of the City's financial audit for fiscal year 2025.

26
27 Link to introduction from City Manager John Willis and presentations from Finance
28 Director Tiffany LaJoice and Steve Palmer with HintonBurdick CPA's & Advisors,
29 including discussion between the City Council and Mr. Palmer: [00:20:07](#)

30
31 [Agenda Packet \[Page 215\]](#)

32
33 **PUBLIC HEARING/AMEND FISCAL YEAR 2025-26 BUDGET/RESOLUTION:**

34 **Public hearing and consideration of Resolution No. 2026-001R to review and**
35 **approve amendments to the Fiscal Year 2025-26 Budget.**

36
37 BACKGROUND and RECOMMENDATION: State statute requires a public hearing when
38 changes are requested to the City's budget. Staff typically bring budget openings
39 forward to the City Council for consideration on a quarterly basis based on changes
40 that occur during the fiscal year. Staff recommends taking public comment and
41 approval of the resolution.

42
43 Link to introduction from City Manager John Willis and presentation from Assistant
44 City Manager Robert Myers, including comments from Councilmember Larkin and
45 discussion between the City Council and Mr. Myers: [00:29:58](#)

46
47 [Agenda Packet \[Page 459\]](#)

48
49 Link to public hearing; no comments were given: [00:36:20](#)

50
51 Link to motion: [00:36:43](#)
52
53

4
5 **MOTION:**

6 A motion was made by Councilmember Larkin to approve Resolution No.
7 2026-001R to review and approve amendments to the Fiscal Year 2025-26
8 Budget.

9 **SECOND:**

10 The motion was seconded by Councilmember Kemp.

11 **VOTE:**

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

13
14 Councilmember Larkin – aye
15 Councilmember Larsen – aye
16 Councilmember Tanner – aye
17 Councilmember Kemp – aye

18
19 The vote was unanimous and the motion carried.
20

21 **AMEND PD-C/ORDINANCE:**

22 **Consider approval of Ordinance No. 2026-001 to amend the Green Valley**
23 **Mall and Professional Plaza PD-C (Planned Development Commercial)**
24 **permitted uses list, generally located at the corner of Valley View Drive and**
25 **Dixie Drive. (Case No. 2025-PDA-032 - Green Valley Mall and Professional**
26 **Plaza)**

27
28 BACKGROUND and RECOMMENDATION: The Green Valley Mall and Professional Plaza
29 PD-C (Planned Development Commercial) was approved in 1984. This proposal is to
30 add the uses of "Antique store", "Furniture Sales (used)", and "Thrift
31 shop/secondhand store/consignment store (no outside storage and no drop-off of
32 items during the hours the business is closed)" to the use list. The Planning
33 Commission held a public hearing on December 09, 2025, and recommended
34 approval of the application with a 6-0 vote and no conditions.
35

36 Link to introduction from City Manager John Willis and presentation from Planner
37 Brian Dean, including discussion between the City Council and Mr. Dean: [00:37:18](#)

38
39 [Agenda Packet \[Page 462\]](#)

40
41 Link to motion: [00:42:00](#)
42

43 **MOTION:**

44 A motion was made by Councilmember Tanner to approve Ordinance No.
45 2026-001 to amend the Green Valley Mall and Professional Plaza PD-C
46 (Planned Development Commercial) permitted uses list, generally located at
47 the corner of Valley View Drive and Dixie Drive.

48 **SECOND:**

49 The motion was seconded by Councilmember Larsen.

50 **VOTE:**

51 Mayor Hughes called for a roll call vote, as follows:
52
53

- 4
- 5 Councilmember Larkin – aye
- 6 Councilmember Larsen – aye
- 7 Councilmember Tanner – aye
- 8 Councilmember Kemp – aye
- 9

10 The vote was unanimous and the motion carried.

11
12 **ZONE CHANGE/ORDINANCE:**

13 **Consider approval of Ordinance No. 2026-002 amending the City Zoning Map**
14 **by changing the zone from AVI (Airport Vicinity Industrial), ASBP (Airport**
15 **Supporting Business Park), and OS (Open Space) to C-2 (Highway**
16 **Commercial) on approximately 27 acres generally located directly north of**
17 **Southern Parkway at approximately 2600 East. (Case No. 2025-ZC-021 -**
18 **Desert Mesa Zone Change)**

19
20 BACKGROUND and RECOMMENDATION: The applicant is proposing to change the
21 subject property to C-2. On December 09, 2025, the Planning Commission held a
22 public hearing and received no public comment. The Planning Commission
23 recommended 6-0 to approve the zone change with one condition.

