

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

PRESENT:

**Mayor Jimmie Hughes
Councilmember Michelle Tanner
Councilmember Natalie Larsen
Councilmember Steve Kemp
Councilmember Austin Anderson**

EXCUSED:

Councilmember Dannielle Larkin

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Deputy Director of Recreation Programs Cody Schmitt
Assistant Recreation Manager Wayne Bullock
Budget Manager Jared Edwards
Planner Dan Boles
Energy Services Director Bryan Dial
Deputy City Attorney Jami Brackin**

OTHERS PRESENT:

**Glen and Kenzie Bien
Several Residents**

CALL TO ORDER:

Mayor Hughes called the meeting to order and welcomed all in attendance. An invocation was offered by Reverend Celeste Lasich with Good Shepherd Presbyterian and The Pledge of Allegiance to the Flag was led by Councilmember Tanner.

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

Link to City Manager John Willis noting that item #9 was removed from the agenda: [00:03:12](#)

MAYOR'S RECOGNITIONS, PROCLAMATIONS, AND UPDATES:

a. Read a proclamation proclaiming April 11, 2026 Walk with Autism Day.

Link to Councilmember Kemp reading a proclamation proclaiming April 11, 2026 Walk with Autism Day; the proclamation was accepted by Glen and Kenzie Bien: [00:03:26](#)

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b. Recognize the Tonaquint Tennis Center for being awarded the 2025 USTA Outstanding Facility Award.

Link to Mayor Hughes recognizing the Tonaquint Tennis Center for being awarded the 2025 USTA Outstanding Facility Award: [00:07:57](#)

Link to Mayor Hughes and Councilmember Larsen letting the Council know that the Lions Club presented the City with a gold and silver belt buckle: [00:12:00](#)

COMMENTS FROM THE PUBLIC:

Link to Mayor Hughes outlining the rules for speaking: [00:13:47](#)

Link to comments from resident Supe Lillywhite: [00:14:43](#)

Link to comments from resident Tyler Webb: [00:16:58](#)

Link to comments from resident Freddy Dunn: [00:18:55](#)

Link to comments from resident Stacey Witteck: [00:20:11](#)

Link to comments from resident Jordan Bracken: [00:22:37](#)

Link to comments from resident Lynn Hokana: [00:24:18](#)

Link to comments from Mayor Hughes: [00:26:35](#)

CONSENT CALENDAR:

a. Consider approval to award bid to Hellas Sports Lighting for the Canyons Softball Complex LED Sports Lighting Retrofit.

BACKGROUND and RECOMMENDATION: This item is to award a contract for an LED retrofit for the Canyons Softball Complex. An LED retrofit will require less maintenance, improve lighting for the softball games, as well as better cutoff for the residents in the area. The City recently requested bids for this project and received back 10 responses. Based on staff's evaluation of the bids Hellas Construction Company received the highest evaluation score. They will provide materials and installation along with a 25 year warranty. This project is a 2023 G.O. Bond funded project and is included in the FY 2026 Business Plan. Staff recommends award of the contract to Hellas Construction Company in the amount of \$699,700.

b. Consider approval to award bid to Feller Enterprises, LLC for construction of the Middleton Wash Trail.

BACKGROUND and RECOMMENDATION: This item is to award a bid to construct approximately one mile of trail along Middleton Wash. The bid includes removals, earthwork, storm drain, asphalt, concrete flatwork, retaining walls, and pedestrian bridge installation. Formal bids were requested for the project, and the City received eight bids. The low bid was from Feller Enterprises in the amount of \$1,152,848.63. After bids were reviewed, it was determined that the Base Bid in the amount of \$421,643.54 and the Additive Alternate in the amount of \$731,205.09 be awarded due to the favorable bid amounts provided. The Middleton Wash Trail is a 2023 Trails, Parks and Recreation G.O. Bond project and is on the City's Trail Master Plan. Staff recommends approval of awarding the Base Bid and the Additive Alternate to Feller Enterprises, LLC in the amount of \$1,152,848.63 contingent upon approval of the budget amendment.

c. Consider approval to award bid to WRX Contracting, LLC for construction of the Snake Hollow Bike Park Paving and Repairs project.

