

**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.

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

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

c. Consider approval to award bid to Doug Hunt Construction for City Commons Storage Facility.

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

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

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

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

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

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

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

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Larsen.

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.

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Larsen.

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.

ANNUAL COMPREHENSIVE FINANCIAL REPORT:

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

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

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

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

Public hearing and consideration of Resolution No. 2026-001R 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 comments from Councilmember Larkin and discussion between the City Council and Mr. Myers: [00:29:58](#)

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

Link to motion: [00:36:43](#)

MOTION:

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

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

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

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

The vote was unanimous and the motion carried.

AMEND PD-C/ORDINANCE:

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

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

The vote was unanimous and the motion carried.

ZONE CHANGE/ORDINANCE:

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Kemp.

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

VOTE:

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

Councilmember Larkin – aye
Councilmember Larsen – aye

Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

ZONE CHANGE/ORDINANCE:

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Tanner.

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

VOTE:

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

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

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Councilmember Larsen.

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.

APPOINTMENTS:

Appointments to Boards and Commissions of the City.

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

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

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.

/s/Christina Fernandez

Christina Fernandez, City Recorder