

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
SEPTEMBER 24, 2015, 5:00 P.M.  
CITY COUNCIL CHAMBERS**

**PRESENT:**

Mayor Jon Pike  
Councilmember Gil Almquist  
Councilmember Jimmie Hughes  
Councilmember Michele Randall  
Councilmember Joe Bowcutt  
City Manager Gary Esplin  
City Attorney Shawn Guzman  
Deputy City Recorder Annette Hansen

**ABSENT:**

Councilmember Bette Arial  
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 Almquist and the invocation was led by Tim Martin with the Interfaith Council. Mr. Martin presented a thank you letter from the Interfaith Council to Mayor Pike for launching this year's C.R.O.P. Walk (Communities Responding to Overcome Poverty), a 6 mile walk sponsored by the Interfaith Council every year.

Mayor Pike excused Councilmember Arial from the meeting as she is attending to other business in Washington, DC.

Mayor Pike mentioned the community-wide ongoing search for missing 17 year old Macin Smith. He conveyed his concern for the young man and encouraged the public to watch out for him. He expressed appreciation for all the help from Police Department, local businesses and especially the overwhelming support of the community and its citizens. He stated that the City would assist and support the family in any way possible.

Mayor Pike thanked all those who were involved in any way with the Dixie Round-Up last week. He thanked the Lion's Club for their tremendous efforts in helping to preserve this 81 year tradition. He mentioned that he received compliments on how well all the city workers helped out in this endeavor from Parks Department employees to the Police Department and thanked them all for their hard work and support above and beyond what is necessary to support this wonderful community event.

Mayor Pike then mentioned a few of the many upcoming activities planned within the next month including Dixie State University's homecoming week, the St. George Marathon, George street fest, the Huntsman World Senior Games, as well as the general elections.

Mayor Pike introduced Leisure Services Director Kent Perkins to the Council who announced that the City of St. George Leisure Services department recently received the 2015 National Gold Medal Award for Excellence and won the Grand Plaque in the Class III (75,001 to 150,000 population) category at an event held September 15 in Las Vegas, Nevada. He mentioned that St. George is the only city of this size to achieve this high honor, and was privileged to be able to represent the city and community. He presented the plaque to the Council and expressed his appreciation for their support and encouragement to make this prestigious award possible. He also thanked department staff for sharing a common vision and a great desire for excellence. Mayor Pike asked for all the parks and leisure services employees that were in attendance to introduce themselves and what department they represented. City Manager Gary Esplin reiterated what a great honor this is and a true testament to the dedication of the City's employees. Mayor Pike added that this great honor didn't happen overnight, but over many years with much planning by insightful leaders and supportive, dedicated staff. He also expressed his appreciation to all those who are involved daily in helping to maintain and enhance the beauties of this city.

St. George Exchange Club Representative Shonie Christensen addressed the Mayor and Council and mentioned the 29th Annual Mayors Walk that takes place the morning of the St. George Marathon. She mentioned that \$1 of every registration is going to help support the All Abilities Park currently under construction. Mayor Pike thanked her and the Exchange Club for all their help and mentioned that without their support, the All Abilities Park would not have happened as they have currently donated over \$100,000 to the project. Ms. Christensen then mentioned the date and time of the Mayor's Walk and invited all to participate in this worthwhile event.

City Manager Gary Esplin requested that the Council table item 2 A on the agenda as they were having difficulties coming up with the exact dollar amount for this item.

## **BID OPENINGS**

### **Consider award of the blanket bid for electrical materials for the Energy Services warehouse.**

Purchasing Manager Connie Hood presented the two bids received for the annual blanket award for all electrical materials for the energy warehouse. The lowest overall bid was from

Codale being the primary supplier with HD Supply the secondary supplier based on line item bid prices and availability of stock. The total cost is not to exceed \$300,000 for the year.

**MOTION:** A motion was made by Councilmember Hughes to award the blanket bid for electrical materials for the Energy Services warehouse to Codale being the primary supplier and HD Supply the secondary supplier, total cost not to exceed \$300,000.

**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

The vote was unanimous and the motion carried.

**Consider award of bid for the Little Valley soccer field fencing and mow curb.**

Purchasing Manager Connie Hood mentioned that they received 4 bids for the project which included base drainage along with the fencing and mow curb. All of the bids came in over the proposed budget so the project has been downsized by omitting the drainage component. The low bid is from Kirkland Fencing for \$34,258.30.

Councilmember Hughes inquired as to how much fencing this bid included. Mayor Pike responded that this is just for the lit portion of the soccer field.

**MOTION:** A motion was made by Councilmember Randall to award the bid for the Little Valley soccer field fencing and mow curb to Kirkland Fencing for the amount of \$34,258.30.

**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

The vote was unanimous and the motion carried.

**Consider award of bid for a 2016 SunTran Paratransit bus.**

City Manager Gary Esplin explained that in order to run the city SunTran bus system, it is required by federal law to provide paratransit for those who can't access the regular bus system because of wheelchair and other access issues, and this paratransit bus is to help meet those requirements. This would be replacing one of the paratransit busses that has several hundred thousand miles on it. He explained that funds are included in this year's budget for two paratransit buses for a total of \$140,000, but only one bus will be purchased at this time because of cost restrictions. Purchasing Manager Connie Hood presented the bid from Hogle Bus Company for a 2016 Chevrolet 4500 26 foot 12 passenger bus that includes 5 wheelchair tie-downs for the cost of \$118,688.

