

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
OCTOBER 15, 2015, 5:00 P.M.  
CITY COUNCIL CHAMBERS**

**PRESENT:**

**Mayor Jon Pike  
Councilmember Gil Almquist  
Councilmember Michele Randall  
Councilmember Joe Bowcutt  
Councilmember Bette Arial  
City Manager Gary Esplin  
City Attorney Shawn Guzman  
City Recorder Christina Fernandez**

**EXCUSED:**

**Councilmember Jimmie Hughes**

**OPENING:**

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led Scouts Carter Chadburn and Colby Christensen and the invocation was offered by Reverend Jimi Kestin.

Mayor Pike introduced Jessica Padron with Leaders In Action. He explained that he met them while they were cleaning up at the George Streetfest.

Leaders In Action introduced themselves and Ms. Padron presented a PowerPoint presentation covering the following topics: Leaders In Action Class of 2015-16; Why We Need Activities in the Community; Help Find Macin; The Leaders In Action Have Recently Been Asked to Help the Red Mountain Color Run; We Went to go Mow Lawn for Our Elderly Neighbors; Handing Out Cupcakes; Why We Need Leaders In Action In Every School. They fund their activities by collecting donations.

City Manager Gary Esplin advised that the public hearing for the issuance of the bond was noticed for 7:00 p.m.

Mayor Pike stepped out and asked Councilmember Almquist to conduct the meeting in his absence.

**AWARD OF BID:**

**Consider approval of a professional services agreement for the Little Valley Soccer Fields Phase 5 project.**

City Manager Gary Esplin explained that this project will be paid out of RAP Tax funds. One of the two fields will be sized to accommodate rugby and lacrosse. The agreement will be with Sunrise Engineering, who has done the majority of the work in Little Valley.

Purchasing Manager Connie Hood advised the cost of this phase of the project is \$144,700 and includes design, development and construction administration.

**MOTION:** A motion was made by Councilmember Randall to approve the professional services agreement with Sunrise Engineering for the Little Valley Soccer Fields Phase 5 project in the amount of \$144,700.

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

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

Councilmember Almquist – did not vote  
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 the All Abilities Park hardscape.**

City Manager Gary Esplin explained that this is not actually an award of bid since it is covered under Bud Mahas' contract; the amount of \$472,000. He outlined what work is included in the contract and mentioned that two bids were received. There is no need to take action; the Council just needs to agree to move forward.

Parks Planning Manager Jeff Peay provided an update on the progress of the park and provided a diagram and map of the facility.

Mayor Pike returned.

City Manager Gary Esplin commented that donations are still needed.

Councilmember Almquist noted that the engineer's bid for lighting was almost twice both bids received.

**MOTION:** A motion was made by Councilmember Arial to approve the bid for the All Abilities Park hardscape in the amount of \$472,320.

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

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

Councilmember Almquist – 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 the St. George City Energy Control building project.**

City Manager Gary Esplin explained that this facility is where staff purchase and sell power. The current budget includes \$650,000 to build a new 4,000 sq. ft. building.

Purchasing Manager Connie Hood advised that three bids were received; the low bidder was Steed Construction in the amount of \$624,726.

**MOTION:** A motion was made by Councilmember Almquist to award the bid to Steed Construction the St. George City Energy Control building in the amount of \$624,726.

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

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

Councilmember Almquist – 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 two (2) 2015 1/2 ton pickup trucks for Energy Services.**

City Manager Gary Esplin explained that the bid received was \$30,038 each for the two (2) trucks. He explained that Larry Miller Ford was the low bidder and St. George Ford was within the 5%; however, they declined to match the low bid.

Purchasing Manager Connie Hood advised the total is \$60,076 and represents the two vehicles.

**MOTION:** A motion was made by Councilmember Arial to award the bid to Larry Miller Ford in the amount of \$60,076 for the two (2) 2015 1/2 ton pickup trucks for Energy Services.

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

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

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

The vote was unanimous and the motion carried.

