

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JANUARY 8, 2015, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
Deputy City Attorney Paula Houston
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Bowcutt and the invocation was offered by Reverend Jimi Kestin. He then mentioned the Prayer Over the City event that took place on January 1, 2015. Additionally, he read a post card he received from a local couple thanking the City staff for what they do.

COMMENTS FROM THE PUBLIC:

Mayor Pike advised that there was a form received from a gentleman in Washington City. Because the gentleman lives outside St. George City limits and the topic is an item listed on tonight's agenda, the comments could not be heard.

APPOINTMENTS:

Appoint the new Administrative Services Director.

City Manager Gary Esplin advised that Finance Director Philip Peterson is retiring after 32 years of service. He thanked him for the incredible job he has done. Additionally, he explained the changes to the Finance Department including creating the Administrative Services Director and Finance Manager positions. He recommended appointing the Budget and Financial Planning Manager, Deanna Brklacich, to the Administrative Services/Budget Director position.

MOTION: A motion was made by Councilmember Almquist to appoint Deanna Brklacich as the Administrative Services/Budget Director position.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin recommended that the City Treasurer, Tiffany LaJoice, be promoted to the Finance Manager position through the selective promotion process.

Finance Director Philip Peterson thanked the Mayor and City Council, as well as the previous Mayors and City Councils for giving him the opportunity to serve. Part of the reason he feels comfortable with leaving is that he has total confidence in those in his department.

Administrative Services Director Deanna Brklacich stated that the City is losing a giant in the finance business with the retirement of Mr. Peterson. She stated that she has worked with Mr. Peterson for approximately 20 years and hopes to bring that knowledge into this position.

Finance Manager Tiffany LaJoice stated that she will miss Mr. Peterson. He has been a great boss and she appreciates his dedication. She thanked the Mayor and City Council, as well as the City Manager, for this opportunity.

Mayor Pike commented that the City is very fortunate to have the employees that it has. He mentioned the retirement celebration that will take place on Thursday, January 29, 2015 from 3:00 to 5:00 p.m.

APPOINTMENT:

Mayor Pike mentioned that there are positions available for the Airport Advisory Board. He recommends appointing Mary Hatch who has retired from the hospital. She does not reside in St. George; however she does reside in Washington County.

MOTION: A motion was made by Councilmember Almquist to appoint Mary Hatch to the Airport Advisory Board.

SECOND: The motion was seconded by Councilmember Arial.

Mayor Pike added that Ms. Hatch's term will be four years.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PROFESSIONAL SERVICES AGREEMENT:

Consider approval of a professional services agreement with Bowen & Collins Engineers for the Wastewater Treatment Plant Solids Handling Controls Upgrade project.

City Manager Gary Esplin explained that a used centrifuge was purchased for the Wastewater Treatment Plant. This is for the upgrade of the controls at a cost of \$137,785.

MOTION: A motion was made by Councilmember Almquist to approve the contract for professional services with Bowen & Collins Engineers for the Wastewater Treatment Plant in the amount of \$137,785 for 2015.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for demolition of the West Cove Apartments.

Purchasing Manager Connie Hood advised that quite a few bids were received. The low bidder is B. Hansen Construction in the amount of \$90,000 which includes asbestos removal.

City Manager Gary Esplin commented that he had a discussion with a gentleman who wanted the City to delay the bid to see if there are alternatives. In his opinion, the City is too far down the road to put the demolition on hold. He does not see that this can be delayed any longer. Staff contacted the Cooper family several weeks ago who asked that the bid be delayed. The bid was delayed at that time. Neighbors have been patiently waiting for this.

Councilmember Randall commented that neighbors have been very patient. She is not in favor of delaying the demolition.

MOTION: A motion was made by Councilmember Randall to award the bid to B. Hansen Construction in the amount of \$90,000 for the demolition of West Cove Apartments.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

ZONE CHANGE/PUBLIC HEARING/ORDINANCE:

Public hearing to consider a request to modify the PD-C (Planned Development Commercial) zone for Ideal Automotive, LLC located at 184 West 1600 South.

Planner Ray Snyder presented a request for a zone change for Ideal Automotive, LLC. He presented a PowerPoint presentation which included photos of the plans, elevations, and photos of the area. There are dead as well as missing trees along Black Ridge Drive that will be replaced. He mentioned a letter received from a nearby business owner regarding the landscaping. The existing building will be demolished and a new building will be added. He outlined the staff report and comments from the Planning Commission who recommends approval.

Councilmember Bowcutt inquired if the parking area for storing vehicles is figured in as part of the adequate parking space. He fears that this parking will fill up and there will not be adequate parking.

