NOTICE OF WORK MEETING OF THE CITY COUNCIL OF THE CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a work meeting in the Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, September 2, 2021 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. **Discussion with the Washington County Water Conservancy District regarding water conservation and new development.**

NOTICE OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, September 2, 2021 commencing at 5:00 p.m.

The agenda for the meeting is as follows:

1. **Consent Calendar.**

   a. **Consider approval of award bid to IRBY for the purchase of substation equipment.**

      BACKGROUND and RECOMMENDATION: Ordering switches and disconnects for the Canyon View Substation and equipment to have on hand for other substations. $50,000 for the Canyon View Substation and $45,420 in stock for other substations as needed. Three bids were requested but only two were returned. Staff recommends approval.

b. **Consider approval to award bid to Feller Enterprises for the FY 22 Maintenance and Repair Project.**

BACKGROUND and RECOMMENDATION: This project is for various projects throughout the city. Due to the current bidding climate, there was little interest from contractors to bid these projects individually. Three (3) bids were received. Sunbrook Drive Repairs; $76,340; 2450 South at Little Valley Dr. Widening: $52,920; Bloomington Hills North Park Drainage Improvements $37,672; St. George Industrial Park at 350 North $58,450; Red Cliffs Drive Wall Repair $102,210; 100 South/I-15 Drainage $242,184; Library Drainage $70,975; Ft. Pierce Bridge Footing Removal $$37,000. The total bid amount is $677,751.40. Staff recommends approval.

c. **Consider approval to award bid to Whitaker Construction for the 3000 East from 1580 South to Mall Drive Project.**

BACKGROUND and RECOMMENDATION: This project includes roadway improvements, curb & gutter, sidewalk, trail, traffic signal modifications and signing and striping for vehicles and bicycles for improvements along Mall Drive from Riverside Drive to 3000 East, and along 3000 East to 1140 South. Improvements will be made to the intersections of Mall Drive/3000 East, and 3000 East/1140 South with this project. Staff recommends approval.

d. **Consider approval of a Memorandum of Understanding (MOU) with the Washington County Water Conservancy District for the Kayenta Wells connection.**

BACKGROUND and RECOMMENDATION: The WCWCD has recently made a connection to the City's Gunlock Waterline as a backup to the Kayenta Water System. This MOU details the operation of the waterline connection and how the City will bill the WCWCD for any water used from that connection point.

e. **Consider approval of a Professional Services Agreement with Bowen, Collins, & Associates for the design and engineering services for the Sewer Outfall Line Replacement Project.**

BACKGROUND and RECOMMENDATION: The 48" diameter concrete sewer outfall line needs replacement. The outfall line will be replaced with a larger 72" diameter that will meet the needs to full build-out. This Professional Services Agreement is for Bowen, Collins, and Associates to design the project and complete all of the plans and specifications that are necessary to bid the project. Staff recommends approval in the amount of $254,930.

f. **Consider approval of a Line Extension Agreement with Dixie Power to provide power for fire station site located at 2225 East Commerce Drive in Little Valley.**

BACKGROUND and RECOMMENDATION: This project is to provide power for the fire station from Dixie Power. Project cost is $38,603.25 for materials, trenching, excavation, etc. with $17,775.00 for impact fees for a total of $53,378.25. Staff recommends approval.

g. **Consider approval of a car rental concession and lease agreement renewal with The Hertz Corporation to operate at the St. George Regional Airport.**

BACKGROUND and RECOMMENDATION: The Hertz Corporation desires to renew the agreement to operate the car rental brands Hertz, Dollar Rent A Car, and Thrifty Car Rental at SGU through January 12, 2026. Staff recommends approval.

2. **Public hearing and approval of the Consolidated Annual Performance Evaluation Report (CAPER) for the 2020 program year of the Community Development Block Grant (CDBG).**

BACKGROUND and RECOMMENDATION: On or about September 3, 2021, the City will submit a Consolidated Annual Performance Evaluation Report (CAPER), for the 2020 Program Year, to the U.S. Department of Housing & Urban Development (HUD). The CAPER is a financial and public benefit summary of the City's use and expenditures of federal Community Development Block Grant (CDBG) funds. The report evaluates how the City used these federal funds during the past program year to carry out priorities identified in the City's adopted 2020 Annual Action Plan. A public comment period was held from August 13th to September 1st. Staff recommends approval.

3. **Consider approval of a petition to designate a local landmark site for the Sevy Home on approximately 0.15 acres located at 274 South 200 West Street to be known as the Sevy Home. Case No. 2021-HPC-006**

BACKGROUND and RECOMMENDATION: The proposal is a petition to designate a local landmark site for the Sevy Home. The Planning Commission and Historic Preservation Commission recommended approval of the application.

4. **Consider approval of an ordinance changing the zone from C-4 (Central Business District Commercial) to PD-C (Planned Development Commercial) on approximately 2.03 acres located on 50 North 200 East Street.**

BACKGROUND and RECOMMENDATION: The underlying general plan land use is PF (Public Facility) with adjacent zoning of C-4 (Central Business District Commercial) and PD-C (Planned Development Commercial). The Planning Commission recommended approval.

