

**ST. GEORGE CITY COUNCIL MINUTES
ELECTRONIC REGULAR MEETING
NOVEMBER 12, 2020 4:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Bryan Smethurst
Councilmember Gregg McArthur
Councilmember Dannielle Larkin
City Manager Adam Lenhard
Deputy City Attorney Paula Houston
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The invocation was offered by Reverend Alex Wilkie and the Pledge of Allegiance to the Flag was led by Mayor Pike.

PRESENTATION REGARDING THE FAMILY HEALTHCARE BOND:

Administrative Services Director Trevor Coombs stated the Family Healthcare, a 501c-3, is looking to have a non-interest-bearing bond, similar to what RamCo did a number of years ago.

Randy Larsen with Gilmore & Bell explained that per state law, cities have the ability to be a conduit issuer for specific types of project projects. These are federal government programs that are codified under Utah law under the Utah Industrial Bond Act. The Family Healthcare is seeking financing approval for a 30,000 sq ft medical office building. They cannot obtain this tax-exempt financing it to have the City be a conduit issuer, which requires Council approval. He outlined the requirements for the Family Healthcare to apply for the financing. The City is not obligated to make any payments on the bond; state law actually prohibits the City from making a payment. He outlined the what the resolution authorizes and the next steps in the process.

Mayor Pike provided a brief history of the Family Healthcare clinic.

After being asked by Councilmember McArthur, Mr. Larsen stated there is no limit on how often the City can utilize this tool; however, there is a limit to manufacturing companies.

After being asked by Councilmember Larkin, Mr. Larsen explained the applicant has secured property for the new building.

Ryan Stevenson with Zions Bank added they are excited to be a part of this project and helping out the Family Healthcare organization fulfill a perfect role in the community.

Mr. Coombs noted that he appreciates Zions Bank and the financial analysis done for Family Healthcare. He does not want them to enter into a bond obligation and not be able to make the payments.

RESOLUTION:

Consideration for adoption a resolution of the city council of the city of St. George, Utah (the city) authorizing the issuance and sale of not more than \$7,500,000 aggregate principal amount of the city's industrial development revenue bonds, series 2020, to finance the costs of a medical office building and related improvements (collectively, the project) for Southwest Utah Community Health Center, Inc.; providing for the publication of a notice of bonds to be issued and a notice of public hearing; providing for the running of a contest period; and related matters.

MOTION: A motion was made by Councilmember Hughes to approve the resolution authorizing the issuance and sale of not more than \$7,500,000 aggregate principal amount of the city's industrial development revenue bonds, series 2020, to finance the costs of a medical office building and related improvements (collectively, the project) for Southwest Utah Community Health Center, Inc.; providing for the publication of a notice of bonds to be issued and a notice of public hearing; providing for the running of a contest period; and related matters.

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

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember McArthur – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

PRESENTATION REGARDING THE SAINT GEORGE MARKET:

Councilmember Larkin stated that the Saint George Market fulfilled a number of the events the Council wanted the Streetfest to fulfill. The market was well attended and a great environment. The event can go forward as one of the events that benefits the downtown area and the downtown businesses.

Councilmember Randall explained that Indigo Klabanoff went above and beyond with regards to finding unique vendors that included something for everyone who attended.

Ms. Klabanoff presented a PowerPoint presentation covering the following topics: A screen shot of their website; What is Saint George Market?: Photos of vendors and their products; Takeaway; Community Empowerment; The Pros; Future plans; and Requests. After being asked by Mayor Pike, Ms. Klabanoff indicated she is not asking for any funds from the City. She also stated that she has a plethora of vendors wanting to be included.

Mayor Pike commented this event is what he hoped Streetfest would be. This event is more conducive to the Council wanted to offer in the downtown area.

Councilmember Randall suggested having more food trucks available as the wait in nearby restaurants was quite lengthy.

City Manager Adam Lenhard explained since these fees were waived previously, they would not need to be approved again unless additional waivers were being requested.

Deputy City Attorney Paula Houston asked if the Council wanted to include waving insurance requirements.

Ms. Klabanoff explained that she worked with Emilie Pinkelman regarding the insurance and will add the City as an additional insured. She noted that she will continue to get the insurance.