Mr. Snyder explained that City code goes by the square footage of the building to determine the required parking spaces. The area in which Councilmember Bowcutt is referring to, will be used to determine the required parking. They do meet the parking requirements. The code does not state that cars cannot be parked for long periods of time.

Mayor Pike asked if the applicant would consider planting evergreen trees along the north side as well as on the west.

Councilmember Almquist stated that trees and gravel would be sufficient in the area to the north.

City Manager Gary Esplin explained that this is a PD-C zone; the applicant is adding additional space that is being added to the property. He commented that he agrees with Councilmember Bowcutt with regard to the parking. If the parking is behind a fence and a customer cannot access it, there is an issue. The business needs to have adequate customer parking in the front of the building. When he had work done on his car, he had trouble finding parking. Although the request meets the ordinance, it may have to be looked at in the future.

Mayor Pike opened the public hearing.

Bill Western, architect, explained that there is more customer parking at the proposed building than there is at the existing facility. He also explained that long term storage of vehicles is not planned. Additionally, he explained that the existing facility has an impound area used by the Police Department.

Mayor Pike closed the public hearing.

MOTION: A motion was made by Councilmember Arial to approve the request to modify the PD-C zone for Ideal Automotive, LLC. with conditions of the Planning Commission and with review of the parking and landscaping requirements.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/GENERAL PLAN AMENDMENT/ORDINANCE:

Public hearing to consider a General Plan amendment from LDR (Low Density Residential), MDR (Medium Density Residential) and COM (Commercial) to COM (Commercial) on property generally located between 3000 East Street and Mall Drive.

Planning & Zoning Manager John Willis presented a request for a General Plan amendment on property generally located between 3000 East Street and Mall Drive. He presented a PowerPoint presentation which included maps of the area, the applicant's proposal and photos of the area. The Planning Commission recommends approval.

Councilmember Bowcutt inquired if the existing irrigation ditch is owned by the City or is part of the property.

City Manager Gary Esplin explained that the drainage ditch is an easement on the property for conveying flood water as well as tail water from the irrigation of the fields. Washington City has utilized the drain. There are funds in the budget to improve this area.

Councilmember Hughes commented that this needs to be taken care of prior to developing the area.

City Manager Gary Esplin explained that the property owner has hired an engineering firm. If approved, the applicant will return with a development proposal. Staff supports the applicant as this is good planning to diversify commercial so that patrons do not have to drive far.

Mayor Pike opened the public hearing.

Sandy Certonio, a Washington City resident, stated that it will be nice to have a store in the area; however, she is concerned that this will change the character and nature of Washington Fields. She mentioned the big scar on Bluff Street which was allowed to happen as well as the Twin Palms Golf Course rock formation. Those that moved to Washington Fields moved there for the quiet, country residential setting. She asked that her comments be considered.

Mayor Pike stated that he feels this type of commercial to be beneficial to the residents in this area. He appreciates Ms. Certonio's comments as the Council will want to consider everything.

Ed Baca, St. George resident, stated that there is a need for the commercial development in this area. Since the bridge has been installed, the traffic at Foremaster Ridge has increased. He believes the commercial development will assist with, as well as lessen the traffic. He asked the Mayor and City Council approve this request.

Sheri Reeder, a Washington City resident, asked if there has been discussion with Washington City officials regarding this proposal.

Mayor Pike mentioned that he spoke with Mayor Nielson. His feeling is that Mayor Nielson expected this to be a good thing. Additionally, he believes that there are ways to make this work. He mentioned that there was opposition when the Bloomington Walmart was proposed.

Ms. Reeder asked if the City Council has a say in what is built there.

Mayor Pike replied yes. He stated that he appreciates the comments. There being no further comments, he closed the public hearing.

Councilmember Hughes commented that the general concern is the Washington Fields area. The City has discussed preserving the quaintness. He believes that if commercial is wanted in the area, this is where it should be.

MOTION: A motion was made by Councilmember Hughes to approve the general plan amendment from LDR (Low Density Residential), MDR (Medium Density Residential) and COM (Commercial) to COM (Commercial) on the 24.4 acres.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

NAME UAMPS REPRESENTATIVE/RESOLUTION:

Consider approval of a resolution naming Laurie Mangum as the UAMPS representative and James Van Fleet as the alternate representative.

City Manager Gary Esplin advised that he proposed to name Laurie Mangum as the UAMPS representative and James Van Fleet at the alternate representative.

MOTION: A motion was made by Councilmember Almquist to appoint Laurie Mangum as the UAMPS representative and James Van Fleet at the alternate representative.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

SPECIAL EVENT PERMIT FEE WAIVER:

Consider approval of a request to waive the special event permit fee as well as the fee for the use of the Ridge Top Complex for the Hog and Jog 5k event. LaRae Nelson, applicant.