**MOTION:** A motion was made by Councilmember Almquist to award the bid for a 2016 paratransit bus to Hogle Bus Company for the amount of \$118,688.

**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

The vote was unanimous and the motion carried.

City Manager Gary Esplin commented that since the city has started the SunTran bus system, the amount of disabled citizens using this service has increased drastically, so consequently this has affected the bus schedule. He remarked that Council will need to discuss possible solutions for this issue at a future time.

**Consider award of bid for the Millcreek Park building re-roofing project.**

City Manager Gary Esplin explained that this is one of three re-roofing projects budgeted for this year. Purchasing Manager Connie Hood mentioned that there were responses from 3 different suppliers for this bid. Stout Roofing submitted the low bid for the amount of \$77,645.

Councilmember Almquist mentioned this is a reputable local company that the city has used before and who has proven to complete a quality job.

**MOTION:** A motion was made by Councilmember Almquist to award the bid for the Millcreek Park building re-roofing project to Stout Roofing for the amount of \$77,645.

**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

The vote was unanimous and the motion carried.

**Consider award of bid for a 2016 Freightliner for the Wastewater Treatment facility.**

City Manager Gary Esplin explained that this item and item 2 J go together, as it is a tractor and trailer to haul sludge for the Wastewater Treatment facility and are specialized pieces of equipment that are included in the current year's budget. He explained that this item came in higher than the budgeted amount but the trailer came in lower so they actually balanced each other out. Purchasing Manager Connie Hood stated that this is a purchase off the state contract through Freightliner of Utah for a 2016 Freightliner Cascadia 113 in cab chassis for the amount of \$96,338.

Mayor Pike mentioned that the city provides wastewater treatment facilities for not only St. George City, but also Ivins, Washington and Santa Clara cities as well.

**MOTION:** A motion was made by Councilmember Hughes to approve the purchase of a 2016 Freightliner for the Wastewater treatment facility for the amount of \$96,338.

**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

The vote was unanimous and the motion carried.

**Consider award of bid for a 2015 Converter ejector trailer for the Wastewater Treatment facility.**

Purchasing Manager Connie Hood stated that this is for a trailer used to haul sewer waste and is part of the Wastewater budget. This bid actually is lower than anticipated so the unused budgeted funds can be used to cover the higher than budgeted for trailer purchase previously approved. This is a sole source purchase, as the only manufacturer to make this is Convertero

Mfg. Co. located in Cambridge City, IN. The price is \$63,300 and includes no-hop suspension, LED lights, and ladder which are all required for this piece of equipment.

**MOTION:** A motion was made by Councilmember Hughes to award the bid for a 2015 Converto ejector trailer to Converto Mfg Co for the amount of \$63,300.

**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

The vote was unanimous and the motion carried.

**Consider award of bid for up-fit equipment for Police Department SUV's.**

City Manager Gary Esplin explained that this is for the up-fit of the 35 new police SUV's that were previously awarded for the Police Department using the lease program. The vehicles are scheduled to arrive mid-October.

Purchasing Manager Connie Hood explained that this bid was the only bid received and mentioned that although the city does have a state contract, there is a local vendor that comes in at or lower than the state contract. This bid is from the local vendor Emergency Vehicle Systems for the amount of \$240,905.

**MOTION:** A motion was made by Councilmember Almquist to award the bid for the up-fit of 35 police SUV's to Emergency Vehicle Systems for the amount of \$240,905.

**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

The vote was unanimous and the motion carried.

**Consider approval of a change order for the Washington Fields Trail and Drainage project.**

City Manager Gary Esplin explained that the change order is for the installation of a 24" diameter water line on Mall Drive. The line needs to be installed prior to the widening of Mall Drive east of the bridge where commercial development is currently underway. He recommends upsizing this line now to meet the master plan, otherwise an 8" line would be installed right now, and then a 24" line would need to replace it in the future. He explained that the costs are being prorated between the City and the developing property owners and the city's portion would come from water impact funds or department capital project funds. The cost is \$602,405.90.

Councilmember Hughes asked if the change order cost included the developer's portion of the project. Water Department Director Scott Taylor stated that this was for the entire cost of the project and would expect a refund of around \$100,000 from the developers.

**MOTION:** A motion was made by Councilmember Hughes to approve the change order for the Mall Drive Washington Fields drainage project to install a 24" water line for the amount of \$602,405.90.

**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

The vote was unanimous and the motion carried.

Mayor Pike stated that he appreciates the forethought put into this as they will not have to tear up the road and incur further inconvenience and cost to the citizens.

**Consider award of bid for the Halfway Wash Pipe Repair project.**

City Manager Gary Esplin explained that this bid award is to repair a 10' diameter pipe that was damaged during flooding last fall on Halfway Wash at Dixie Drive near 540 N. The project includes 60 in. ft. of 10' diameter pipe, and construction of a headwall and related work.

City Purchasing Manager Connie Hood recommended the bid be awarded to Feller Enterprises for the amount of \$110,910.

Mayor Pike asked if this was going to replace the entire pipe, Mr. Esplin explained that it was not, just the section that was damaged.

