ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
AUGUST 6, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

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

STAFF MEMBERS PRESENT:

City Manager John Willis
Assistant City Manager Robert Myers
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Assistant City Manager Robert Myers
Budget Manager Jared Edwards
Planner Brenda Hatch
Planner Dan Boles
Planner Brian Dean
Community Development Director Carol Winner

OTHERS PRESENT:

Kat Puzey with the Downtown Farmers Market
Ashley Tiller with the Downtown Farmers Market
Melinda Hortin with the St. George Exchange Club
Steve Manwaring with the St. George Exchange Club
Resident Tanya Uyleman
Resident Liam Uyleman

CALL TO ORDER:

Mayor Hughes called the meeting to order and welcomed all in attendance. The invocation was offered by Sharon Shores with the Universal Life Ministries 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, PROCLAMATIONS, AND UPDATES:

Link to Mayor Hughes acknowledging members of the Youth City Council in attendance: 00:03:20

a. Read a Proclamation proclaiming August 2 – 8, 2026 as National Farmers Market Week.

Link to Councilmember Larkin reading a Proclamation proclaiming August 2 – 8, 2026 as National Farmers Market Week; the Proclamation was accepted by Kat Puzey and Ashley Tiller with the Downtown Farmers Market: 00:03:47

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b. Presentation from the St. George Exchange Club.

Link to presentation from Melinda Hortin and Steve Manwaring with the St. George Exchange Club; awards were accepted by the City and resident Liam Uyleman: 00:09:43

COMMENTS FROM THE PUBLIC:

Link to Mayor Hughes outlining the rules for speaking: 00:15:20

Link to comments from resident Cordell Stevens, including comments from Mayor Hughes: 00:16:08

Link to comments from resident Mike McKee, including comments from Mayor Hughes and Councilmember Kemp: 00:21:04

CONSENT CALENDAR:

a. Consider approval to award a bid to Peak Asphalt for the chip seal oil supply.

BACKGROUND and RECOMMENDATION: This item is to award a bid for the purchase of 2,500 tons of chip seal oil from Peak Asphalt in the amount of $1,371,175. Chip seal oil is used as part of the city's annual pavement maintenance program to protect the surface of roadways in the community from sun and water damage. Formal bids were requested and the city received two bids. The low bid was received from Peak Asphalt in the amount of $1,371,175. Staff recommends approval.

b. Consider award of bid to Irby Utilities for the purchase of 750 Primary Wire for the Bluff Street project.

BACKGROUND and RECOMMENDATION: This item is for the purchase of 750 Primary wire that will be used for the Bluff Street project. The city received four bids; Irby Utilities provided the lowest bid with acceptable lead times. Staff recommends award of the bid to Irby Utilities in the amount of $112,000.00

c. Consider award of bid to Grass Creek Construction for the remodel of the police department campus located at 175 East 200 North.

BACKGROUND and RECOMMENDATION: This item is to award a bid for the remodel of the police department campus located at 175 East 200 North. The former city hall, records storage building, and the current police station will become the St. George Police Department campus and all buildings will be renovated to accommodate the growing needs of the police department. These improvements will provide additional space for the Echo Unit, Training Unit, Investigations, Patrol, Victim Services, and the Quarter Master. Staff released a request for proposals and 5 responses were received back. After completing an evaluation of the proposals, Grass Creek Construction received the highest score and is recommended for award. Grass Creek's bid totaled $5,644,385. Staff recommends award.

d. Consider approval of contract renewal for Artic Wolf cyber security monitoring software.

BACKGROUND and RECOMMENDATION: This item is to consider approval of a three year agreement for Artic Wolf cyber security monitoring software. The City has used Arctic Wolf for cybersecurity services for the past four years. Artic Wolf is used to provide security for the city's networks. This renewal will be through a state contract. The annual cost of the proposed renewal is $128,585. Staff recommends approval.

e. Consider approval of Change Order 1 with Inliner Solutions for Sewer Relining projects.