City Manager Gary Esplin stated that this is an exciting event and a fundraiser for SwitchPoint.

LaRae Nelson, applicant, mentioned that this event is to benefit SwitchPoint. This will be a fun run and will not serve traditional race food, only bacon. They are asking for a fee waiver for the special event and for the use of the Ridge Top Complex. This event will bring in advertisement and recognition for SwitchPoint. They will donate half the net proceeds to SwitchPoint. Additionally, they will work in conjunction with United Way Dixie and SwitchPoint staff. They expect 750 runners and the event will take place on Saturday, March 28, 2015 at 9:00 a.m. Radio stations will be broadcasting along the course and Waffle Love will also participate. The bacon will be cooked prior to the event; however, they also plan on cooking bacon at the event. They will be working with City staff to plan the course.

MOTION: A motion was made by Councilmember Arial to approve the fee waivers for the special event permit as well as for the use of the Ridge Top Complex for the Hog and Jog event.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

MEMORANDUM OF UNDERSTANDING:

Consider approval of a memorandum of understanding between the City of St George and the U.S. Marshal's Office.

City Manager Gary Esplin advised that there is an existing MOU between the City and the U.S. Marshal's Office. This will formally adopt the agreement by the City Council.

He explained that this is a fugitive task force and the officers are required to be deputized.

MOTION: A motion was made by Councilmember Almquist to approve the memorandum of understanding between the City of St. George and the U.S. Marshal's Office.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

INTELOCAL AGREEMENT:

Consider approval of an interlocal agreement between the City of St. George and Washington County for the bomb squad.

City Manager Gary Esplin explained that the City has operated the bomb squad in the past, with participation from Washington County and other entities. This agreement will allow the bomb squad to respond within the Five County area.

MOTION: A motion was made by Councilmember Hughes to approve the interlocal agreement for the bomb squad.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

DONATION AGREEMENT:

Consider approval of a donation agreement and deed for a strip of land adjacent to the Fields at Little Valley softball park and Meadow Valley Estates Phases 1 and 2.

City Manager Gary Esplin advised this donation agreement is for a strip of land near Meadow Valley Estates Phases 1 and 2. The property is approximately 0.25 acres and cannot be used by the developer. He recommended accepting the donation.

MOTION: A motion was made by Councilmember Randall to accept the donation.

SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:

Mayor Pike mentioned that the Arts Commission would like to be on the January 15, 2015 agenda to make their recommendations on pieces to purchase.

Councilmember Arial mentioned the dress exhibit that is currently at the Arts Museum. Art Around the Corner is planning their annual reception on March 27th and 28th. The Art Museum will hold its annual Soup 'n Bowl fundraiser on March 6th. She also mentioned the Youth City Council; they have been in training and are learning lots of things about government.

Mayor Pike mentioned that there are six slots available for the Youth City Council to attend the Local Officials Day conference. Additionally, he mentioned the Heritage Day Celebration. He and the Councilmembers will be serving root beer floats at the Opera House on January 17th from 12:00 to 2:00 p.m. Also on that day, it will be free to ride a Suntran bus, swim at the Sand Hollow Aquatic Center and use the Recreation Center.

Councilmember Randall mentioned the Veteran's Town Hall meeting that will take place on January 21st at the Ivins Veterans Home from 6:00 to 8:00 p.m. Additionally, she mentioned that the St. George Musical Theater needs a box office and their production Dirty Rotten Scoundrels starts next week.

City Manager Gary Esplin stated that he can work on finding a box office. He mentioned that City staff is looking into the restrooms at the Children's' Museum.

Councilmember Hughes mentioned that he attended the Homeless Coordinating Council meeting. It is impressive to see the change in the direction of the board since SwitchPoint has opened. The Point in Time count will take place January 29, 30, and 31. He mentioned that Lloyd Pendleton did a spot on the Jon Stewart show regarding what Utah is doing for the homeless.

Councilmember Almquist commented that most of his boards have been quiet over the holidays. The Historic Preservation Committee met just prior to Christmas; the new owners would like to preserve the central historic part of the home located near 300 West and 200 North.

Councilmember Bowcutt commented that the Planning Commission did not meet because of the holidays.

Mayor Pike stated that the next meeting will include a special event permit discussion. Additionally, there will be a repeat of last year's budget planning meeting in February. He mentioned a State of the City presentation that will take place at a Chamber of Commerce event on February 4th at the Courtyard Marriott.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Bowcutt to adjourn to a closed session for property purposes.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Randall to adjourn.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.