5. **Consider approval of an ordinance amending the Grand View and Green Valley Planned Development Residential zone for 60 homes to be known as the Flats at Grand View on approximately 9.62 acres generally located at 1600 West and Skyrocket Road. Case No. 2021-ZC-053**

BACKGROUND and RECOMMENDATION: The proposal is for a single-family project consisting of 60 small units with a density of 6.25 units per acre dwelling units per acre. The underlying general plan is MDR (Medium Density Residential). The Planning Commission recommended approval.

6. **Consider approval of the preliminary plat for South Desert Townhomes, a 132-lot residential subdivision located at approximately White Dome Drive and 2500 East in the Southern Hills development.**

BACKGROUND and RECOMMENDATION: This proposed subdivision is located at approximately White Dome Drive and 2500 East in the Southern Hills development. The Planning Commission recommended approval.

7. **Consider approval of the preliminary plat for Southern View PD, a 123-lot residential subdivision located on the south side of White Dome Drive at approximately 2500 East.**

BACKGROUND and RECOMMENDATION: This subdivision is located on the south side of White Dome Drive at approximately 2500 East. The Planning Commission recommended approval.

8. **Appointments to Boards and Commissions of the City.**

9. **Reports from Mayor, Councilmembers, and City Manager.**

10. **Request a closed session to discuss litigation, property acquisition or sale or the character and professional competence or physical or mental health of an individual.**

Christina Fernandez, City Recorder

August 31, 2021
Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.

WASHINGTON COUNTY
WATER
CONSERVANCY
DISTRICT

Recommended Ordinances to Extend Limited Water Supplies

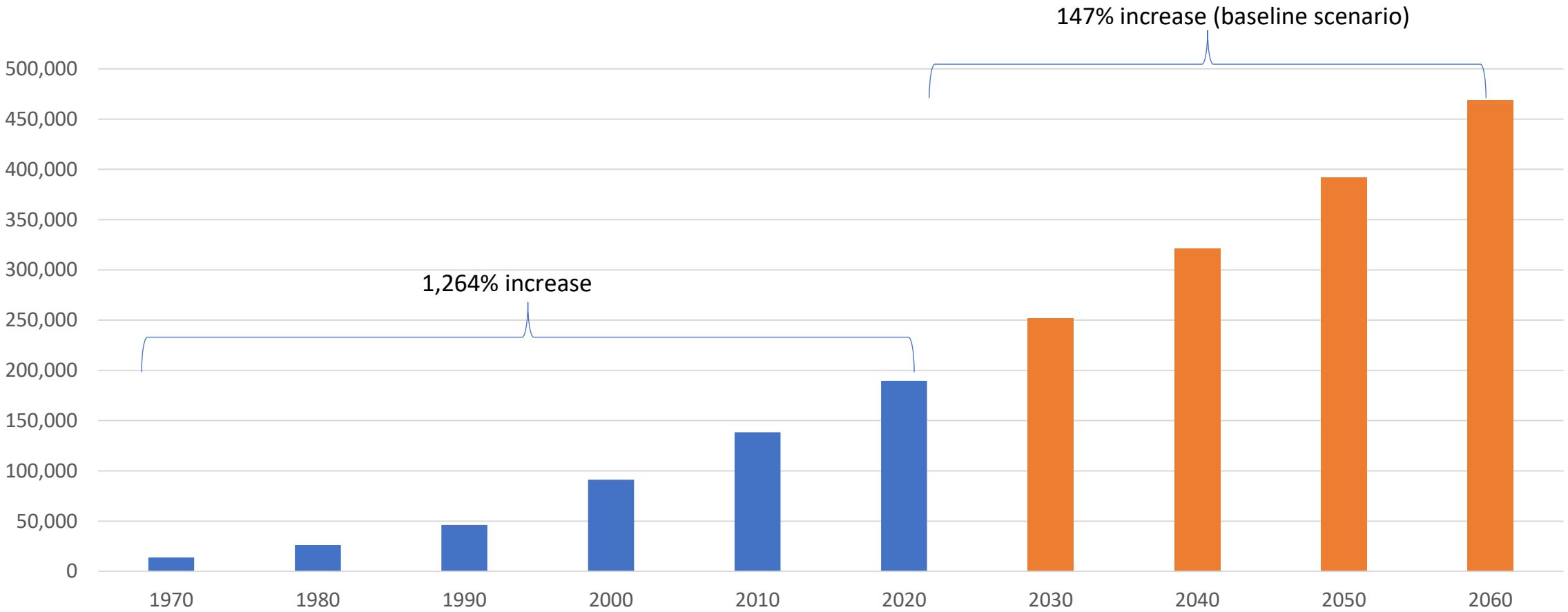
Zach Renstrom | City Council Meetings | September 2021

Water Supply

Washington County's major population centers are 100% dependent on the Virgin River basin, which is closed to further appropriations.



Population Growth



Source: U.S. Census Bureau, Kem C. Gardner Policy Institute







Water Conservation

- Washington County has decreased its water use by more than 30% since 2000
- First county to meet the statewide water conservation goal
- More than $70 million invested in recent conservation efforts

District Recommendations

- Time-of-day watering ordinance
- Water waste ordinance
- Water efficiency standards for all new construction



Water Efficiency Standards

- Ongoing collaboration with all our municipal partners to ensure standards are consistent throughout the county
- Standards would apply to all **new** construction, including all homeowner association areas and those served by secondary irrigation water

Residential Standards

Applies to all new residential construction, including single and multi-family housing

Two options:

Traditional Conservation	WaterSense Certified

Residential Standards: Traditional

- Indoor requirements
  - Hot water recirculation system
  - WaterSense labeled fixtures
  - Energy Star appliances
  - Multi-family housing individually metered with the capability of tracking/reporting unit specific use

Residential Standards: Traditional

- Outdoor requirements
  - Limit irrigated landscape area to 2,500 square feet, lawn to 750 square feet
    - Pools, spas and other water features count toward 750 square feet unless covered
  - Install landscape specific meters at each property
  - Use a minimum number of approved water-efficient trees and shrubs; irrigate with a drip system
  - Install water-smart irrigation controllers
  - Avoid lawn on park strips, slopes greater than 25% and areas less than 8 ft wide
  - Require pool covers
  - Secure city verification

Residential Standards: Traditional Cost

Conservation Measure	Average Cost	Anticipated Water Savings (per gallon/year/home)
Hot water recirculation system	$550	10,600
WaterSense toilet	$0	1,900
WaterSense faucet	$0	3,700
WaterSense showerhead	$0	2,800
Energy Star dishwasher	$100	400
Landscape modifications (separate meter, smart controller and more efficient landscape on 10,000 sq ft lot)	$3,250	28,700
Pool cover	$10,000	10,000

Residential Standards: Traditional Concept



12,000 sq ft lot

Examples



10,300 sf lot



9,040 sf lot

Large Lot Examples



18,500 sq ft lot



18,700 sq ft lot

Residential Standards: Certified

- Allows for greater flexibility
- Certification by approved verifier
- Additional costs

Residential Standards: Certified Concept



22,000 sq ft lot

Examples Requiring Certification



10,900 sq ft lot



18,200 sq ft lot

Commercial, Institutional and Industrial Standards

- Indoor requirements
  - Hot water recirculation system
  - WaterSense labeled fixtures
  - Energy Star appliances
  - Submeter all units
  - Recycle pumps at carwash facilities

Commercial, Institutional and Industrial Standards

- Outdoor requirements
  - Lawn prohibited unless a waiver is granted demonstrating a functional purpose
  - Install landscape specific meters at each property
  - Use only approved water-efficient trees and shrubs; irrigate via drip system
  - Install water-smart irrigation controllers
  - Enforce water budget and require use of secondary irrigation at golf courses
  - Prohibit decorative water features
  - Limit commercial misting systems for use from May – August
  - Secure city verification

Feedback, Q&A

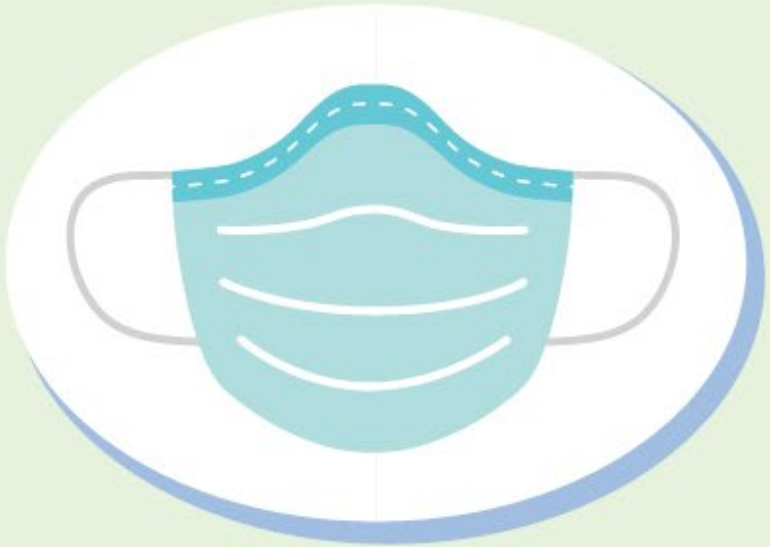
wcwcd.org
info@wcwcd.org

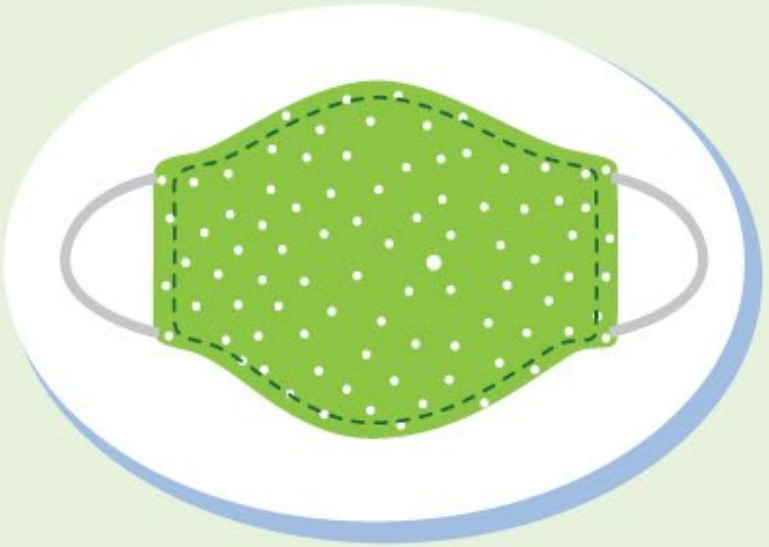


BEST
REGIONAL HOSPITALS
U.S.News & WORLD REPORT
SOUTHWESTERN UTAH
RECOGNIZED IN 7 TYPES OF CARE
2020-21

Intermountain St. George Regional Hospital

To continue to be safe and protect others:





We are so grateful for everything you are doing to keep others around you safe. We feel your support and need everyone's efforts to help keep us from crisis care.