BACKGROUND and RECOMMENDATION: This item is to award a bid to pave the existing pump tracks and dirt jump zone and repair the existing dirt tracks for the gravity jump trails and progressive drop zone at the Snake Hollow Bike Park. The bid includes asphalt paving, repairs to existing dirt tracks, and owner staff training. Formal bids were requested for the project and the City received four bids. The low bid was from WRX Contracting in the amount of \$355,679.37. After bids were reviewed, it was determined that the Base Bid in the amount of \$272,829.12 and the Additive Alternate in the amount of \$82,850.25 be awarded due to the favorable bid amounts provided. In 2025, the City was awarded a \$250,000 UORG grant to pave the pump tracks at the Snake Hollow Bike Park. Staff recommends approval of awarding the Base Bid and Additive Alternate 1 to WRX Contracting, LLC in the amount of \$355,679.37.

d. Consider approval of Reimbursement Agreement with Quality Excavation for Waterline Upsize.

BACKGROUND and RECOMMENDATION: Contractor is building a subdivision that includes masterplanned waterlines. This project will upsize the line from 8" to the required size. Staff recommends approval.

e. Consider approval of a fee waiver request for the hourly costs associated with the St. George Police Department officers assigned to assist with the Washington County Fair Parade.

BACKGROUND and RECOMMENDATION: This is the second year the Washington County Parade is being held in St. George. The applicant is requesting a fee waiver of the hourly costs associated with the SGPD Officers, that would be assigned to assist. The fees for SGPD are estimated to be \$1400. This approval would be for all future parades being held in conjunction with Washington County Fair. Staff recommends approval of waiving the fees for this and future events.

f. Consider approval of a fee waiver request for the Kiwanis Club Egg Hunt to be held at Vernon Worthen Park.

BACKGROUND and RECOMMENDATION: This is the 75th year of the Kiwanis Club hosting a free egg hunt for the community Easter weekend for children 1-11, as well as special needs children of all ages at Vernon Worthen Park. The applicant is requesting a fee waiver for the following: park reservation fee, special event permitting fee, gazebo fee, and surrounding park area & facilities at Vernon Worthen Park to assist with costs associated with the event, at a cost of approximately \$450. The Council has approved fee waivers for this event over the past several years. Staff recommends approval of waiving the fees for this and future events.

g. Consider approval of the minutes from the meetings held on February 5, 2026 (work meeting); February 5, 2026 (regular meeting); February 19, 2026 (work meeting); and February 19, 2026 (regular meeting).

Link to presentation from City Manager John Willis: [00:27:49](#)

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Link to motion: [00:28:16](#)

MOTION:

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

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Hughes called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FY 2025-26 BUDGET/RESOLUTION:

Public hearing and consideration of Resolution No. 2026-004R 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 Budget Manager Jared Edwards, including comments from Councilmember Larsen: [00:28:38](#)

Link to public hearing; no comments were given: [00:32:08](#)

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Link to motion: [00:32:30](#)

MOTION:

A motion was made by Councilmember Larsen to approve Resolution No. 2026-004R to review and approve amendments to the Fiscal Year 2025-26 Budget.

SECOND:

The motion was seconded by Councilmember Anderson.

VOTE:

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

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

The vote was unanimous and the motion carried.

AMEND GENERAL PLAN/ORDINANCE:

Consider approval of Ordinance No. 2026-018 amending the City’s General Plan by adding the R-1 zone to the Responsible Growth Element of the General Plan. (Case No. 2025-GPA-017 - R-1 General Plan Amendment)

BACKGROUND and RECOMMENDATION: The applicant has applied to create a new single-family zoning category. As part of that application, the General Plan needs to be amended to include the new zone. The Planning Commission held a public hearing on the proposed amendment and recommended approval of the application by a 6-0 vote with no conditions or amendments.

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and

AMEND CITY CODE/ORDINANCE:

Consider approval of Ordinance No. 2026-019 amending portions of Title 10 of City Code to create a new single-family zone to be known as the R-1 zone and amend the requirement for minimum floor area for a home. (Case No. 2025-ZRA-015 - R-1 zone addition)

BACKGROUND and RECOMMENDATION: The applicant initially applied for a 4,000 sq ft zone but has modified the application to the currently requested new zoning category. At their meeting held on February 12, 2026, the Planning Commission held a public hearing and recommended approval with a vote of 6-0 and no conditions or modifications; one comment was given in favor of the application.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including comments from the City Council: [00:33:03](#)

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Link to motion: [00:42:44](#)

MOTION:

A motion was made by Councilmember Kemp to Ordinance No. 2026-018 amending the City’s General Plan by adding the R-1 zone to the Responsible Growth Element of the General Plan.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

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

The vote was unanimous and the motion carried.

Link to motion: [00:43:25](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2026-019 amending portions of Title 10 of City Code to create a new single-family zone to be known as the R-1 zone and amend the requirement for minimum floor area for a home detailed throughout the presentation.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

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

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

The vote was unanimous and the motion carried.