24
25 Link to introduction from City Manager John Willis and presentation from Planner Dan
26 Boles, including discussion between the City Council, applicant Curt Gordon, and Mr.
27 Boles: [00:42:34](#)

28
29 [Agenda Packet \[Page 476\]](#)

30
31 Link to motion: [00:49:56](#)

32
33 **MOTION:**

34 A motion was made by Councilmember Larsen to approve Ordinance No.
35 2026-002 amending the City Zoning Map by changing the zone from AVI
36 (Airport Vicinity Industrial), ASBP (Airport Supporting Business Park), and OS
37 (Open Space) to C-2 (Highway Commercial) on approximately 27 acres
38 generally located directly north of Southern Parkway at approximately 2600
39 East, with the recommendation from staff that the applicant will need to
40 submit a fully designed site plan and comply with all of the requirements of
41 the C-2 zoning, at the time of development.

42 **SECOND:**

43 The motion was seconded by Councilmember Kemp.

44
45 Link to additional discussion between the City Council and applicant Curt Gordon,
46 and vote: [00:50:50](#)

47
48 **VOTE:**

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

- 50
- 51 Councilmember Larkin – aye
- 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 **ZONE CHANGE/ORDINANCE:**

11 **Consider approval of Ordinance No. 2026-003 amending the City Zoning Map**
12 **by changing the zone from RE-12.5 (Residential Estates, 12,500 ft²**
13 **minimum lot size) and G&G (Gravel and Grazing) to PD-TNZ (Planned**
14 **Development Traditional Neighborhood Zone) on approximately 49.3 acres**
15 **generally located on the east side of Highway 18 between 4100 North and**
16 **4400 North. (Case No. 2025-ZC-009 - Rusty Cliffs)**
17

18 BACKGROUND and RECOMMENDATION: The subject property is approximately 49.30
19 acres in size and is located on the east side of Highway 18 between approximately
20 4200 – 4400 North and the majority is zoned RE-12.5 (Residential Estates, 12,500
21 ft² minimum lot size), though there is a small portion zoned G&G (Gravel & Grazing).
22 The applicant is proposing to rezone the property to PD-TNZ (Planned Development
23 Traditional Neighborhood Zone). The Planning Commission held a public hearing on
24 the request on December 9, 2025 and received one public comment. The Planning
25 Commission recommended approval of the application with a 6-0 vote with
26 conditions.
27

28 Link to introduction from City Manager John Willis and presentation from Planner Dan
29 Boles, including discussion between the City Council, Assistant Public Works Director
30 Wes Jenkins, City Manager John Willis, Mr. Boles, and applicant Stacy Young:
31 [00:52:33](#)
32

33 [Agenda Packet \[Page 495\]](#)
34

35 Link to motion: [01:21:40](#)
36

37 **MOTION:**

38 A motion was made by Councilmember Larkin to approve Ordinance No.
39 2026-003 amending the City Zoning Map by changing the zone from RE-12.5
40 (Residential Estates, 12,500 ft² minimum lot size) and G&G (Gravel and
41 Grazing) to PD-TNZ (Planned Development Traditional Neighborhood Zone)
42 on approximately 49.3 acres generally located on the east side of Highway 18
43 between 4100 North and 4400 North, accepting the conditions from the
44 Planning Commission, except for striking recommendation #3.

45 **SECOND:**

46 The motion was seconded by Councilmember Tanner.
47

48 Link to discussion regarding the motion, to include that the developer work
49 with the existing landowners, specifically the Snow family to make the turn,
50 making sure there enough radius for large trailers, and vote: [01:22:40](#)
51

52 **VOTE:**

53 Mayor Hughes called for a roll call vote, as follows:

- 4
- 5 Councilmember Larkin – aye
- 6 Councilmember Larsen – aye
- 7 Councilmember Tanner – aye
- 8 Councilmember Kemp – aye
- 9

10 The vote was unanimous and the motion carried.

11
12 **CONDITIONAL USE PERMIT:**

13 **Consider approval of a Conditional Use Permit for a new cell tower on an**
14 **approximately 4,000 sq ft site located at approximately 1001 East White**
15 **Dome Drive. (Case No. 2025-CUP-002 - Anthemnet/VZW White Dome Cell**
16 **Tower CUP)**

17
18 BACKGROUND and RECOMMENDATION: This application is for a conditional use
19 permit for a new cell tower to be located at approximately 1001 East White Dome
20 Drive. The Planning Commission discussed this item at their meeting on December
21 09, 2025 and recommend approval of the application with a 6-0 vote with conditions.

22
23 Link to introduction from City Manager John Willis and presentation from Planner Dan
24 Boles, including discussion between the City Council and Mr. Boles: [01:23:37](#)

25
26 [Agenda Packet \[Page 556\]](#)

27
28 Link to motion: [01:28:56](#)

29
30 **MOTION:**

31 A motion was made by Councilmember Kemp to approve the Conditional Use
32 Permit for a new cell tower on an approximately 4,000 sq ft site located at
33 approximately 1001 East White Dome Drive, with the conditions from the
34 Planning Commission as well as the requirement that the applicant provide
35 aviation notification lighting on the top of the tower.