**PUBLIC HEARING/AMEND CITY CODE/ORDINANCE:**

**Public hearing to consider amending Title 10, Chapter 14 of City code, dealing with short term leases of residential property parking requirements and Planned Development zone residential development standards. ENRP, LLC, applicant.**

Planning & Zoning Manager John Willis stated that staff received an application requesting to amend short term rental parking requirements for Shinava Ridge. This development was approved for short term rentals with one parking unit per lot. He outlined the proposed amendments to Section 10-14-22(3) Automobile and Parking Regulations, new Section 10-14-22(5) Occupancy, amendments to Section 10-14-

22(D)(3) Short Term Leases of Residential Properties and amendments to Section 10-8-5(D)(1)(d). Planning Commission recommended approval. This new parking standard will apply city-wide to all approved short term rentals.

City Manager Gary Esplin stated that the City will enforce parking violations, even if there is an HOA.

City Attorney Shawn Guzman explained if there is something in the garage that prevents someone from parking; the ordinance can be altered to say that parking in the garage is required to be available.

Bruce Jenkins, applicant, thanked staff for working with them. The modification regarding garage parking requirements is not an issue for them as he believes that fits the spirit of what is being done.

Mayor Pike opened the public hearing. There being no comment, he closed the public hearing.

Councilmember Almquist commented that the intent of ordinances and zoning regulations is to help people get along.

**MOTION:** A motion was made by Councilmember Almquist to approve the ordinance amending Title 10, Chapter 14 of City code, Chapter 8 and parking requirements in other zone regulations that are adjusted and to add language relative to the actual usage of the intended garage.

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

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

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

The vote was unanimous and the motion carried.

**SPECIAL EVENT ORDINANCE:**

**Consider approval of an ordinance establishing a process for approving special events in the City.**

City Manager Gary Esplin stated that the Council should have a copy of the proposed ordinance and noted that the ordinance was discussed at the previous work meeting.

Deputy City Attorney Paula Houston stated that the intent of the ordinance is to allow special events in a way that does not conflict with others. She highlighted portions of the proposed ordinance including the definition of a special event, and application requirements and procedures. During the previous work meeting, City resources were discussed. Time is needed to see if those resources are available. Most applications are submitted well in advance. The ordinance states that the applicant shall procure and maintain Worker's Compensation Insurance as required by Utah law.

City Attorney Shawn Guzman added the City does not require anything in excess than what the State requires. It is the responsibility of the event promoter to see what Utah law requires.

Deputy City Attorney Paula Houston explained that regarding section 3-10-8: Grounds for Denial, applications are not automatically denied. These are the factors staff will look at when deciding whether an event should move forward.

City Manager Gary Esplin noted that special event fees, as well as City costs, will be required of all special event applications. The Council can waive them if the applicant

wishes to appeal. He explained that the City cannot continue to absorb the costs of the services provided.

Deputy City Attorney Paula Houston explained that Development Office Project Manager Laura Woolsey is working on a fee schedule for City costs.

City Manager Gary Esplin commented that the fees will be kept minimal.

**MOTION:** A motion was made by Councilmember Almquist to approve the ordinance establishing a process for approving special events in the City of St. George.

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

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

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

The vote was unanimous and the motion carried.

**FEE SCHEDULE/RESOLUTION:**

**Consider approval of a resolution adopting a fee schedule to rent the Dixie Academy top floor.**

City Manager Gary Esplin explained that staff researched the cost of similar facilities in the City and outlined the proposed fee schedule. The Children’s Museum is concerned with security since access to the top floor is through the Museum.

Leisure Services Director Kent Perkins stated the biggest challenges are that there are three exits and the elevator is at the rear of the building. The Museum’s concern is when an event is taking place; it will be imposing a security requirement on them. Staff’s recommendation is to discuss their needs to protect the Museum. Additional staff members and/or security officers may be required with larger events.

City Manager Gary Esplin explained that staff feels the proposed fee schedule is reasonable as all that is provided is the facility, chairs, tables and projector. Staff will return with suggestions on the requirements for staff and/or security.

Councilmember Almquist mentioned the cost comparisons provided in the packet. The City is not competing with other event venues; he believes there is a shortage of these types of facilities in St. George.

**MOTION:** A motion was made by Councilmember Randall to approve the resolution establishing the fees for the rental of the Dixie Academy 3rd floor.

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

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

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

The vote was unanimous and the motion carried.

**GEORGE STREETFEST ON MAIN SPONSORSHIP:**

**Consider approval of a sponsorship for the George Streetfest on Main event.  
Melynda Thorpe, applicant.**

Lil Baron expressed her appreciation and thanked the Council for their support.

Amy Thorpe, with Emceesquare Media & Events, requested continued City sponsorship until the end of 2016.

Melynda Thorpe, applicant, outlined their request as follows:

Continuing:

- Contribute \$2,000 per month November 2015 – December 2016
- Block off Main Street from St. George Boulevard to Tabernacle and from Tabernacle to 100 East
- Provide event parking signage
- Provide quality stage with lighting
- Provide fire barrels in cold months with firemen to supervise
- Allow for a one-time 2016 \$500 alcohol permit fee
- Provide promotion on the City website and digital billboards
- One SunTran side panel transit ad
- One advertorial per issue of Inside St. George

Additional:

- Street closure one hour earlier (2 p.m.) to allow for additional needed setup time
- Install adequate power/lighting to Tabernacle Street to support DJ
- Install culinary water line to Tabernacle
- Contribute \$300 currently being paid to outsource sound, event organizers will sub contract and manage
- Electric Theater: open and staffed for 10:00 p.m. - midnight movie – movie purchase to be covered by sponsors

Melynda also asked for a contingency plan to have a second venue in case of inclement weather.

Mayor Pike mentioned that would have to be worked out with Laura Woolsey.

Councilmember Arial asked if the Council should determine a rating for the movie.

City Attorney Shawn Guzman suggested Melynda work with Support Services Marc Mortensen for the movies.

Melynda added that she spoke with the Downtown Merchants Group who is in favor of closing the street an hour earlier. They will put signs out in 2016 warning people of the change.

Councilmember Almquist commented that there should be restrictions on what the attendees can bring into the Electric Theater.

City Manager Gary Esplin stated that there are no food and drinks allowed in the Electric Theater. Some of the new requests include additional costs to the City. Additionally, there are some conflicts with the schedule for providing City staff support because of large City events going on. He explained that a culinary line cannot be installed on Tabernacle and the cost to add power is approximately \$600 each. If staff scheduling cannot be worked out, the event promoters will have to cover the costs themselves. Staff will be happy to work through the issues.

Councilmember Almquist mentioned a private company who purchased a stage for events such as this. He encouraged Melynda to contact them.

City Manager Gary Esplin advised that a liquor license was issued through 2015; a new application will have to be approved for 2016. A budget opening will have to be done to fund the requests and will have to be budgeted for next year.

Melynda explained that she and her staff will work on their contingency plan and the scheduling conflicts.

**MOTION:** A motion was made by Councilmember Arial to approve City sponsorship for the St. George Streetfest on Main Street with a few exceptions to their request, mainly the water line and funding through June, 2016.

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

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

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

The vote was unanimous and the motion carried.

**LOCAL CONSENT/RESTAURANT WITH BEER LICENSE:**

**Consider approval of a local consent and proximity variance for a restaurant with beer license for Even Stevens. Steven Down, applicant.**

Michael McHenry with Even Stevens explained that they leased the old Café Rio location. They were unaware that there is a church approximately 495 feet from the building. For every sandwich they sell, they donate a sandwich to a non-profit organization. Their company works with local companies to supply items needed at their restaurants. They have contacted and met with the church leaders this past weekend; they have not yet received a letter of consent. The Utah Department of Alcohol and Beverage Control will meet next week to consider their request.

City Manager Gary Esplin mentioned that the Council has the authority to approve a proximity variance. The applicants meet all other requirements and staff supports the request.

Mr. McHenry explained that they will be working with SwitchPoint, the Utah Food Bank and the Dove Center to fill their pantries. Each store donates about 10,000 sandwiches a month.

**MOTION:** A motion was made by Councilmember Randall to approve the local consent and proximity variance for a restaurant with beer license for Even Stevens.

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

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

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

The vote was unanimous and the motion carried.

**SET PUBLIC HEARINGS:**

Planner Ray Snyder advised that at its meeting held on October 13, 2015, the Planning Commission recommended setting public hearings for November 5, 2015 to consider the following: 1) a general plan amendment from OS (Open Space/Golf Course) to LDR (Low Density Residential), MDR (Medium Density Residential), and HDR (High Density Residential) on approximately 22.33 acres located near the Bloomington Golf Course and Country Club; 2) a zone change amendment for a proposed site plan layout, elevations, colors and materials, and to add the "use" of a skilled nursing facility to the previously approve use list for assisted living for property located at approximately 2000 East Riverside Drive; 3) a zone change from R-1-10 (Single Family Residential – 10,000 sq. ft. minimum lot size) to C-3 (General Commercial) on 2.55 acres generally located between Black Ridge Drive and Bluff Street; and 4) a zone change from R-1-7 (Single Family Residential – 10,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on 4.78 acres located at 450 North Street, between 2450 East and 3050 East.

**MOTION:** A motion was made by Councilmember Randall to set the public hearings for November 5, 2015.

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

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

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

The vote was unanimous and the motion carried.

**BUILDING DESIGN CONCEPTUAL SITE PLAN:**

Planner Ray Snyder presented the building design conceptual site plan for Catamaran Plaza, a multi-family 160 unit, 4-story apartment complex located directly north of the electrical substation at the intersection of Riverside Drive and 1990 East and south of the existing Rebel Creek Ridge Apartments; zoning is R-3 and R-1-10.

**CONDITIONAL USE PERMIT:**

**Consider approval of a conditional use permit to construct a 4-story, 58-foot high apartment complex located near the intersection of Riverside Drive and 1990 East Street. MVA Properties, applicant.**

Mr. Snyder presented an aerial photo of the area, zoning map, general plan use map, a site plan showing the shape of the proposed apartment buildings, rendering, elevations,

photos of the material board, height levels of residency & parking and photos of the area. He explained the applicant is requesting 160 units and that this request has been to the Hillside Review Board. He then read staff's comments as outlined in the agenda packet. The applicant is requesting a reduction in the parking spaces from 2 parking spaces per unit to 1.75 per unit. It is proposed that Planning Commission recommends approval with conditions relating to building design, colors & materials, site plan, parking reduction, parking spaces required, location of the parking spaces, guest parking spaces, total parking spaces, site plan review, density, density transfer, access, and lighting.

Jared Nielson, applicant, stated their goal is to deed the larger parcel to the City in the future to maintain the open space. Their density is going to be 20 units per acres. Regarding parking, their Layton project is at 1.74 parking spaces per unit. Having the 50 additional parking stalls makes sense. There is a shallow ravine on the north side that will handle the drainage as well as a ravine near the south side that will be piped around that side of the property. Additional, there will be sloping in case the pipe cannot handle the water.

**MOTION:** A motion was made by Councilmember Almquist to approve the conditional use permit to construct 160 units for the Catamaran Plaza project including a height variance exceeding the 35' including the conditions from the Planning Commission.

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

Conrad Walstrom who lives in the area stated that he never received notice of this proposal. He asked if there was ever an opportunity for the public to comment.

Mr. Nielsen outlined the height of the buildings and explained that it will not affect any viewpoints.

Mr. Snyder stated that letters were sent on October 7<sup>th</sup> to residents within a 300 foot radius explaining the request. A rendering and site plan were attached to the letters. Staff uses County documents to compile a list of those residents.

City Manager Gary Esplin explained that is not a law, this is done as a courtesy. Staff does not check the accuracy of County records. City code allows for 35' height; however, a property owner can request a height increase. If the larger parcel is not deeded to the City, it will be restricted to "no development" under a deed restriction.

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

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

The vote was unanimous and the motion carried.

**FINAL PLAT:**

Planning and Zoning Manager John Willis presented the final plat for Desert Crest Phase 2, a 10-lot residential subdivision located at approximately 3600 East and 6000 South; zoning is PD-R. He showed the final plat and renderings. Planning Commission recommends approval with the following conditions: 1. Colored

elevations shown are typical for proposed subdivision; 2. Subject to an open space dedication/agreement; and 3. Subject to Legal Department review.

Councilmember Arial stepped out.

**MOTION:** A motion was made by Councilmember Bowcutt to approve the final plat for Desert Crest Phase 2 with the Planning Commission's recommendations.

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

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

Councilmember Almquist – aye

Councilmember Randall – aye

Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

**FINAL PLAT:**

Planning and Zoning Manager John Willis presented the final plat for Desert Ridge Phase 1, a 21-lot residential subdivision located at approximately 3640 East Desert Canyons Parkway; zoning is PD-R. He showed the final plat and explained that the Planning commission recommended approval with the following conditions: 1. Colored elevations shown are typical for proposed subdivision; 2. Subject to an open space dedication/agreement; and 3. Subject to Legal Department review.

**MOTION:** A motion was made by Councilmember Randall to approve the final plat for Desert Ridge Phase 1.

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

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

Councilmember Almquist – aye

Councilmember Randall – aye

Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

**FINAL PLAT AMENDMENT:**

Planning and Zoning Manager John Willis presented the final plat amendment for Boulder Springs Villas Phase 3 Amended, a 23-unit subdivision located at 1620 East 1450 South; zoning is PD-R. The purpose of this amendment is to extend the rear of units 36, 38, 40 and 42 into limited common area increasing the size of each unit. He showed the original final plat and explained that they propose to reduce the size of the common area to accommodate a larger home. The Planning Commission recommends approval with the following conditions: 1. Provide a letter from the engineer/geotech that the rockwall(s) will not impact the homes in the Boulders and obtain consents of the property owners; and 2. Subject to Legal Department review. Staff has received letters from the engineer and Legal has review the final plat amendment.

Councilmember Arial returned

**MOTION:** A motion was made by Councilmember Bowcutt to approve the final plat amendment for Boulder Springs Villa Phase 3 Amended subject to the Planning Commission's recommendations 1 and 2.

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

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

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

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Planning and Zoning Manger John Willis presented the preliminary plat for Tonaquint Terrace Phase 4, a 10-lot residential subdivision development located at 1330 West 2440 South; zoning is R-1-10. The density will be 2.27 dwelling units per acre. Lots are graded as walkout lots. He explained that the project meets all hillside requirements and stated that the Planning Commission recommends approval.

**MOTION:** A motion was made by Councilmember Almquist to approve the preliminary plat for Tonaquint Terrace Phase 4.

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

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

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

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Planning and Zoning Manger John Willis presented the preliminary plat for Tonaquint Heights Phase 3, a 3-lot residential subdivision development located at 1330 West 2440 South; zoning is R-1-40. A conditional use permit was approved for this project allowing for a cluster development. Each of the lots are under 40,000 sq. ft.; however, the density of the entire property meets the R-1-40 density. The density will be 0.94 dwelling units per acre, which meets the density requirements.

**MOTION:** A motion was made by Councilmember Randall to approve the Tonaquint Heights Phase 3 preliminary plat.

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

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

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

The vote was unanimous and the motion carried.