Councilmember Bowcutt questioned if there was a headwall there before. Mr. Esplin stated that there was not, but installation of one is needed to prevent this from happening again.

- MOTION:** A motion was made by Councilmember Almquist to award the bid for the repair of the Halfway Wash pipe to Feller Enterprises for the amount of \$110,910.
- 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

The vote was unanimous and the motion carried.

#### **PUBLIC HEARING/ORDINANCE**

**Public hearing and ordinance to consider amending the Planned Development – Commercial zone for property located at 95 South 200 east to allow for a small commercial pottery sales showroom. Twila Abrams, applicant.**

Planning and Zoning Manager John Willis explained that there are two parts to this PD amendment; the first part is to add a use to the existing PD-C, and the second is a request to continue a non-conforming use that is ongoing on the site now. He mentioned that this property was approved as a Bed and Breakfast and a small restaurant, although it has never been in operation as either. The applicant is requesting an amendment to the PD-C zone, which would allow for a small commercial pottery sales showroom and gallery area of approximately 600 sq. ft. on the main floor of the east building. He showed aerial views of the site along with photos of existing structures and uses. He explained that the owner would be required to pave the access to the parking area but there is a large old tree in the driveway that they do not wish to remove so the driveway will go around it. The owners plan to live in the main house and the building on the east side would be the pottery showroom. The upstairs of the east building would remain residential property. Planning Commission has recommended approval of this change.

Mayor Pike felt that this was a good use for the property and appreciated preserving the historical charm of the older well maintained homes in downtown St. George such as this one.

Mayor Pike then opened the meeting to public hearing. No public comments were made. Mayor Pike then closed the public hearing.

Councilmember Almquist stated that this use seems to fit in with the city's idea of having an arts section in the downtown area and commended the owners on the maintenance of the beautiful home and efforts to make this a quality venue.

**MOTION:** A motion was made by Councilmember Almquist to approve the ordinance amending the zone change for Ms. Twila Abrams, as was presented to facilitate the PD-C that was approved for a Bed and Breakfast to incorporate the continued use of the two existing residents and a storage garage, and allow for a pottery studio in the easternmost building labeled #2, and to reduce the width of the required asphalt for the east entrance to the back property to 20 ft in that area because of conflict with a tree.

**SECOND:** The motion was seconded by Councilmember Randall.

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

Councilmember Almquist – aye

Councilmember Hughes – aye

Councilmember Randall – aye

Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

#### **PUBLIC HEARING/ORDINANCE**

**Public hearing and ordinance to consider a General Plan amendment from E (Employment) and MDR (Medium Density Residential) to MHDR (Medium High Density Residential) on property located at approximately 1280 West 4700 South. SunRiver St. George Development, applicant.**

Planning and Zoning Manager John Willis stated that this is a general plan amendment that was previously heard at City Council. The original request was for High Density Residential (MDR), but given some of the questions and concerns that were expressed, the applicant chose to go back and resubmit a request for Medium High Density Residential (MDHR). He presented the views and plans of the property that was being proposed. He stated that Planning Commission recommends approval with a modification to the application which was to split the property; the portion that is along Arrowhead Canyon would remain MDR, and the portion located along I-15 to be changed to MHDR. He explained that MHDR allows for 12-15 units an acre, whereas MDR has a density of 5-9 units an acre. He also explained that what the applicant is proposing is slightly different from what the Planning Commission recommended incorporating a majority of the area MDR but a small portion of it to be MHDR.

Councilmember Almquist asked for clarification on the proposed area change.

Councilmember Bowcutt asked about the density across the street from the area being proposed, Mr. Willis stated that it is Low Density Residential.

Councilmember Hughes asked about the reason for the change from what applicant originally represented and Mr. Willis explained that across the street is LDR, after the public came out and expressed their concerns the idea was that the MDR be located adjacent to the existing and that the HDR be away from the existing and against I-15 and so they wanted to maintain less density adjacent to the existing low density area.

Applicant Scott McCall with SunRiver Development addressed the Council stating that he originally requested MHDR on the entire project, after listening to public input they compromised and moved MHR to the freeway side. He explained that he didn't get the opportunity to see the sketch that planning commission came up with until after planning commission meeting was over, so he was unable to review and discuss with the commission at that time. He then went the following day and spoke with staff and understood that the intention was to have a buffer between the areas and felt that this compromise still addresses this intention while still working within the developers plan.

Councilmember Almquist stated that this proposal seems to be a reasonable compromise in this case, as backyards of MDR would be against MHR to create a gradual change in density. Mr. McCall stated that it was their intention that they would appear very similar in nature.

There was discussion on landscaping and street placement and it was emphasized that this is still a general plan and all those issues would be addressed at a later time.

Mayor Pike then opened the meeting to public hearing reminding public that this is a general plan amendment so other concerns on specific items should be addressed at a later time.

Citizen Charles Jones introduced himself as a resident of SunRiver. He explained that he has attended all of the Planning Commission meetings and feel that what the Planning Commission came up with was more than fair. It's hard to get a prospective of where the new line is that the developer is proposing. He wanted to know the distance from that line to Arrowhead Canyon. Mr. McCall stated that in general plans, the "line" is really a "bubble" and not a legal description or sharply defined; it's just a general area. He explained that he could estimate the line, but in reality it would not be accurate. City Manager Gary Esplin wished to clarify that in a general plan amendment there are not specific lines, so what is being presented is anywhere along a general area and it could go one way or the other; however, the applicant would be required to bring any requests back to the City Council for a zone change which would require a public hearing just as

this one. Mr. Jones felt that there was not very good representation from the residents at SunRiver and didn't want to allow a situation where the developer could go in and build apartment buildings across the street from him. City Manager Gary Esplin explained that the general plan would not allow for that because of the density regulations being proposed and explained that this still isn't the right public hearing to discuss this issue. Mr. Jones then asked if it would remain a 55 and older community, Mr. McCall answered that it would, but that issue would be addressed when the plan was brought before City Council. City Manager Gary Esplin reiterated that this is for a general plan amendment only and not the venue to discuss that issue and can only discuss density and uses according to a master plan. Mr. Jones asked for clarification of the density requirements for MDR and MHDR areas and the density of the current areas of SunRiver. He stated that he had a letter from his neighbor and wanted it delivered to the Council and made sure that it was read by them. Mayor Pike asked him to hand it to the Recorder to ensure that it was distributed. Mr. Jones thanked the Council for their time.

Hearing no other public comment, Mayor Pike closed the public hearing.

**MOTION:** A motion was made by Councilmember Hughes to approve the ordinance to amend the general plan for 51.95 acres from E (Employment) and MDR (Medium Density Residential) to MHDR (Medium High Density Residential) as shown on the map presented by the developer. He clarified his motion that the portion to the west will be Medium Density and the portion to the east will be Medium High Density.

**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

The vote was unanimous and the motion carried.

## **PUBLIC HEARING/ORDINANCE**

**Public hearing and ordinance to consider amending the final plat for The Estates at Valderra. David DeVoe, applicant.**

Planning and Zoning Manager John Willis presented the proposed change, explaining that the purpose for the amendment was to vacate the public utilities and drainage easement located between Lots 122 and 123, to adjust the lot line, and create a new easement to be located along the new lot line. Planning commission recommends approval.

Mayor Pike then opened the meeting to public hearing. No public comments were made.

Mayor Pike then closed the public hearing.

Councilmember Almquist questioned that if approved, would both lots still maintain their legal lot size requirement; Mr. Willis stated that they would.

**MOTION:** A motion was made by Councilmember Almquist to approve the ordinance for a final plat amendment for the Estates at Valderra by adjusting the lot line between Lot 122 and 123, to vacate the public utility and drainage easement between said lots and incorporate new public utility easements in the location as presented.

**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

The vote was unanimous and the motion carried.

#### **PUBLIC HEARING/ORDINANCE**

**Public hearing and ordinance to consider vacating a portion of a public roadway on the north side of 1450 South Street near 3000 East Street. City of St. George, applicant.**

Planning and Zoning Manager John Willis mentioned that this portion of the roadway is no longer needed as a result of the new alignment of this intersection.

Mayor Pike then opened the meeting to public hearing. No public comments were made.

Mayor Pike then closed the public hearing.

**MOTION:** A motion was made by Councilmember Almquist to approve the ordinance to vacate a portion of a public roadway on the north side of 1450 South Street near 3000 East Street.

**SECOND:** The motion was seconded by Councilmember Randall.

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

Councilmember Almquist – aye

Councilmember Hughes – aye

Councilmember Randall – aye

Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin requested that they take care of item 6 E, considering approval of a purchase and sales agreement with Ancestors Estates, LLC as it goes along with the previous vacating the right of way. He explained that this turns the vacated portion of property back to the adjacent property owner, Ancestors Estates, LLC and they in turn give the City the required right of way needed for completion of this roadway.

#### **PURCHASE AGREEMENT**

##### **Consider approval of a purchase and sales agreement with Ancestors Estates, LLC.**

**MOTION:** A motion was made by Councilmember Almquist to approve the discussed property exchange between the City of St. George and Ancestors Estates, LLC for the required right of way needed for the 1450 S near 3000 East intersection.

**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

The vote was unanimous and the motion carried.

Mayor Pike called for a 5 minute recess and excused himself from the meeting in order to read a proclamation at Town Square for Recovery Day, but stated that he planned on returning. He noted that Councilmember Almquist would be Mayor Pro Tem until his return.

Council meeting resumed at 6:32 with Councilmember Almquist acting as Mayor Pro Tem.

#### **ORDINANCE**

##### **Consider approval of an ordinance amending the final plat for Quail Valley Estates.**

Planning and Zoning Manager John Willis stated that the purpose for this amendment is to place the lot line on the fence line that was constructed on the ground. Lot 11 and 12 will deed a portion of their lots to Lot 8. No utilities are being vacated or easements changed.

**MOTION:** A motion was made by Councilmember Randall to approve amending final plat of Quail Valley Estates Subdivision by adjusting the rear of Lots 8, 11 & 12.

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor Pro Tem Almquist called for a roll call vote, as follows:

Councilmember Hughes – aye

Councilmember Randall – aye

Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

#### **ORDINANCE**

##### **Consider approval of an ordinance repealing Section 7-1-8 of the St. George City Code.**

City Manager Gary Esplin explained that currently it is illegal to ride bicycles on city sidewalks unless it has been designated by City Council for such use. This repeals this section of the city code, which then reverts to the Utah Code which allows such use unless prohibited by a traffic control device or by ordinance. This change brings our ordinance in conformance with State law and would allow bikes on sidewalks unless prohibited by a traffic control device.

**MOTION:** A motion was made by Councilmember Bowcutt to approve an ordinance repealing Title 7, Chapter 1, Section 8 of the St. George City Code.

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor ProTem Almquist called for a roll call vote, as follows:  
Councilmember Hughes – aye  
Councilmember Randall – aye  
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

#### **BEER LICENSE**

##### **Consider approval of request for a Class A beer license for Corona Flores Latino's Market located at 61 North 700 East. Jose Corona, applicant.**

City Manager Gary Esplin explained that this is a change of location and not a new license. Applicant was previously located at 18 N 700 E, and they are requesting to transfer the license to the new location of 61 N 700 E. The business license department has reviewed this and recommends approval.

**MOTION:** A motion was made by Councilmember Hughes to approve the request for a Class A beer license for Corona Flores Latino's Market located at 61 North 700 East.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor ProTem Almquist called for a vote, as follows:  
Councilmember Hughes – aye  
Councilmember Randall – aye  
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

**SINGLE EVENT ALCOHOL PERMIT**

**Consider approval of a request for a single event alcohol permit and local consent for Emcee Squared for the George Jazz Garden located at W 14 Tabernacle Street. Melynda Thorpe, applicant.**

City Manager Gary Esplin explained that this is an application for a single event alcohol permit. Melynda Thorpe, applicant, addressed the Council. She stated that this would be a jazz garden event separate from but in conjunction with the United Live concert benefit being held in Town Square. It is planned on being located at the parking lot behind Prada Real Estate and collaborating with One Hot Grill to provide food sales to go along with the beer.

Mayor ProTem Almquist inquired about security and staffing, Ms. Thorpe explained that it would function the same as have done in the past and has worked out well.

Councilmember Hughes asked Ms. Thorpe to clarify exactly how a "Beer Garden" works. She explained that there are 8 volunteers that line the perimeter of the event to guarantee that no alcohol passes the fenced in area, they limit of number of drinks that can be consumed there, and follow all State liquor laws and encourage consumption of food while drinking. She mentioned that everyone is kept in an enclosed area with one point of entry and exit.

Mayor ProTem Almquist wished to clarify that the ingress/egress in the alleyway would remain accessible for police and fire response. Ms. Thorpe stated that it would.

**MOTION:** A motion was made by Councilmember Randall to approve the request for a single event alcohol permit and local consent for Emcee Squared for the even United Live event and concert held on Saturday October 10, 2015.

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor ProTem Almquist called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Randall – aye

Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

**ORDINANCE**

**Consider approval of an ordinance enacting procedures for Para transit services on SunTran.**

City Manager Gary Esplin stated that this ordinance was to establish the eligibility factors for the paratransit services. He explained that Federal law requires procedures to be established to

determine who qualifies for paratransit services, as well as have an appeal process in place for an applicant who has been determined to be ineligible for these services.

City Attorney Shawn Guzman requested that one change be made on line two of the third page the word be changed from "citizen" to "resident" to keep the document consistent. Other than that minor issue, he felt that it was ready for Council approval.

Mayor Pro Tem Almquist asked about the legality of the document as far as the crossing of city boundaries is concerned, as the SunTran system crosses over into the city of Ivins. City Attorney Shawn Guzman explained that it still falls under the City's board. He then inquired as to the legality as far as federal requirements since the City receives federal funds for this entity. City Attorney Shawn Guzman stated that this should not be in any conflict with federal law, as this was patterned after the Utah Transit Authorities document which is compliant with all federal laws in this regard.

**MOTION:** A motion was made by Councilmember Hughes to approve the ordinance to enacting Title 8 Chapter 7, SunTran services enacting procedures for Paratransit services. With minor wording change as suggested by the City Attorney.

**SECOND:** The motion was seconded by Councilmember Randall.

**VOTE:** Mayor Pro Tem Almquist called for a roll call vote, as follows:  
Councilmember Hughes – aye  
Councilmember Randall – aye  
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

## **SET PUBLIC HEARING**

### **PUBLIC HEARING TO BE ADVERTISED FOR OCTOBER 15, 2015**

Planning and Zoning Manager John Willis asked the Council to set a Public Hearing date for October 15, 2015 to consider a zoning regulation amendment to amend sections pertaining to short term rental parking: Title 10 Zoning Regulations, Chapter 14 'Supplementary and Qualifying Regulations', Section 10-14-22 'Short Term Leases of Residential Property.' Section 10-14-22.3 'Auto and Parking Regulations' to change the existing parking requirements which will allow for higher densities in dwelling units, to allow tandem parking, and to allow tandem parking in the front setback area, add a new section (10-14-22.5) which defines occupancy.

Consider amendments pertaining to parking in: Title 10 Zoning Regulations, Chapter 19 'Off Street Parking Requirements' Section 10-19-3 "Access to Individual Parking Spaces" and Section 10-19-4 "Residential Area Requirements" and Chapter 8 "Planned Development Zone" Section 10-8-5(D) (d) "Residential Development Standards."