36 **SECOND:**

37 The motion was seconded by Councilmember Larsen.

38 **VOTE:**

39 Mayor Hughes called for a vote, as follows:

- 40
- 41 Councilmember Larkin – aye
- 42 Councilmember Larsen – aye
- 43 Councilmember Tanner – aye
- 44 Councilmember Kemp – aye
- 45

46 The vote was unanimous and the motion carried.

47
48 **APPOINTMENTS:**

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

50
51 No appointments were made.

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REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Mayor, Councilmembers, and City Manager: [01:29:55](#)

ADJOURN TO A CLOSED MEETING:

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

A closed meeting was not held.

ADJOURN:

Link to motion: [01:32:49](#)

MOTION:

A motion was made by Councilmember Larsen to adjourn.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Hughes called for a vote, as follows:

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

The vote was unanimous and the motion carried.

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**ST. GEORGE CITY COUNCIL MINUTES
SPECIAL REGULAR MEETING
JANUARY 22, 2026, 4:00 P.M.
CITY COUNCIL CHAMBERS**

13
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17

PRESENT:

Mayor Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp

18
19
20
21

STAFF MEMBERS PRESENT:

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

22
23
24
25

OTHERS PRESENT:

Applicants for Vacant City Council Seat

26
27
28
29
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31

CALL TO ORDER:

Mayor Hughes called the meeting to order and welcomed all in attendance. An invocation was offered by Paston Daniel Solis with Iglesia Monte Zion and The Pledge of Allegiance to the Flag was led by Councilmember Larsen.

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

Link to comments from Mayor Hughes; including the question being asked of each applicant – Please tell us why you have applied for the City Council seat and why you think you should be appointed?: [00:02:40](#)

32
33
34
35

INTERVIEW APPLICANTS FOR VACANT CITY COUNCIL SEAT:

Link to the following applicants answering the interview question posed by Mayor Hughes:

Applicant Brad Bennett: [00:06:10](#)

Applicant Rafael Capitan: [00:09:31](#)

Applicant Gregory Whitehead: [00:12:46](#)

Applicant Christian El-Bakri: [00:16:08](#)

Applicant Austin F Anderson: [00:19:17](#)

Applicant Gregory Aldred: [00:21:54](#)

Applicant Brandon Lee Yost: [00:25:08](#)

Applicant Matthew Metcalf: [00:28:33](#)

Applicant Bryan S Smethurst: [00:31:49](#)

Applicant Paula Smith: [00:35:10](#)

54
55

4
5 Applicant Zac Stucki: [00:37:31](#)

6
7 Applicant Jami Leavitt: [00:40:50](#)

8
9 Applicant Brett Tolly: [00:44:10](#)

10
11 Applicant Bryan D Thiriot: [00:47:40](#)

12
13 [Agenda Packet \[Page 2\]](#)

14
15 **APPOINT NEW CITY COUNCILMEMBER:**

16 Link to comments from Mayor Hughes and the City Council: [00:50:52](#)

17
18 Link to City Recorder Christina Fernandez reading the ballots: [01:02:23](#)

19
20 **SWEARING IN OF NEW CITY COUNCILMEMBER:**

21 Link to City Recorder Christina Fernandez swearing in of Austin Anderson: [01:03:00](#)

22
23 Link to comments from Councilmember Anderson: [01:04:08](#)

24
25 **APPOINT REPRESENTATIVES TO THE ADMINISTRATIVE CONTROL BOARD OF**
26 **WASHINGTON COUNTY SPECIAL SERVICE DISTRICT 1/RESOLUTION:**

27 **Consider approval of Resolution No. 2026-002R to approve the designation**
28 **and appointment of representatives to the Administrative Control Board of**
29 **Washington County Special Service District No. 1 (Solid Waste District**
30 **Administrative Control Board).**

31
32 BACKGROUND and RECOMMENDATION: This resolution will approve the designation
33 and appointment of Mayor Jimmie Hughes, Councilmember Natalie Larsen,
34 Councilmember Michelle Tanner, and the new City Councilmember being appointed
35 at tonight's meeting to the Administrative Control Board of Washington County
36 Special Service District No. 1 (Solid Waste District Administrative Control Board).

37
38 Link to presentation from City Manager John Willis: [01:05:59](#)

39
40 [Agenda Packet \[Page 272\]](#)

41
42 Link to motion: [01:06:35](#)

43
44 **MOTION:**

45 A motion was made by Councilmember Anderson to approve Resolution No.
46 2026-002R.

47 **SECOND:**

48 The motion was seconded by Councilmember Kemp.

49 **VOTE:**

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

51
52 Councilmember Larkin – aye
53 Councilmember Larsen – aye
54 Councilmember Tanner – aye
55

4
5 Councilmember Kemp – aye
6 Councilmember Anderson – aye
7

8 The vote was unanimous and the motion carried.
9

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

11 Link to reports from Mayor, Councilmembers, and City Manager: [01:07:25](#)
12

13 **ADJOURN TO A CLOSED MEETING:**

14 **Request a closed session to discuss litigation, property acquisition or sale**
15 **or the character and professional competence or physical or mental**
16 **health of an individual.**
17

18 A closed meeting was not held.
19

20 **ADJOURN:**

21 Link to motion: [01:08:09](#)
22

23 **MOTION:**

24 A motion was made by Councilmember Lasen to adjourn.

25 **SECOND:**

26 The motion was seconded by Councilmember Larkin.

27 **VOTE:**

28 Mayor Hughes called for a vote, as follows:
29

30 Councilmember Larkin – aye
31 Councilmember Larsen – aye
32 Councilmember Tanner – aye
33 Councilmember Kemp – aye
34 Councilmember Anderson – aye
35

36 The vote was unanimous and the motion carried.
37
38
39
40



Agenda Date: 02/05/2026

Agenda Item Number: 03

Subject:

Consider approval of Ordinance No. 2026-004 amending Title 10-2 and 10-7B of City Code adding "County Trail Park" as an allowed use in the R-1-10 zone and defining the use. (Case No. 205-ZRA-ZRA-016 - County Trail Park in R-1-10 Zone).

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: Victoria Hales, representing Washington County

Reference Number: 2025-ZRA-016

Address/Location:

N/A

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

The applicant is proposing a zoning regulation amendment to provide a definition of a "County Trail Park" along with a provision to allow it in a R-1-10 (single-family, 10,000 sq ft minimum lot size) zone. At their meeting held on January 13, 2026 the Planning Commission held a public hearing and recommended approval with a 6-0 vote with no conditions; no public comments were provided.

Staff Narrative (need/purpose):

Washington County has a desire to develop a bicycle park within St. George city boundaries. The code does not have a provision for a county run park. This proposed code amendment will allow a "County Trail Park" in the R-1-10 zone.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission held a public hearing on January 13, 2026 and received no public comment. They recommend approval of the application with a 6-0 vote with no conditions.

Attachments

PLANNING COMMISSION AGENDA REPORT: 01/13/2026

CITY COUNCIL AGENDA REPORT: 02/05/2026

AMENDMENT TO TITLE 10-7B-1 Single Family Residential Zones: Allowed Uses

This section of the St George municipal code regulates uses in Single Family Residential Zones which includes the R-1-10 (single-family residential, 10,000 ft² minimum lot size).

AMENDMENT TO TITLE 10-2-1 Definitions

This section of the St. George municipal code regulates definitions and terms used in Title 10, Zoning Code.

REQUEST:

Amend 10-7B-1 of the city code to modify the allowed uses table to include “county trail park” as a permitted use in the R-1-10 zone. Additionally, amend 10-2-1 to add a definition of “County Trail Park” to the zoning definitions. The applicant is Victoria Hales with Washington County. (Case No. 2025-ZRA-016.)

BACKGROUND:

The zoning code currently doesn’t have a provision that would allow a county run park within the boundary of the city. Washington County would like the opportunity to construct a bike park for competition and also for public use. They have a site in mind which would be constructed on SITLA land in conjunction with Desert Color. The property is zoned R-1-10 which is why the application requests approval in that particular zone. Of course, as with any other code amendment, it should be reviewed with not only that specific site in mind but all R-1-10 zoned property throughout the city. In other words, would a county park be appropriate in all R-1-10 zones? Much of the currently zoned R-1-10 areas are either already developed or in sensitive areas such as flood plane or hillsides. With that in mind, all applicable codes would still apply to a park, making a county park manageable and even desirable in the right space.

Originally, the applicant proposed the term “County Park.” After the Planning Commission meeting, the applicant suggested refining the term to “County Trail Park” in order to define more specifically what they were proposing. After reviewing the proposed change, Legal staff has stated that this minor change was acceptable.

Proposed Amendment:

The proposed code revisions are attached as Exhibit A and in the presentation.

RECOMMENDATION:

Planning Commission held a public hearing on the proposed change and recommends approval with a 6-0 vote of the zoning regulation amendment as proposed by the applicant.

ALTERNATIVES:

1. Approve as presented.
2. Approve with modifications.
3. Deny the application.
4. Continue the proposed zoning regulation amendment to a future date.

POSSIBLE MOTION:

"I move that we approve the changes to Title 10-7B-1 and 10-2-1 as proposed by Washington County and contained in exhibit 'A', Case No. 2025-ZRA-016, based on the findings listed in the staff report."