BACKGROUND and RECOMMENDATION: This item is to consider approval of change order 1 to the contract with Inliner Solutions for 2026 Sewer Relining. The Water Services Department budgets for sewer line rehabilitation on an annual basis. Through routine video inspection of the wastewater collection system, deteriorating wastewater lines are identified and evaluated for full replacement or rehabilitation. The contract with Inliner Solutions was awarded on the May 5, 2026 City Council meeting. Change order 1 would add 29 additional sections of sewer pipe rehabilitation that were planned for in FY 2027. The total cost of the change order is $740,980. This change order allows the City to complete the additional work under the existing contract while retaining the competitively established unit prices from the original agreement. Staff recommends approval.

f. Consider approval of change order for the new Suntran Transit Facility.

BACKGROUND and RECOMMENDATION: This item is for a change order to the contract with Bonneville for the construction of the new Suntran Transit Facility. This change order will add bus canopies to the facility. These canopies will help protect the buses from the weather and help mitigate significant heat build up in the buses prior to entering service. The current location on Red Hills has canopies and this is something typical in the industry. The proposed change order is $861,985.74. Because of savings realized through a previous change order that eliminated the automatic drive-through bus wash, the net impact to the project budget is an increase of $461,986. Funding for this request is proposed to come from grant funds received from the State for the Zion Route. Staff recommends approval contingent upon approval of the associated budget amendment.

g. Consider approval of the purchase of an 8" submersible Sewer Bi-Pass Pump.

BACKGROUND and RECOMMENDATION: This agenda item is for the purchase of an 8", hydraulic driven, diesel powered, mobile submersible pump from MWI Corporation. This is a Sole Source purchase because this is the only manufacturer that can provide this type of submersible pump with the flow and head range that we need. The wide flow and head range that this pump can provide gives us great flexibility in not only using the pump within the wastewater treatment plant, but also gives us the ability to use this as a bi-pass pump within our collection system, where the flows vary significantly. The cost of this pump from MWI Corporation is $103,268. Staff recommends approval.

h. Consider approval of a Professional Services Agreement (PSA) with Civil Science Infrastructure, Inc. for bidding and construction phase services for Thunder Junction Phase 2.

BACKGROUND and RECOMMENDATION: Civil Science Infrastructure, Inc. recently completed the civil design portion of the construction documents for Thunder Junction Phase 2 and now the project is ready to move on to bidding and construction. This proposed PSA with Civil Science Infrastructure, Inc. is to provide bid and construction phase services for Thunder Junction Phase 2. The proposed cost for these services is $232,500. The Thunder Junction Phase 2 project is included in the FY 2027 Business Plan and is a 2023 Trails, Parks and Recreation G.O. Bond project. Staff recommends approval.

j. Consider approval of the continued sponsorship of the Boys & Girls Club of Southern Utah 4th Annual Patti & LaVell Edwards St. George Golf Tournament fundraiser in the amount of $3,000.

BACKGROUND and RECOMMENDATION: The Boys & Girls Club is now entering its fifth year of operations in St. George, providing a safe place for kids with nowhere to go after school. The Boys & Girls Club provides academic support, enrichment activities, hands-on STEM experiences, teaches digital safety and responsibility, and even feeds the kids a delicious meal and snacks every day! These programs are currently offered at 8 Schools in St. George at no cost to the kids or their families. This program has been so successful that there is now a waiting list of kids to join. The Council approved sponsorship in 2023, 2024, and 2025 for the Club's previous golf tournament fundraising events. The Boys & Girls Club is holding the 4th Annual Patti & LaVell Edwards St. George Golf Tournament fundraiser on September 9, 2026, to raise funds to support this very successful program in our schools, and is requesting sponsorship from the City of $3,000.

k. Consider approval of a fee waiver for the annual Bloomington Community Picnic organized by The Church of Jesus Christ of Latter-day Saints Bloomington stake.

BACKGROUND and RECOMMENDATION: This is an annual event that the community of Bloomington has held for many years. The event will be held on October 1, 2026, and will offer food, stations to visit, and activities free to the public. The fee waiver request totals $600 and includes: 1) Special Event application fee ($150); and 2) Park Reservation fee plus deposit ($450). Staff recommends approval of waiving the fees for this and future events.

l. Consider approval to allow Hive 435 Taphouse Inc. to provide beer and wine for the annual Dinner on Main Dixie Days Event.

BACKGROUND and RECOMMENDATION: The Hive 435 Taphouse is requesting consent to provide beer and wine on city property for the September 17, 2026

Dinner on Main event. Dinner on Main during Dixie Days is a dynamic celebration of Southern Utah's culinary scene, revitalizing historic Main Street with an unforgettable outdoor dining experience. Indulge in exquisite multi-course menus crafted by local chefs, accompanied by live music and art.

m. Consider approval to allow the St. George Lions to hold a beer garden at the 92nd Lions Dixie Round Up Rodeo to be held on September 17-19, 2026 at the Dixie Sunbowl.

BACKGROUND and RECOMMENDATION: For 92 years, the St. George Lions Club continues to bring the community together for the Dixie Round Up Rodeo. They have applied to hold a Beer Garden as part of their event in a safe and secure area. The proceeds from the annual rodeo are given back to the members of the community.

n. Consider a fee waiver for the annual Recovery Day Fun Run and Recovery Day, as part of National Recovery Month in September.

BACKGROUND and RECOMMENDATION: The 2026 Recovery Day will be held at JC Snow Park & the 2026 Recovery Day Fun Run held at Crosby Confluence Park-Virgin River North Trail, as part of National Recovery Month in September. These are annual events that celebrate individuals in recovery from substance use disorders and mental illness. Held in September as part of National Recovery Month, it's a free, family-friendly event designed to promote health, hope, unity, and healing within the community. The day typically features a resource fair with local service providers and community allies, live music, food vendors, and inspiring speakers.

o. Consider approval of the minutes from the meeting held on July 16, 2026.

Link to presentation from City Manager John Willis, including noting that item 3i has been removed from the agenda, including discussion between the City Council and Assistant City Manager Robert Myers: 00:30:55

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Link to motion: 00:31:56

MOTION:
A motion was made by Councilmember Larkin to approve the consent calendar as presented, with the removal of item i.
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
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FY 26-27 BUDGET/RESOLUTION:
Public hearing and consideration of Resolution No. 2026-017R to review and approve amendments to the Fiscal Year 2026-27 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: 00:32:13

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Link to public hearing; no comments were made: 00:33:50

Link to motion: 00:34:09

MOTION:
A motion was made by Councilmember Kemp to approve Resolution No. 2026-017R to review and approve amendments to the Fiscal Year 2026-27 Budget as presented by staff.
SECOND:
The motion was seconded by Councilmember Larkin.
VOTE:
Mayor Hughes called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:
Consider approval of a Conditional Use Permit for a development with an aggregate ground floor footprint square footage of 20,000 square feet or more on approximately .63 acres located at 801 South Bluff Street. (Case No. 2026-CUP-004 - UCCU St George Place)

BACKGROUND and RECOMMENDATION: This proposal is a conditional use permit for the first newly constructed building in the St George Place Development. At their meeting held on July 14, 2026, the Planning Commission recommended approval with a unanimous vote of 6-0.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch: 00:34:39

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Link to motion: 00:37:40

MOTION:
A motion was made by Councilmember Larsen to approve Conditional Use Permit for a development with an aggregate ground floor footprint square footage of 20,000 square feet or more on approximately .63 acres located at 801 South Bluff Street.

SECOND:
The motion was seconded by Councilmember Anderson.