- MOTION:** A motion was made by Councilmember Randall to set a Public Hearing for October 15, 2015 to consider amending the zoning regulations as mentioned.
- SECOND:** The motion was seconded by Councilmember Bowcutt.
- VOTE:** Mayor ProTem Almquist called for a vote, as follows:  
Councilmember Hughes – aye  
Councilmember Randall – aye  
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

#### **PRELIMINARY PLATS (PP)**

Assistant Public Works Director Wes Jenkins presented the preliminary plat for a twenty-two (22) lot residential subdivision development called “Tupelo Estates Phase 5”. The property is zoned R-1-18 (Single Family residential 8,000 sq. ft. minimum lot size) and is located at the southwest corner of the intersection of 3230 South and 3200 East Streets. He mentioned that the applicant is requesting lot size averaging, as there will be four (4) lots fewer than 8,000 square feet.

Councilmembers discussed the temporary drainage retention basin in place there as well as procedural issues for approval of the permanent retention basin. City Manager Gary Esplin explained that staff is working with the developer to create not just a retention basin but to make it an aesthetically pleasing usable open space as well.

Mayor Pike returned to the meeting at 7:45 pm.

- MOTION:** A motion was made by Councilmember Almquist to approve the preliminary plat for Tupelo Estates Phase 5 a twenty-two (22) lot residential subdivision development for Development Solutions and to approve lot size averaging.
- 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

The vote was unanimous and the motion carried.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for a ten (10) lot commercial subdivision development called "Dinosaur Crossing Phase 2". The property is zoned PD-C (Planned Development Commercial) and it located at the southeast corner of the intersection of Riverside Drive and Mall Drive. Current flood plain location and erosion hazard areas were briefly discussed as well as road alignment and access in relation to the Mall Drive bridge.

- MOTION:** A motion was made by Councilmember Hughes to approve the preliminary plat for a ten (10) lot commercial subdivision development called "Dinosaur Crossing Phase 2" as presented.
- 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

The vote was unanimous and the motion carried.

City Manager Gary Esplin noted that this planned Smith's Marketplace Commercial project is over 150,000 sq. ft. and is likely to be the largest commercial building in the city.

#### **FINAL PLATS (FP)**

Assistant Public Works Director Wes Jenkins presented the final plat for a ten (10) lot residential subdivision Final Plat for "Cornerstone Phase 3." The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at approximately 3150 East and 2805 South Street.

- MOTION:** A motion was made by Councilmember Almquist to approve the Final Plat for "Cornerstone Phase 3" located at approximately 3150 East and 2805 South Street as presented, for applicant R & B Surveying.
- 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

The vote was unanimous and the motion carried.

Assistant Public Works Director Wes Jenkins presented the final plat for a ten (10) lot residential subdivision Final Plat for "Cornerstone Phase 4." The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at approximately 3150 East and 2840 South Street.

**MOTION:** A motion was made by Councilmember Randall to approve the final plat for "Cornerstone Phase 4" located at approximately 3150 East and 2840 South Street as presented, for applicant R & B Surveying.

**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

The vote was unanimous and the motion carried.

Assistant Public Works Director Wes Jenkins presented the final plat for an eight (8) lot residential subdivision Final Plat for "Sycamore Phase 7". The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at approximately 3850 S 2640 E along Little Valley Road. He mentioned that these will be double-fronting lots and the developer is planning to install landscape strips. He also stated that the developer is requesting that the city maintain the landscape strips with the applicant paying the 10 year maintenance fee as has been done in the past.

**MOTION:** A motion was made by Councilmember Almquist to approve the Final Plat for "Sycamore Phase 7" as defined and presented by staff.

**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

The vote was unanimous and the motion carried.

Assistant Public Works Director Wes Jenkins presented the final plat for a ten (10) lot residential subdivision Final Plat for "Sycamore Phase 8." The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at approximately 2700 E 2900 S. He explained that on previous phases of this development there was a

written agreement between the City and the developer that upon approval and recording of each final plat phase that the landscape strip and trail be installed at that time. As of now, there have been two plats recorded and no landscape strip or trail completed. He mentioned that staff would like to make the condition on approval of this final plat that the city holds this plat subject to the developer finishing the landscape strip and trail from Sycamore Phase 9 to the north end of Mulberry as defined in the written agreement, to ensure that this will be completed as agreed. Mr. Jenkins mentioned that the developer is aware of this stipulation and felt that this was an acceptable agreement.

**MOTION:** A motion was made by Councilmember Hughes to approve the Final Plat for "Sycamore Phase 8" as defined and presented by staff.

**DISCUSSION:** City Manager Gary Esplin recommended that the motion to approve include the conditions recommended by staff.

**AMENDED MOTION:** An amended motion was made by Councilmember Hughes to include: before the plat can be recorded the developer must comply with the agreement to install the required landscape strip and trail from Sycamore Phase 9 to the north end of Mulberry.

**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

The vote was unanimous and the motion carried.

Assistant Public Works Director Wes Jenkins presented the final plat for a twenty-one (21) lot residential subdivision Final Plat for "Tupelo Estates Phase 2". The property is zoned R-1-8 (Single Family residential 8,000 sq. ft. minimum lot size) and is located at approximately 3130 east and Delany Drive (in the Little Valley area). Drainage was briefly discussed and clarified.