All of the Councilmembers voiced their support of the event.

UPDATE REGARDING THE SMALL BUSINESS RELIEF GRANT:

Economic Development and Housing Director Shirlayne Quayle provided a brief history and statistics on the Small Business Relief Grant. The funding was only available for businesses licensed in the City of St. George.

Administrative Services Director Trevor Coombs noted the original funding was \$500,000; however, within the first three (3) calendar days, staff knew there was a greater need as over \$4.5 million in verified eligible expenses were submitted. He clarified the applications that were declined/verified. After being asked by Mayor Pike, Mr. Coombs outlined other organizations that received assistance from the City with Cares Act funding.

Mayor Pike indicated he would like to reimburse the Southwest Symphony for the fees of their recent concert. The Council agreed.

UPDATE ON THE PROPOSED ST. GEORGE TO ZION TRANSIT ROUTE:

Public Works Director Cameron Cutler stated that staff is working with UDOT to finalize the draft agreement regarding the St. George to Zion transit route for the \$15 million funding. The agreement includes language outlining what happens to the funds if default occurs.

Mayor Pike reminded the Council of the concerns previously discussed. The agreement covers all of them.

Mr. Cutler noted the next step would be to approve the agreement with UDOT as well as one with the County.

Councilmember McArthur commented he would like to see the financials again. He asked Mr. Cutler to email them to the Council.

Mayor Pike stated the County is willing to give the City their 5% portion of the transportation tax that has to be used for transit purposes.

**AMEND NUMBER OF ALCOHOL BUSINESS LICENSES IN THE ARTS DISTRICT
OVERLAY ZONE/ORDINANCE:**

Consider approval of an ordinance amending the number of alcohol business licenses available in the Arts District Overlay Zone.

Deputy City Attorney Paula Houston explained the City changed this ordinance a few months ago to allow one (1) Bar Establishment alcohol business license in the Arts District Overlay Zone for every 15,000 people living in the city. After concern being expressed by residents that lived near this area, evaluating the size of the area and the number of businesses in the area, it was determined that this area should be restricted by a set number of licenses instead of being based on population. The set number of Bar Establishment alcohol licenses being recommended is four (4).

After being asked by Councilmember Larkin, Ms. Houston explained the state limits based on population; however, the City can set the parameter as they want.

Councilmember Larkin commented she is okay with changing the number back to four (4), but if the four (4) do well, she would like an opportunity to readdress this issue at a later date. She acknowledged drinking is allowed for those over the age of 21, and the state has put restrictions in place for bar establishments to be held accountable. She does not want to hamper the free market for people to responsibly participate in these types of establishments.

Deputy City Attorney Paula Houston reminded the Council, with the state's limited number based on population, that limits the number of total licenses throughout the state. Because of this, local establishments can wait a long time to obtain their license from the state. She indicated that the draft ordinance states the limit is up to four(4) licenses, she will change that to say there four (4) licenses allowed.

MOTION: A motion was made by Councilmember Hughes to approve the ordinance amending the number of bar establishment licenses available in the Arts District Overlay Zone to four (4).

SECOND: The motion was seconded by Councilmember McArthur.

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

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember McArthur – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

City Manager Adam Lenhard reminded the Council that it is almost time to start the budget process; he will provide the Council with suggested dates for the initial budget strategy session.

Mayor Pike told the Council to think about how much time they want the budget strategy session discussion to be. In the past, it has been a half day; however, he feels it can be done in a few hours. He then spoke about the upcoming meetings that will be cancelled due to the holidays.

Councilmember Randall mentioned the Doctors Volunteer Clinic golf tournament will be postponed until March due to Covid.

City Manager Adam Lenhard spoke about events that have been cancelled due to Covid; golf events were not because they have dropped the awards and banquets bringing the numbers to normal tee times.

Councilmember Smethurst reported that the golf division is busy right now.

Councilmember McArthur noted the Governor's Office of Economic Development approved an incentive package Airborne ECS coming to St. George; they are building at Tech Ridge.

Councilmember Larkin reported that next Monday, the 16th, the Dove Center is doing a virtual tour of their facility. She then provided an update on Love Where You Live campaign.

ADJOURN:

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

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a 11.vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember McArthur – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder