

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

PRESENT:

**Mayor Michele Randall
Councilmember 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
Budget Manager Jared Edwards
Police Chief Kyle Whitehead
Assistant City Manager Robert Myers
Finance Director Tiffany LaJoice
Assistant Public Works Director Wes Jenkins
Airport Manager Dustin Warren
Deputy City Attorney Jami Brackin
Community Development Director Carol Winner**

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

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

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

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

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

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

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

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

f. Consider approval to purchase a closed SCADA serial network.

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

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

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

h. Consider approval of the payment of the NEOGOV Maintenance Contract.

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

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

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

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

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

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

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

l. Consider approval of a Professional Services Agreement with Horrocks Engineers to update the Transportation Master Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

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

The vote was unanimous and the motion carried.

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Randall called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FY2025-26 BUDGET/RESOLUTION:

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

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

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

The vote was unanimous and the motion carried.

AMEND MASTER FEE SCHEDULE/RESOLUTION:

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

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

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

The vote was unanimous and the motion carried.

ADD STREET NAME TO EXISTING NUMBERED STREET/ORDINANCE:

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

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

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

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

The vote was unanimous and the motion carried.

PROPERTY EXCHANGE OF REAL PROPERTY:

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

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

The vote was unanimous and the motion carried.

REVISIONS TO THE CITY'S HANGAR LEASE POLICY:

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

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

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

The vote was unanimous and the motion carried.

AMEND SECTION 4 OF THE ST. GEORGE CITY STANDARD AND SPECIFICATIONS/ORDINANCE:

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

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

The vote was unanimous and the motion carried.

AMEND DEVELOPMENT AGREEMENT/ORDINANCE:

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

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

The vote was unanimous and the motion carried.

MEMORANDUM OF UNDERSTANDING:

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Randall called for a vote, as follows:

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

The vote was unanimous and the motion carried.

ANNEXATION POLICY PLAN/ORDINANCE:

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

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

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

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

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Link to motion: [01:51:04](#)

MOTION:

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

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Randall called for a vote, as follows:

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

The vote was unanimous and the motion carried.

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

APPOINTMENTS:

Appointments to Boards and Commissions of the City.

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

No reports were provided.

REQUEST 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: [02:05:14](#)

MOTION:

A motion was made by Councilmember Kemp to adjourn.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

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

The vote was unanimous and the motion carried.

/s/Christina Fernandez

Christina Fernandez, City Recorder