**MOTION:** A motion was made by Councilmember Almquist to approve the Final Plat for "Tupelo Estates Phase 2" as defined and presented by staff.

**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

The vote was unanimous and the motion carried.

Assistant Public Works Director Wes Jenkins presented the final plat for a five (5) lot residential subdivision Final Plat for “Tupelo Estates Phase 3”. The property is zoned R-1-8 (Single Family residential 8,000 sq. ft. minimum lot size) and is located at Amaranth Drive and the south side of 3230 South Street (in the Little Valley area). He mentioned that the only change made on the final plat from the preliminary plat was the addition of a common clubhouse and pool area from one of the lots, and creation of an HOA.

**MOTION:** A motion was made by Councilmember Almquist to approve the Final Plat for “Tupelo Estates Phase 3” as presented by staff.

**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

The vote was unanimous and the motion carried.

Assistant Public Works Director Wes Jenkins presented the final plat for a four (4) lot residential subdivision Final Plat for “Tupelo Estates Phase 4”. The property is zoned R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) and is located as approximately 3175 East and 3230 South Street (in the Little Valley area).

**MOTION:** A motion was made by Councilmember Bowcutt to approve the Final Plat for “Tupelo Estates Phase 4” as presented by staff.

**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

The vote was unanimous and the motion carried.

**FINAL PLAT AMENDMENT (FPA)**

Assistant Public Works Director Wes Jenkins presented an amended commercial condominium subdivision final plat for “Boulevard Centre Pad “C” Condominiums 2<sup>nd</sup> Amendment”. The property is zoned C-4 and is located at 162 North 400 East Building C. He explained that the purpose of this amendment is to split unit 202 on the second floor into 2 units, creating units 202 A and unit 202 B and also unit 302 on the third floor into 2 units, creating units 302 A and 302 B, as well as to open the hallway to meet the required fire codes on each floor.

**MOTION:** A motion was made by Councilmember Hughes to approve the amended commercial condominium subdivision final plat for “Boulevard Centre Pad “C” Condominiums 2<sup>nd</sup> Amendment” as presented by staff.

**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

The vote was unanimous and the motion carried.

**LOT LINE ADJUSTMENTS**

Assistant Public Works Director Wes Jenkins presented a lot line adjustment for property located at 496 West Diagonal Street (northeast of the intersection of 500 West Street and Diagonal Street). The property is zone R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size). He explained that there are currently three larger lots located in this area, applicant would like to decrease the size of the lot with the existing house and merge the other two remaining creating one larger lot for a total of two separate lots. Lot size was discussed along with the removal of the existing house. City Manager Gary Esplin explained that most likely the applicant will come before the City Council in the future to discuss density issues on the larger formed lot.

**MOTION:** A motion was made by Councilmember Hughes to approve a lot line adjustment for property located at 496 West Diagonal Street as presented by staff.

**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

The vote was unanimous and the motion carried.

Assistant Public Works Director Wes Jenkins presented a lot split for “Lot 168 in the Fort St. Pierce Industrial Park” located at 1170 East Venture Drive. The property is zoned M-1 (Manufacturing). He mentioned that it has been reviewed and approved by the Fort Pierce architectural review board and SITLA.

**MOTION:** A motion was made by Councilmember Almquist to approve the lot split for Lot 168 in the Fort Pierce Industrial Park.

**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

The vote was unanimous and the motion carried.

#### **CONDITIONAL USE PERMIT**

**Consider a request to construct a thirty foot (30') high telecommunications tower and related equipment in the Ledges Development (south of Winchester Hills) adjacent to the existing blue water tank.**

Planning and Zoning Manager John Willis explained that this was to help expand internet services to the Winchester Hills and Ledges developments and that the city code requires any telecommunication devices installed go through the Conditional Use Permit process if they are installed in a residential zone as this one is. The applicant is proposing to place a lattice tower structure next to the existing water tank. Pictures were shown of the location of water tower, neighboring residents and proposed tower. He mentioned that the Planning Commission has recommended approval with the condition that a 6 ft. fence be erected around the equipment shelter with a lockable gate. He also mentioned that all specific findings are required to be met.

**MOTION:** A motion was made by Councilmember Almquist to approve the conditional use permit to construct a 30 ft. telecommunications tower for InfoWest as presented.

**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

The vote was unanimous and the motion carried.

## **RESOLUTION**

### **Consider approval of a resolution amending and adopting net metering program fees.**

Energy and Water Conservation Manager Rene Fleming presented the request to implicate fees in relation to the application process for net metering. She explained the different fees, amounts, and costs to upgrade to a bi-directional meter depending on the type of meter they would need. The proposal of a monthly “Solar Reliability Charge” was also explained to help energy services maintain fairness among all customers. She stated that this was because of the customers need have available the full service if/when the customers system isn’t generating for some reason, such as when it’s cloudy or at night. Another change to the program would be a renewable wholesale rate review is done annually for all net meter customers in December at which time each customer will be evaluated, adjusted if needed, given the cost credit at that time if earned, and then reset for the next year.

Ms. Fleming stated that part of what they are doing with solar energy is putting together a workshop for customers who want to know more about the net metering program which would explain policy, the application process, questions they should ask when considering installing solar, as well as things they should expect when they talk to a contractor.