FINDINGS:

1. Periodic updates to zoning regulations are in the city's best interest.
2. That a county park, as proposed, functions much like a public park already recognized in the City Code and is compatible with the purpose and character of the R-1-10 residential zone.
3. That the activities allowed within a county park are limited to recreational and open space uses that are low in intensity and generally consistent with surrounding single-family residential development.
4. That allowing county parks in the R-1-10 zone supports the City's General Plan goals for parks, trails, open space, and recreational access without altering the underlying intent of the zone.
5. That any buildings, structures, or improvements associated with a county park would remain subject to the City's existing permitting and review processes, ensuring appropriate design and land use compatibility.
6. That the operational limitations included in the definition, including provisions for public access and maintenance, help minimize potential impacts to nearby residential properties while allowing the park to function as a public amenity.

**EXHIBIT A
PROPOSED CHANGES TO TITLE 10-7B**

Allowed Uses

	R-1-6	R-1-7	R-1-8	R-1-10	R-1-12	R-1-20	R-1-40
City facility, primary	P	P	P	P	P	P	P
City facility accessory uses; accessory structure and use	P	P	P	P	P	P	P
Communication transmission facilities, including wireless, primary	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>
Communication transmission facilities, including wireless, primary, height over 50'	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>County Trail Park</u>				<u>P</u>			
Live-work unit			<u>PS</u>				

PROPOSED CHANGES TO TITLE 10-2-1

COUNTY TRAIL PARK: A park held and operated by the county for passive and active recreational activities, including, but not limited to, open space, bike trails, pedestrian trails, parking, staging, and other uses or features normally associated with public parks as described in the St George City code definition of a public park. Trails may be paved or unpaved. The county trail park is primarily a venue for trail events, and for public use and enjoyment. Any structure or building to support the recreational activities will comply with the city's permitting processes. Public access shall be maintained during operating hours except during events or facility maintenance.

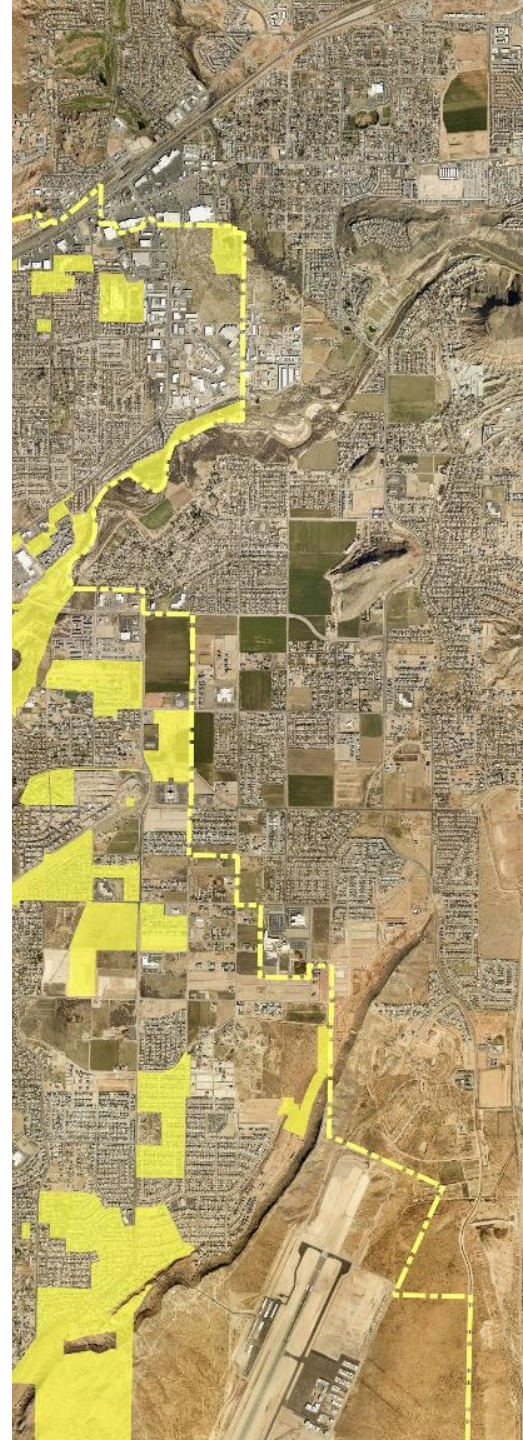
EXHIBIT B
POWERPOINT PRESENTATION



County Trail Park in R-1-10 Zone

Zoning Regulation Amendment

2025-ZRA-016



Section 10-7B-1

	R-1-6	R-1-7	R-1-8	R-1-10	R-1-12	R-1-20	R-1-40
City facility, primary	P	P	P	P	P	P	P
City facility accessory uses; accessory structure and use	P	P	P	P	P	P	P
Communication transmission facilities, including wireless, primary	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>
Communication transmission facilities, including wireless, primary, height over 50'	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>County Trail Park</u>				<u>P</u>			
Live-work unit			<u>PS</u>				