**PUBLIC HEARING/FRANCHISE TAX REVENUE BONDS:**

**PUBLIC HEARING REGARDING THE ISSUANCE AND SALE OF NOT TO EXCEED AMOUNT OF \$9,000,000 AGGREGATE PRINCIPAL AMOUNT OF FRANCHISE TAX REVENUE BONDS, SERIES 2015 AND REGARDING ANY POTENTIAL ECONOMIC IMPACT THAT THE PROJECT TO BE FINANCED WITH THE PROCEEDS OF THE SERIES 2015 BONDS MAY HAVE ON THE PRIVATE SECTOR AND RELATED MATTERS.**

City Manager Gary Esplin advised that under the procedures for issuing franchise tax revenue bonds, a public hearing is required.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

Mayor Pike called for a five minute recess.

**ENERGY PERFORMANCE CONTRACT:**

**Consider approval of the McKinstry Energy Performance contract.**

City Manager Gary Esplin explained this is the agreement to move forward with the energy improvements, primarily the new air handlers at the SHAC and controls for some of the City buildings to control heating and cooling and lighting. Total contract is \$2,064,307 which covers all of the projects mentioned and a construction management fee. McKinstry guarantees a savings of \$158,000 per year making these changes.

Support Services Director Marc Mortensen explained that the focused was narrowed down to 14 buildings. He and Deputy City Attorney Paula Houston have been working on the contract closely with McKinstry. There a few minor changes that need to be made; therefore, it should be approved subject to review by the Legal Department.

**MOTION:** A motion was made by Councilmember Almquist to approve the performance contract with McKinstry Energy in the amount of \$2,064,307, subject to review by the Legal Department.

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

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

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

The vote was unanimous and the motion carried.

City Manager Gary Esplin explained that state law allows for bonding for energy saving programs. Staff recommends financing the funds through the Energy Services Department, using the annual savings to reimburse the cost.

**MEMORANDUM OF UNDERSTANDING:**

**Consider approval of a memorandum of understanding between the City of St. George and the Drug Enforcement Agency regarding the use of the City Commons building.**

City Manager Gary Esplin advised the MOU allows the DEA to use the City Commons Building, charging them a rental fee. The Police Department works closely with this agency.

**MOTION:** A motion was made by Councilmember Randall to approve the MOU between the City of St. George and the DEA.  
**SECOND:** The motion was seconded by Councilmember Arial.  
**VOTE:** Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

**APPOINTMENT OF ELECTION WORKERS:**

**MOTION:** A motion was made by Councilmember Arial to appoint the poll workers and managers as listed.  
**SECOND:** The motion was seconded by Councilmember Bowcutt.  
**VOTE:** Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

**MINUTES:**

**Consider approval of the minutes from the meeting held on October 1, 2015.**

**MOTION:** A motion was made by Councilmember Almquist to approve the minutes from October 1, 2015.  
**SECOND:** The motion was seconded by Councilmember Arial.  
**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist – 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:**

Councilmember Arial reported that the Art Around the Corner Board is starting to meet again after a hiatus.

Councilmember Almquist mentioned the Flood Control Authority moved their meeting date to November 2, 2015.

Councilmember Arial commented that the BLM has extended their comment period by 30 days.

Mayor Pike encouraged the Council to send letters individually and stated that the City Manager Gary Esplin will prepare a letter on behalf of the Council. He mentioned a meeting he attended at the Water Conservancy District in Kanab regarding the Lake Powell Pipeline; they have done a lot of work. He would like to have Rene Fleming and a representative from the District work on a conservation plan through 2060 and present it at a work meeting in the near future.

Councilmember Arial suggested John Willis update the Council on the Residential Central City.

City Manager Gary Esplin reported that staff is almost ready to present the draft build out plan.

Councilmember Randall explained what the Veteran's Stand Down is and stated that it will be taking place on Saturday at SwitchPoint.

Councilmember Arial mentioned an ideas and solutions seminar that Senator Lee and the Utah Manufacturing Association attended in Salt Lake City; Carol Hollowell and SwitchPoint were discussed.

Mayor Pike mentioned that he met the new Director of the Salvation Army, whose office is located at SwitchPoint.

**ADJOURN:**

**MOTION:** A motion was made by Councilmember Bowcutt to adjourn.

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

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

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

The vote was unanimous and the motion carried.