Intermountain Healthcare

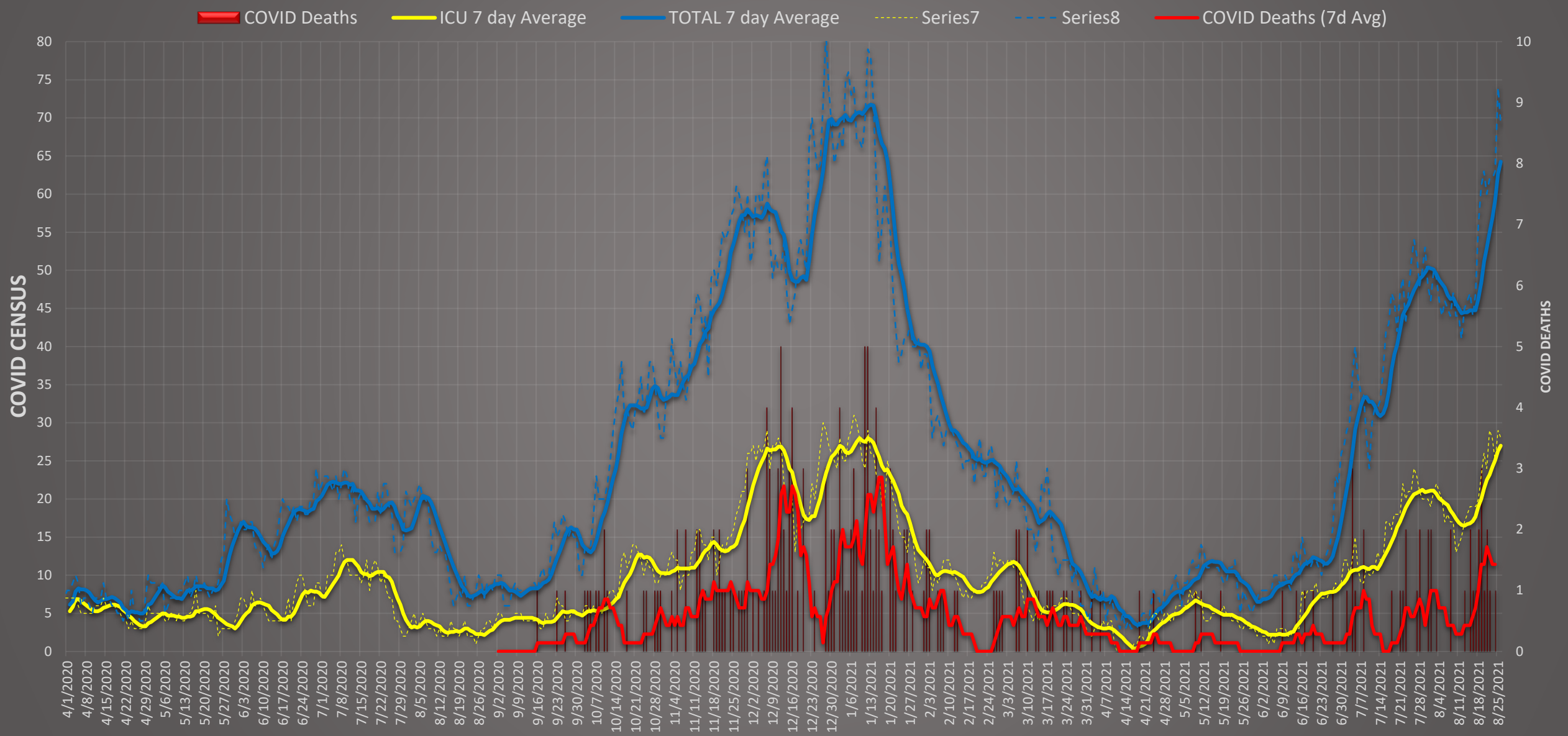
Intermountain Healthcare

Thursday, September 2, 2021

House Supervisor Tweet	*We are short 12 RNs & 8 PCTs* COVID TOTAL: 73 COVID PUI: 0 W4: 32 ICU: 29 OBS: 8 MB: 1 PEDS: 1 E1: 2 COVID Vents: 17 Total ICU Vents: 18
Bed Total	Bed Census
332	298 (We are licensed for 284 beds, but have an emergency waiver from the state to exceed that number)

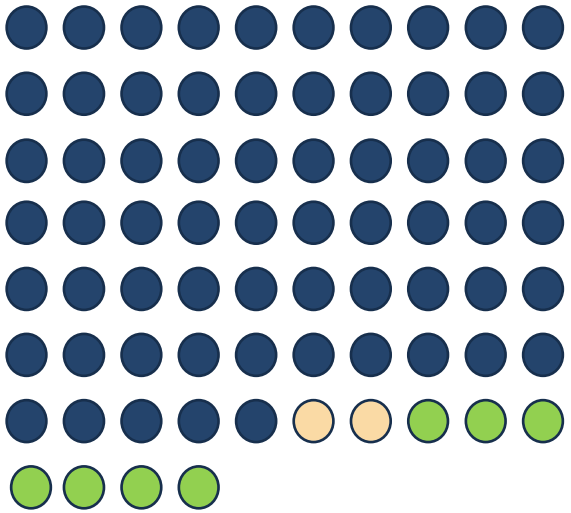
Hospital COVID Census

(This does not include Non-COVID patients)

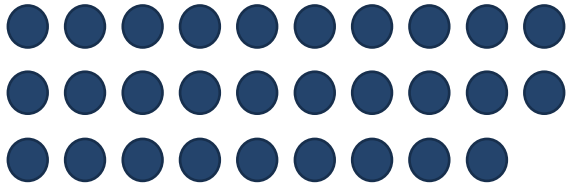


St. George Regional Hospital COVID patient distribution
(week of 8/28/21)

Hospitalized



ICU



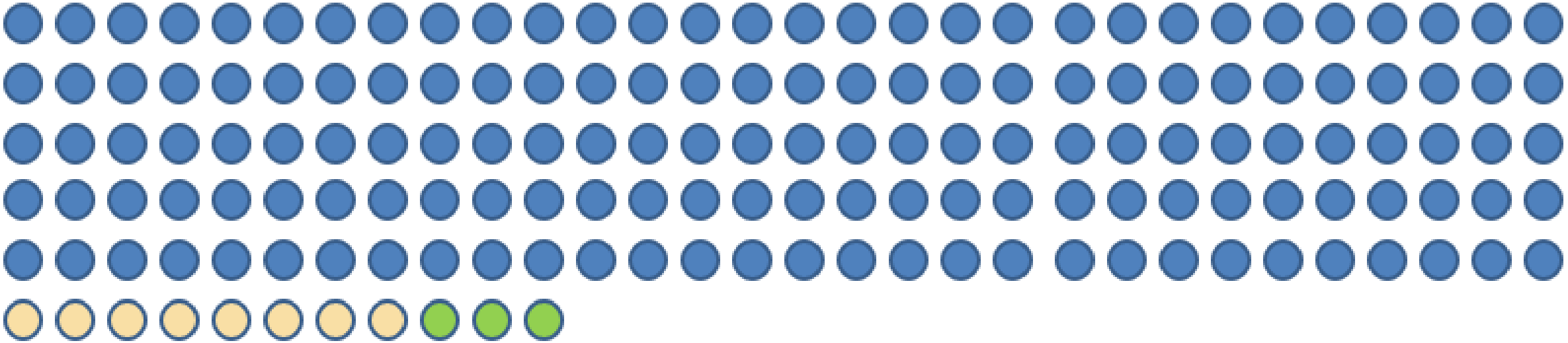
Ventilator





St. George Regional Hospital COVID Deaths

(December 2020 through end of August 2021)



Helping people live the healthiest lives possible.



Board of Trustees



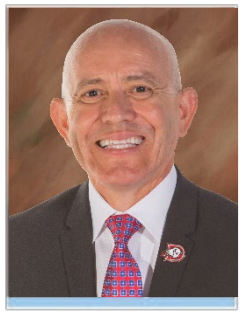
Cyndi Gilbert
Chair



Mitch Cloward
Secretary



Paul Affleck, MD



Eli Bermudez



Elisabeth Bingham



Janice Brooks



Patrick Carroll, MD



Gayle Carter, MD



Brett Christiansen, MD



John Cottam



Shawn Guzman



Michon Palmer



Aaron Sandvik



Diane Shanklin



Wade Steel



Kristin Williams

Intermountain Healthcare

Hurricane Campus





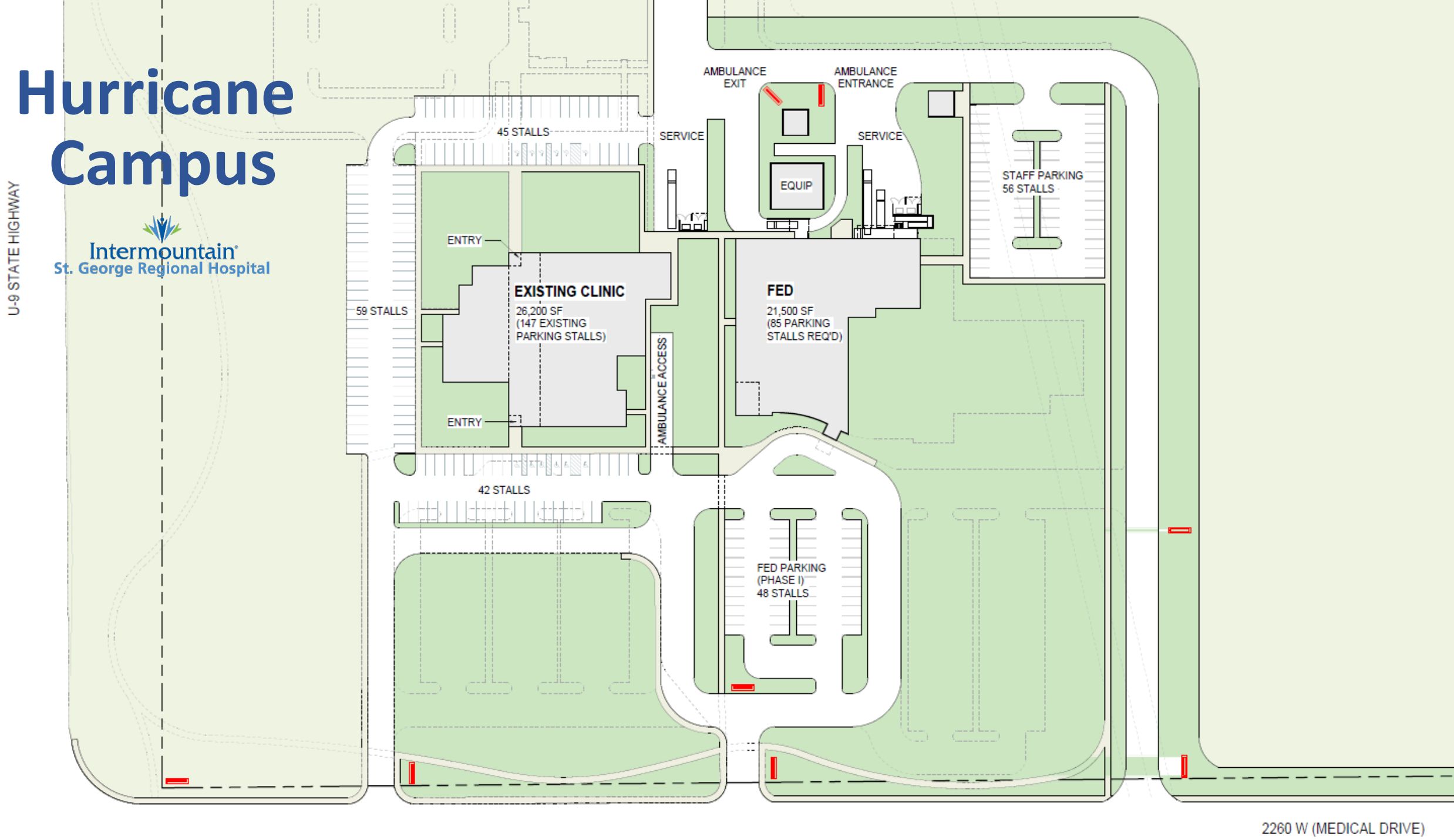






Hurricane Campus

Intermountain®
St. George Regional Hospital



ABOUT US

- 284 Inpatient beds
- 52 Outpatient beds
- Level II Trauma Center
- LifeFlight helicopter

Inpatient beds for:

- Medicine
- Heart
- Cancer
- Mental Health
- Women & Newborn
- Adult ICU

Two surgical units:

- Orthopedics
- Spine
- Weightloss
- General surgery
- Stroke/Neuro
- Neuro Rehab
- Same-day surgery

LiVe Well Center

-- and much more



What it means to receive care in a Level II Trauma Center

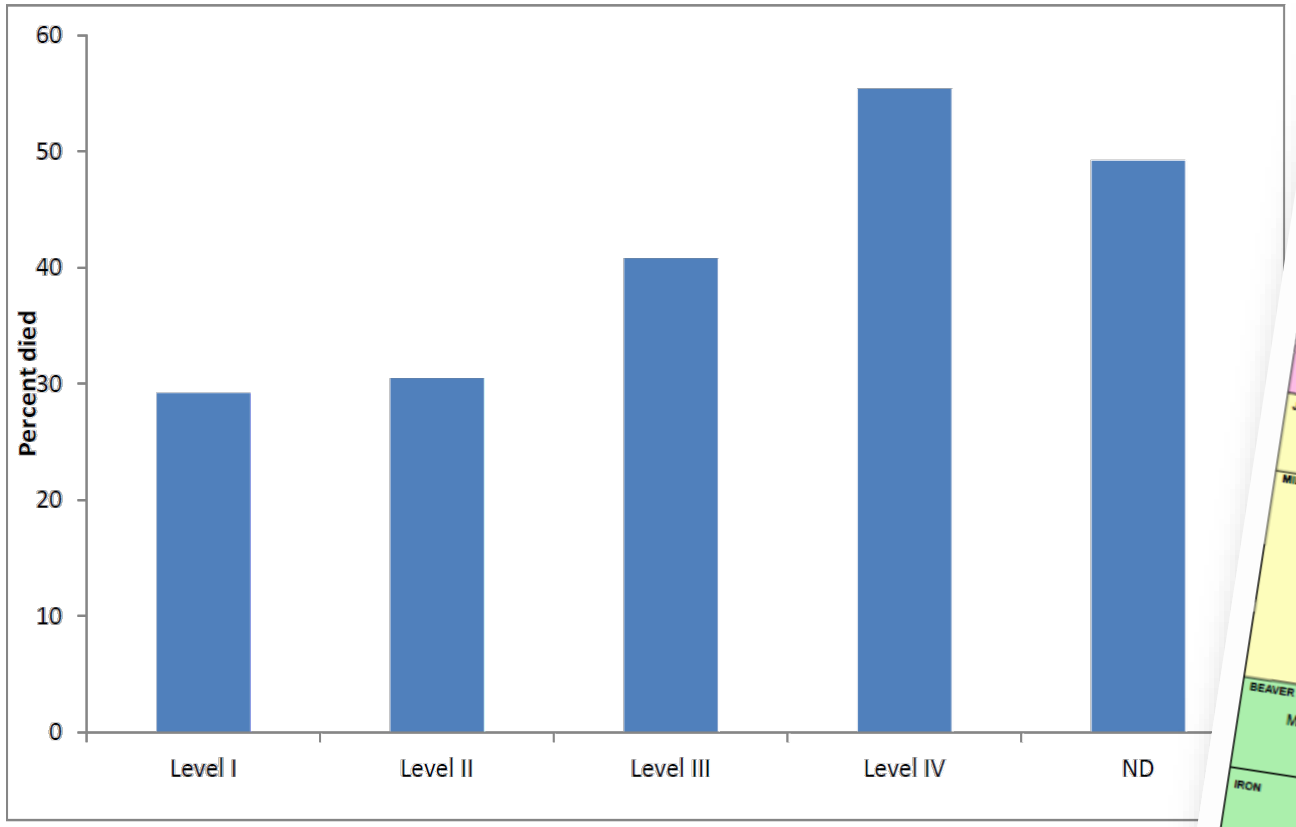
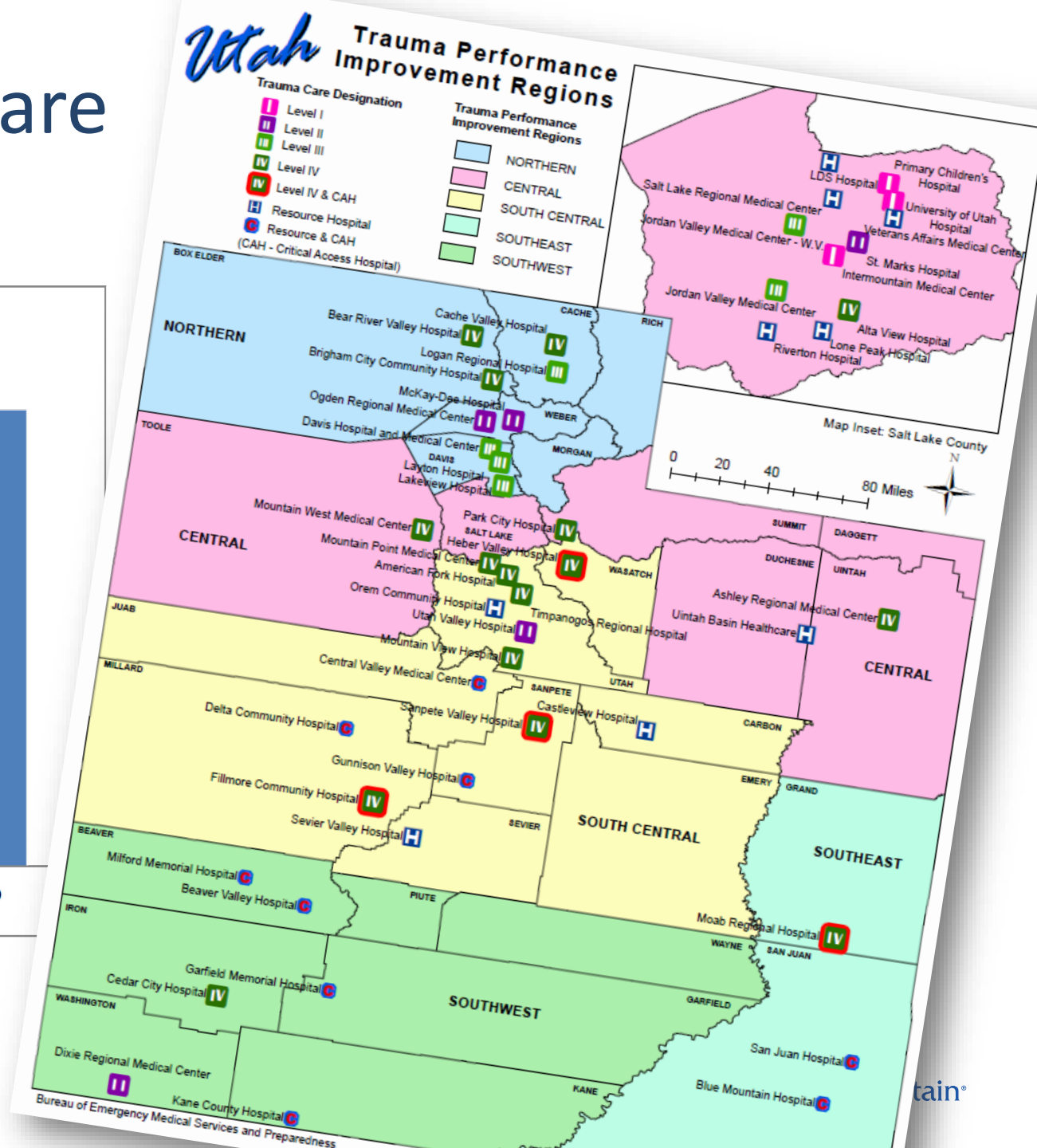