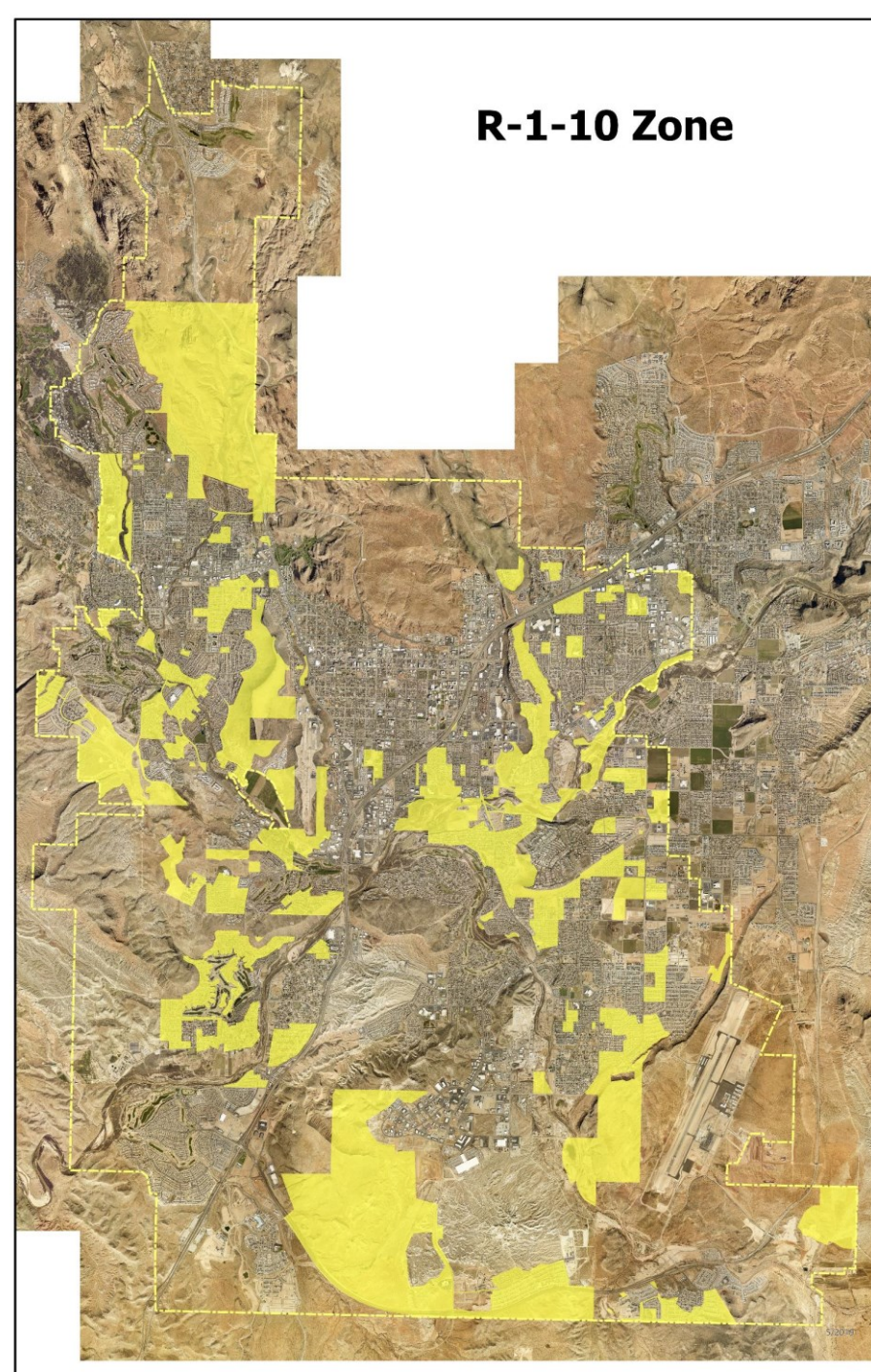
Section 10-7B-1

	R-1-6	R-1-7	R-1-8	R-1-10	R-1-12	R-1-20	R-1-40
City facility, primary	P	P	P	P	P	P	P
City facility accessory uses; accessory structure and use	P	P	P	P	P	P	P
Communication transmission facilities, including wireless, primary	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>
Communication transmission facilities, including wireless, primary, height over 50'	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>County Trail Park</u>				<u>P</u>			
Live-work unit			<u>PS</u>				