GENERAL PLAN AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-020 amending the City’s General Plan from LDR (Low Density Residential) to COM (Commercial) on approximately 109 acres located generally on the east side of Highway 18, between approximately 3000 North and 3800 North. (Case No. 2025-GPA-012 - The Trails East)

BACKGROUND and RECOMMENDATION: In 2006, a plan was approved for the subject property but did not materialize. As a result, the approvals lapsed and the property sold. The current applicant has a desire for a commercial element on the property and needs to change the General Plan on a portion of the property. At their meeting held on February 24, 2026, the Planning Commission held a public hearing and recommended approval with a vote of 6-0; one property owner made a comment which was generally in favor of the amendment.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between City Manager John Willis, the City Council, and Mr. Boles: [00:44:06](#)

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Link to motion: [00:51:52](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2026-020 amending the City's General Plan from LDR (Low Density Residential) to COM (Commercial) on approximately 109 acres located generally on the east side of Highway 18, between approximately 3000 North and 3800 North.

SECOND:

The motion was seconded by Councilmember Anderson.

VOTE:

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

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

The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-021 amending the Desert Color Planned Development TNZ zone on approximately 58.68 acres located southwest of Painted Ridge Parkway, west of Desert Sage Parkway and west of the previously approved Sage Haven phases to develop the next residential phases of Sage Haven. (Case No. 2026-PDA-002 - Sage Haven Phases 22-33)

BACKGROUND and RECOMMENDATION: This application is to consider approval of 260 units in the Desert Color PD-TNZ zone. The Planning Commission held a public hearing on the request and recommends approval of the application with a 6-0 vote and the following comment: That all civic space required will be met per the zone plan.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council and Mr. Boles: [00:52:38](#)

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Link to motion: [00:56:50](#)

MOTION:

A motion was made by Councilmember Anderson to approve Ordinance No. 2026-021 amending the Desert Color Planned Development TNZ zone on approximately 58.68 acres located southwest of Painted Ridge Parkway, west of Desert Sage Parkway and west of the previously approved Sage Haven phases to develop the next residential phases of Sage Haven.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

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

The vote was unanimous and the motion carried.

AMENDED AND RESTATED POWER POOLING AGREEMENT WITH UAMPS/RESOLUTION:

Consideration of Resolution No. 2026-005R approving an Amended and Restated Power Pooling Agreement with Utah Associated Municipal Power Systems (UAMPS) for the Pool Project (Effective May 1, 2026).

BACKGROUND and RECOMMENDATION: St. George is currently a participant in UAMPS' Pool Project under a prior pooling agreement, and UAMPS has now asked participating members to adopt an updated ("amended and restated") agreement that modernizes the operational, governance, and financial terms to support mandatory participation in organized wholesale power markets and PacifiCorp's entry into the Extended Day-Ahead Market (EDAM) planned for May 2026.

Link to introduction from City Manager John Willis and presentation from Energy Services Director Bryan Dial, including discussion between the City Council and Mr. Dial: [00:57:51](#)

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

MOTION:

A motion was made by Councilmember Larsen to approve Resolution No. 2026-005R approving an Amended and Restated Power Pooling Agreement with Utah Associated Municipal Power Systems (UAMPS) for the Pool Project (Effective May 1, 2026).

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

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

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

The vote was unanimous and the motion carried.

AMEND TITLES 1 AND 2 OF CITY CODE/ORDINANCE:

Consider approval of Ordinance No. 2026-022 amending Titles 1 and 2 of the City Code.

BACKGROUND and RECOMMENDATION: This item was heard in a work meeting in January 2026. The City's ordinances have some internal inconsistencies as well as inconsistencies with state law and need to be updated with respect to politically appointed positions. These amendments clarify the inconsistencies and adopt the City's current practices. Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from Deputy City Attorney Jami Brackin, including discussion between City Manager John Willis and Ms. Brackin: [01:01:18](#)

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Link to motion: [01:06:00](#)

MOTION:

A motion was made by Councilmember Anderson to approve Ordinance No. 2026-022 amending Titles 1 and 2 of the City Code, adding the Assistant City Manager as an appointed position.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

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

The vote was unanimous and the motion carried.

Link to members of the Youth City Council introducing themselves: [01:06:42](#)

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: [01:07:54](#)

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: [01:12:58](#)

MOTION:

A motion was made by Councilmember Anderson to adjourn

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Hughes called for a vote, as follows:

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

The vote was unanimous and the motion carried.

/s/Christina Fernandez

Christina Fernandez, City Recorder