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

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

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a Conditional Use Permit for a development with an aggregate ground floor footprint square footage of 20,000 square feet or more on approximately 6.62 acres approximately located south of Southern Parkway and west of Desert Canyons Parkway. (Case No. 2026-CUP-002 - Desert Corner)

BACKGROUND and RECOMMENDATION: The proposal is for a nine (9) building development with an aggregate ground floor footprint square footage of 20,000 square feet or more on approximately 6.62 acres. At their meeting held on June 23, 2026 the Planning Commission recommended approval with a unanimous vote of 7-0.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch: 00:38:05

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Link to motion: 00:41:57

MOTION:
A motion was made by Councilmember Kemp to approve Conditional Use Permit for a development with an aggregate ground floor footprint square footage of 20,000 square feet or more on approximately 6.62 acres approximately located south of Southern Parkway and west of Desert Canyons Parkway.

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
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

AMEND GENERAL PLAN/ORDINANCE:

Consider approval of Ordinance No. 2026-057 amending the City's General Plan by changing the general plan from AE (Agricultural Estates) to COM (Commercial) on approximately 8.48 acres generally located north of 2450 South and West of 3210 East. (Case No. 2026-GPA-009 - 2450 South Sullivan Commercial)

BACKGROUND and RECOMMENDATION: The applicant is requesting a change of general plan designation from AE (Agricultural Estates) to COM (Commercial) on approximately 8.48 acres. At their meeting held on July 14, 2026, the Planning Commission held a public hearing, and recommends approval with a 5-0 vote and no conditions; there were no public comments made at the hearing.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including comments from Councilmember Tanner: 00:42:27

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Link to motion: 00:44:17

MOTION:
A motion was made by Councilmember Larkin to approve Ordinance No. 2026-057 amending the City's General Plan by changing the general plan from AE (Agricultural Estates) to COM (Commercial) on approximately 8.48 acres generally located north of 2450 South and West of 3210 East.

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
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

AMEND GENERAL PLAN/ORDINANCE:

Consider approval of Ordinance No. 2026-058 amending the City General Plan by changing the general designation from OS (Open Space) to LDR (Low Density Residential) on approximately 4.0 acres located in the center of the Old Farm development which is bounded by 3000 East on the east, 2350 East on the west, 2000 South on the north and 2450 South on the south. (Case No. 2026-GP-007 - Old Farm General Plan Amendment)

BACKGROUND and RECOMMENDATION: After determination that the Parks Department isn't in need of the subject property for a park or open space, the applicant is proposing to change the land use category to Low Density Residential. The Planning Commission held a public hearing on July 14, 2026 and received no public comment. They recommend approval of the change with a 5-0 vote.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles: 00:44:53

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Link to motion: 00:46:50

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2026-058 amending the City General Plan by changing the general designation from OS (Open Space) to LDR (Low Density Residential) on approximately 4.0 acres located in the center of the Old Farm development which is bounded by 3000 East on the east, 2350 East on the west.

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
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

AMEND DEVELOPMENT AGREEMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-059 to amend the Desert Canyons Development Agreement to include the R-1 zoning designation by amending the definitions section, paragraph 7.5.1, table 3.2, and exhibit D. (Case No. 2026-DAA-001 - Desert Canyons Development Agreement Amendment)

BACKGROUND and RECOMMENDATION: The Desert Canyons Development Agreement and its associated Zone Plan were approved by the City Council on July 16, 2009. At that time the R-1 zoning designation did not exist. The applicant is now proposing a zoning change for a 13.23-acre property from PD-R (Planned Development Residential) to R-1 (Single-Family Residential with no minimum lot size requirement and a 40-foot minimum lot width/frontage). This proposal necessitates an amendment to the existing Development Agreement to include the R-1 zoning designation in the agreement and attached exhibits. At their meeting held on July 14, 2026 the Planning Commission held a public hearing and recommended approval in a unanimous vote of 6-0. No public comments were received.

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AND

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2026-060 amending the City Zoning Map by changing the zone from PD-R (Planned Development Residential) to R-1 (Single Family no minimum square footage, 40-foot minimum lot width/frontage) on approximately 13.23 acres generally located east of Southern Parkway and north of Desert Sky Parkway. (Case No. 2026-ZC-012 - Desert Sky)

BACKGROUND and RECOMMENDATION: The underlying general plan is PD-8 (maximum 8 Dwelling Units per Acre) with the adjacent zoning of PD-R (Planned Development Residential). At their meeting held on July 14, 2026, the Planning Commission held a public hearing, and recommended approval with a unanimous vote of 6-0. No public comments were received.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch: 00:47:39

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Link to motion: 00:53:37

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2026-059 to amend the Desert Canyons Development Agreement to include the R-1 zoning designation by amending the definitions section, paragraph 7.5.1, table 3.2, and exhibit D.

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
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

Link to motion: 00:54:39

MOTION:
A motion was made by Councilmember Kemp to approve Ordinance No. 2026-060 amending the City Zoning Map by changing the zone from PD-R (Planned Development Residential) to R-1 (Single Family no minimum square footage, 40-foot minimum lot width/frontage) on approximately 13.23 acres generally located east of Southern Parkway and north of Desert Sky Parkway.

SECOND:
The motion was seconded by Councilmember Tanner.

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

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

The vote was unanimous and the motion carried.

AMEND CITY CODE/ORDINANCE:

Consider approval of Ordinance No. 2026-061 amending Title 10-17A-5 of City Code adding Pioneer Road, north of Walmart in Bloomington as an approved road for "Automobiles and Other Similar Vehicle Sales Lots". (Case No. 2026-ZRA-005 - Automobiles and Other Similar Vehicle Sales Lots - Specific Standards).

BACKGROUND and RECOMMENDATION: At the terminus of Pioneer Road is an open piece of property zoned PD-C but does not currently allow automobile sales. An amendment to the code has been filed to allow this use on the property. On July 14, 2026, the Planning Commission held a public hearing to consider the proposed zoning regulation amendment. No public comments were received. Following the public hearing, the Planning Commission recommended approval by a unanimous 5-0 vote.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles: 00:55:33

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Link to motion: 00:57:48

MOTION:
A motion was made by Councilmember Larkin to approve Ordinance No. 2026-061 amending Title 10-17A-5 of City Code adding Pioneer Road, north of Walmart in Bloomington as an approved road for "Automobiles and Other Similar Vehicle Sales Lots".

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
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

AMEND CITY CODE/ORDINANCE:

Consider approval of Ordinance No. 2026-062 amending Title 10-2 and 10-18 of City Code amending fencing regulations on larger lot zones and adding definition of "clear view triangle". (Case No. 2026-ZRA-ZRA-002 - Fence Setbacks).

BACKGROUND and RECOMMENDATION: On May 28, 2026, in a public joint work meeting, City Council, Planning Commission, staff and the applicant discussed allowing fencing within the front yard setbacks, clear view areas, etc. Staff took the information discussed in the meeting along with the previously submitted material from the applicant and created Exhibits "A" and "B". The Planning Commission held a public hearing on the request and made a positive recommendation with some modifications reflected in the ordinance and a vote of 4-1.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council, City Manager John Willis, Community Development Director Carol Winner, City Attorney Ryan Dooley, and Mr. Boles: 00:58:33

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Link to motion: 01:18:19

MOTION:
A motion was made by Councilmember Tanner to approve Ordinance No. 2026-062 amending Title 10-2 and 10-18 of City Code amending fencing regulations on larger lot zones and adding definition of "clear view triangle".

SECOND:
The motion was seconded by Councilmember Larkin.

Link to discussion between the City Council, City Manager John Willis, Community Development Director Carol Winner, and City Attorney Ryan Dooley, on the motion, and vote: 01:18:50

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

Councilmember Larkin – aye
Councilmember Larsen – nay
Councilmember Tanner – aye

Councilmember Kemp – nay
Councilmember Anderson – aye

The motion carried.

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: 01:23:45

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: 01:26:45

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 – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

/s/Christina Fernandez
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Christina Fernandez, City Recorder