Section 10-2-1

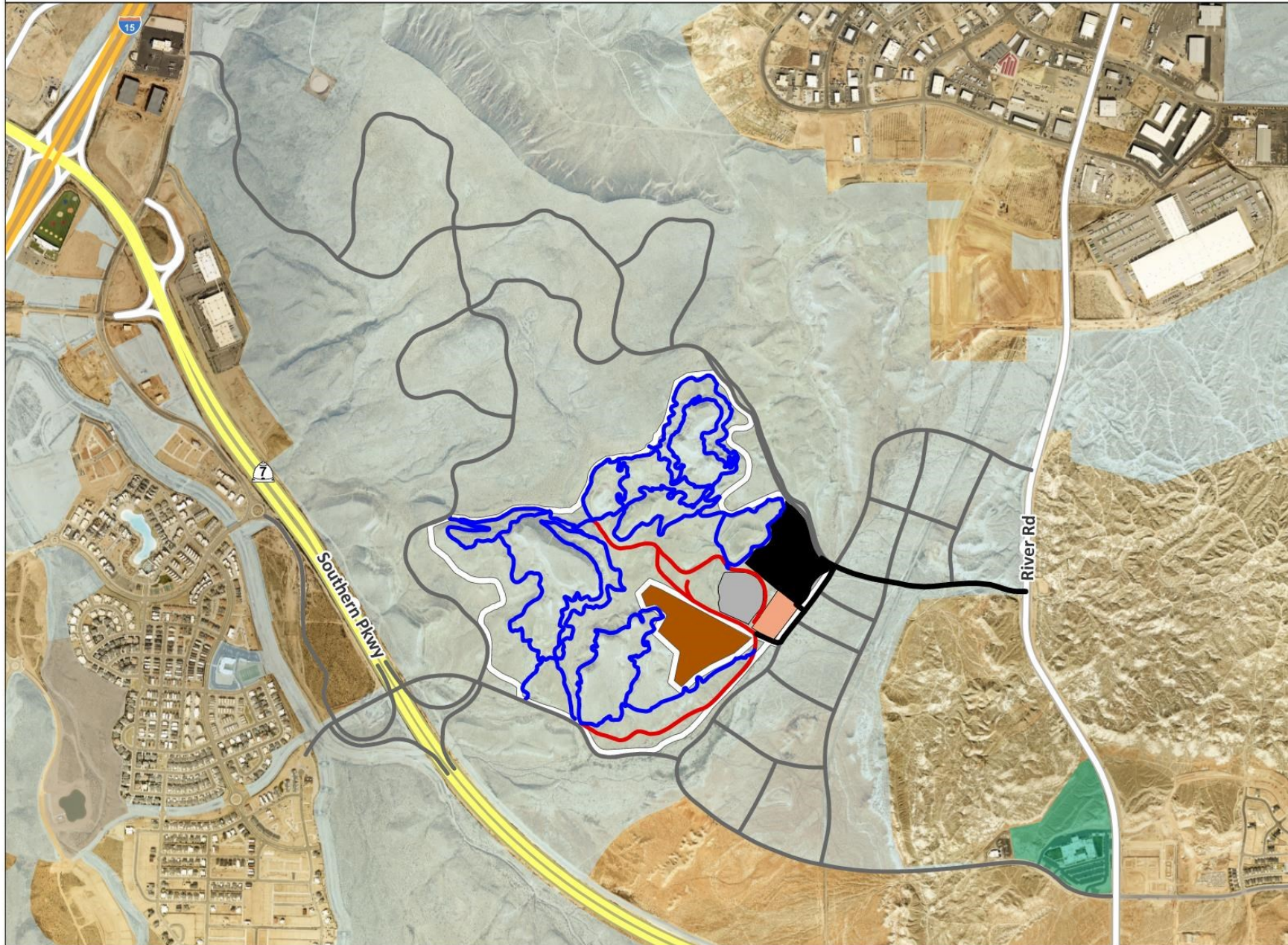
COUNTY TRAIL PARK: A park held and operated by the county for passive and active recreational activities, including, but not limited to, open space, bike trails, pedestrian trails, parking, staging, and other uses or features normally associated with public parks as described in the St George City code definition of a public park. Trails may be paved or unpaved. The county trail park is primarily a venue for trail events, and for public use and enjoyment. Any structure or building to support the recreational activities will comply with the city's permitting processes. Public access shall be maintained during operating hours except during events or facility maintenance.

R-1-10 Map





County Park – Trail Events Venue

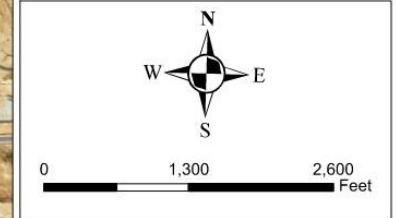


Legend

- Access Road
- Desert Color Planned Roads
- Proposed Mountain Bike Trails
- Start and Finish Lines
- UDOT Parcel
- County Park Area
- Parking Area
- Vender and Registration
- Pitzone Area

Ownership

- State of Utah
- Municipally Owned
- School District



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ST. GEORGE CITY CODE, TITLE 10 CHAPTER 7B, ZONING REGULATIONS, ADDING “COUNTY TRAIL PARK” AS AN ALLOWED USE IN THE R-1-10 ZONE AND DEFINING THE USE.

WHEREAS, under Utah Code Ann. § 10-20-501, the city may pass all ordinances and make all regulations necessary and proper for public health, safety, and the general welfare of the city and its inhabitants; and

WHEREAS, the city desires to change Title 10 Chapter 7B to add as an allowed use “County trail park” in the R-1-10 zone (Residential 10,000 sq. ft. minimum lot size) and defining the use, as further described in the new provisions attached hereto; and

WHEREAS, the Planning Commission held a public hearing on January 13 ,2026, and thereafter forwarded a recommendation for approval with a 6-0 vote of the requested code amendment to the City Council; and

WHEREAS, the City Council has determined that it is in the best interest of the City and the public to amend provisions of city code, Title 10-2-1, “Definitions”, and Title 10-7B-1, “Single Family Residential Zones”, to add a definition of “County Trail Park” and add it as a permitted use in the R-1-10 zone; and

WHEREAS, after careful consideration, the city council has determined that amending portions of Title 10 is in the best interest of the health, safety and welfare of the citizens of St. George to update the to amend the code as it relates to a County Trail Park.

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 St. George city code is hereby amended by adopting changes and revisions to Titles 10 for the protection of the City and the public, as set forth in Exhibit ‘A’ attached hereto and incorporated herein.

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 immediately upon execution below and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 5th day of February 2026.

ST. GEORGE CITY:

ATTEST:

Jimmie B. Hughes, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:

Jami Brackin, Deputy City Attorney

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

EXHIBIT A
10-2-1: DEFINITIONS:

County trail park: A park held and operated by the county for passive and active recreational activities, including, but not limited to, open space, bike trails, pedestrian trails, parking, staging, and other uses or features normally associated with public parks as described in the St George City code definition of a public park. Trails may be paved or unpaved. The county trail park is primarily a venue for trail events, and for public use and enjoyment. Any structure or building to support the recreational activities will comply with the city's permitting processes. Public access shall be maintained during operating hours except during events or facility maintenance.

EXHIBIT B
10-7B-1

Allowed Uses

	R-1-6	R-1-7	R-1-8	R-1-10	R-1-12	R-1-20	R-1-40
City facility, primary	P	P	P	P	P	P	P
City facility accessory uses; accessory structure and use	P	P	P	P	P	P	P
Communication transmission facilities, including wireless, primary	PS	PS	PS	PS	PS	PS	PS
Communication transmission facilities, including wireless, primary, height over 50'	C	C	C	C	C	C	C
County Trail Park				<u>P</u>			
Live-work unit			PS				



Agenda Date: 02/05/2026

Agenda Item Number: 04

Subject:

Consider approval Resolution No. 2026-003R appointing a representative to the Southwest Mosquito Abatement and Control Board.

Item at-a-glance:

Staff Contact: Ryan Dooley

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

N/A

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

This resolution is to appoint Councilmember Austin Anderston to replace Jay Sandberg on the Southwest Mosquito Abatement and Control Board to represent the City.

Staff Narrative (need/purpose):

Jay Sandberg was appointed as the City's representative on January 18, 2024. Mr. Sandberg will be retiring soon, leaving the need to replace him as the City's representative on the Southwest Mosquito Abatement and Control Board.

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 COUNCIL OF ST. GEORGE, UTAH, APPROVING THE DESIGNATION OF A REPRESENTATIVE TO SERVE ON THE SOUTHWEST MOSQUITO ABATEMENT AND CONTROL BOARD FOR THE CALENDAR YEAR 2026 OR UNTIL SUCH TIME AS A SUCCESSOR OR SUCCESSORS HAVE HAS BEEN APPOINTED.

WHEREAS the Southwest Mosquito Abatement and Control Board is made up of members appointed by the various cities and towns within the boundaries of the district; and

WHEREAS the City of St. George desires to designate persons to serve on said Southwest Mosquito Abatement and Control Board as representative for the City of St. George during the calendar year 2026 or until such time that a successor or successors have been designated and appointed; and

WHEREAS all legal requirements pertaining to the designation of said representatives have been met; and

WHEREAS said City Council deems it necessary and desirable for the preservation of the public health, safety and welfare,

BE IT HEREBY RESOLVED by the City Council of St. George, Utah that City Councilmember Austin Anderson, shall be, and is hereby, designated to serve as representative on the Southwest Mosquito Abatement and Control Board for the calendar year 2026 or until such time that a successor or successors have been designated and appointed.

DATED this _____ day of _____, 2026.

CITY OF ST. GEORGE:

ATTEST:

Jimmie B Hughes, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:

VOTING OF CITY COUNCIL:

City Attorney's Office

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

Ryan N Dooley, City Attorney