City Attorney Shawn Guzman informed the Council that the resolution before them included the following: Adoption of fees, net metering program, appendix which gives a breakdown of the fees and how they are calculated, and an updated interconnection agreement.

Mayor Pike mentioned that a lot of time and effort has been put into this resolution by staff and felt that this resolution was a well written and thought out document. Ms. Fleming stated that she has been happy to meet with any customers and hear their concerns and answer any questions that they may have, and appreciate when customers are interested and willing to discuss concerns.

Councilmember Almquist asked about the policy on meters that malfunction and who is responsible for any errors that may occur. Ms. Fleming stated that the first time there is an

issue the customer is responsible, if there is a second time the meter malfunctions then the city is responsible. She explained that generally speaking the electric meters by design do not usually malfunction; it is usually the ERT (electronic reading transmitter) that ends up going bad.

**MOTION:** A motion was made by Councilmember Hughes to approve a resolution amending the renewable net metering program and adopting and amending fees for said program.

**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

The vote was unanimous and the motion carried.

**Consider approval of accepting the Utah State Recreational Trails matching grant.**

City Manager Gary Esplin stated that the Park Planning Division applied for a trail grant for the Virgin River South Trail from approximately 400 feet on the west side of River Road to approximately 1200 feet on the east side including rustic trailhead, and this is a request to accept the matching grant for \$50,000. Mr. Esplin further explained that all the requirements to obtain the grant are unknown at this time, so staff would have to evaluate and review the cost issues to make certain it would be cost effective to accept the grant.

Councilmember Jimmie Hughes asked what requirements would prohibit staff from accepting the grant. Mr. Esplin stated that most likely it would be costly environmental issues or studies, or building requirements that would make the project cost prohibitive.

Park Planning representative Millie Cockerill mentioned that in her experience, an environmental study would most likely be recommended but this particular area has already had significant disturbance due to the massive flooding, so she didn't feel that the environmental impact would be a problem. She mentioned that there is \$360,000 in funds allocated in this year's budget to complete a portion of the trail from Rustic Trailhead up to The Springs Park. Mayor Pike also mentioned that he would still like to see this trail connected to riverside and indicated that different concepts of this idea are being considered.

**MOTION:** A motion was made by Councilmember Almquist to potentially accept the Utah State Recreational Trails matching grant and approve the \$50,000 matching funds.

**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

The vote was unanimous and the motion carried.

**Consider amending the loan agreement for the Ft. Pierce Business Park to allow for additional property.**

City Manager Gary Esplin explained that when the Ft. Pierce business park was developed the City and Dixie Power loaned the developers necessary funds to complete the infrastructure because SITLA owned the land and could not subordinate it for a commercial loan. The City received an 8 or 9% interest rate return. The developers payments are current with no outstanding balance. This action would add additional acreage into the Ft. Pierce development that was not part of the original subdivision giving additional industrial property to sell.

Councilmember Hughes asked if this amendment would require the city to provide additional funding, Mr. Esplin replied that it would not; it is just increasing the land scope of the agreement.

**MOTION:** A motion was made by Councilmember Hughes to approve amending the loan agreement for the Ft. Pierce Business Park to allow for additional property.

**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

The vote was unanimous and the motion carried.

**RESOLUTION**

**Consideration for adoption a resolution authorizing the issuance and sale not to exceed an amount of \$9,000,000 aggregate principal amount of franchise tax revenue bonds, series 2015, and related matters.**

City Manager Gary Esplin explained that the franchise tax revenues come from public utilities entities such as Questar, Baja, etc. That money is guaranteed revenue every year. What this

resolution is proposing is that the city pledge these revenues to pay the debt service on the RAP tax bonds that the Council has previously discussed and determined to do. He stated that this resolution would authorize the approval for the security for those bonds be the Franchise Tax for the amount of \$850,000 a year for 10 years. He also explained that this is a proposal to do a direct placement which would save the city a significant amount of money due to the low interest rate right now. He stated that it is currently out to bid assuring that the city will get the best rate possible. He stated that he strongly believes that the city will receive up to 1.4 to 1.6 million dollars annually from the RAP tax funds.

Mayor Pike reiterated that basically the Council would be pledging the existing franchise tax revenues, but will really be paying it with the expected RAP tax revenues.

- MOTION:** A motion was made by Councilmember Hughes to adopt the resolution to issue franchise tax revenue bonds up to \$9,000,000 as discussed.
- SECOND:** The motion was seconded by Councilmember Randall
- VOTE:** Mayor Pike called for a roll call vote, as follows:  
Councilmember Almquist – aye  
Councilmember Hughes – aye  
Councilmember Randall – aye  
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

#### **CLOSED SESSION**

- MOTION:** A motion was made by Councilmember Almquist to adjourn to a closed session to discuss pending litigation and property purchases.
- SECOND:** The motion was seconded by Councilmember Hughes.
- VOTE:** Mayor Pike called for a roll call vote, as follows:  
Councilmember Almquist – aye  
Councilmember Hughes – aye  
Councilmember Randall – aye  
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

Council met in closed session.

#### **ADJOURN**

**MOTION:** A motion was made by Councilmember Randall to adjourn the closed session portion of the City Council meeting and to adjourn the regular City Council meeting.

**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

The vote was unanimous and the motion carried.

The meeting was then adjourned at 8:57 PM.

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Annette Hansen, Deputy City Recorder