Figure 5. CFRs of Patients with Very Severe Injuries by Utah SDTC, 2001-2013



Intermountain Healthcare



Ernie's Story

- 86-year-old friend from Mesquite
- Mitral valve in his heart was failing
- Mitral clip holds valve together
- Placed via catheterization, so we don't need to open the chest
- "I'm going up and down steps now without stopping. It's marvelous!"
- Ability to place mitral clips completes our structural heart program

Intermountain® Healthcare

Recent Innovations



Watchman, LAAC, TAVR and other innovative heart procedures



Pediatric and heart hospitalists 24/7



Spine-certified (to provide national care)



Heredigene Population Study



Connect Care

Intermountain Healthcare

BEST REGIONAL HOSPITALS
U.S.News & WORLD REPORT
SOUTHWESTERN UTAH
RECOGNIZED IN 7 TYPES OF CARE
2020-21

Regionally Ranked #2 Hospital in Utah
Rated High Performing in 7 specialties:

- **Heart Bypass Surgery**
- **Aortic Valve Surgery**
- **Abdominal Aortic Aneurysm Repair**
- **Heart Failure**
- **COPD**
- **Hip Replacement**
- **Knee Replacement**

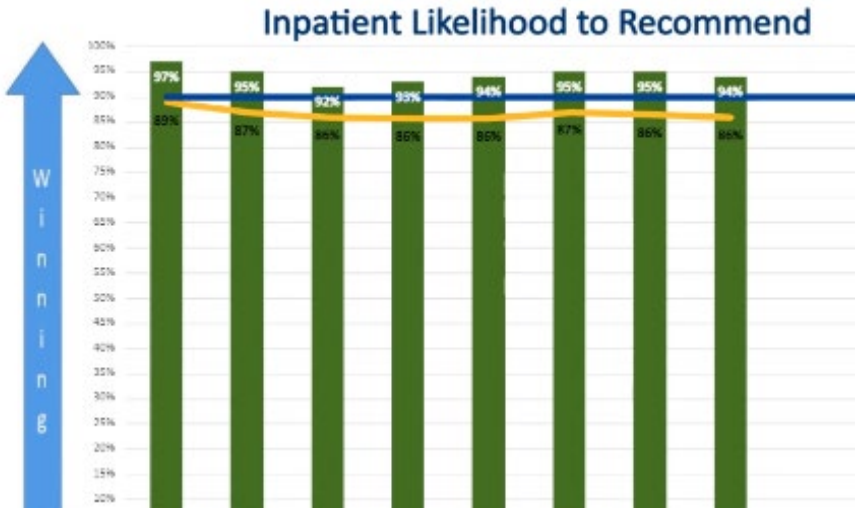
CMS
CENTERS FOR MEDICARE & MEDICAID SERVICES



American Heart Association.
2021
GET WITH THE GUIDELINES®
GOLD PLUS
TARGET: STROKE HONOR ROLL ELITE PLUS
TARGET: TYPE 2 DIABETES HONOR ROLL
STROKE

PRESS GANEY®

Guardian of Excellence and Patient Experience Awards for NICU, Inpatient Rehabilitation and Inpatient Care.



THE JOINT COMMISSION
NATIONAL QUALITY APPROVAL

We recertified and earned Stroke, COPD, Spine and Joint Certifications

WOMEN'S CHOICE AWARD®
2021 America's 100 Best Hospitals for Patient Experience

LEAPFROG
HOSPITAL
SAFETY GRADE

Since Spring 2019, we have received all A grades in patient safety from The Leapfrog Hospital Safety Grades

Intermountain® Healthcare

COMMUNITY PARTNERSHIPS



- St. George Regional Hospital Virtual **Health Fair** – About 1,000 people participated
- Partner with health dept. for fall **Flu Shoot-Outs**
- Partner with health dept. on **COVID vaccination**
- Partner with chambers, elected officials, health dept. leaders and agencies on **COVID education** and **mitigation** efforts
- Partner with local agencies for other **emergency preparedness**
- Partner with schools for **kindergarten dental screenings**
- Partner with local school district and university to provide **athletic trainers**
- Support **Alliance for Determinants of Health** work
- Partner with **federally qualified healthcare clinics** that care for the underserved
- Partner with our community on the **HWSG, St. George Marathon, Iron Man** and **more**

Intermountain® Healthcare

Questions?



DRAFT

Agenda Item Number : 1a

Request For Council Action

Date Submitted	08/31/2021 09:42 AM
Proposed City Council Date	09/02/2021
Applicant	Laurie Mangum
Subject	Consider approval of awarding the bid to IRBY for the purchase of substation equipment.
Background	Ordering switches and disconnects for the Canyon View Substation and equipment to have on hand for other substations. $50,000 for the Canyon View Substation and $45,420 in stock for other substations as needed. Three bids were requested but only two were returned.
Proposed Resolution	Staff recommends approval of IRBY, the low bidder.
Cost	$95420
Action Taken	
Requested by	Tom Birrell
File Attachments	bidforswitchesetc083121094254.pdf
Approved by Legal Department?	NA
Approved by City Admin Services?	NA
Approved in Budget?	Yes **Amount:** 95420

DATE	REQUESTED BY
05/20/2021	TOM BIRRELL
DEPARTMENT	DIVISION
ENERGY	SUBSTATION

City of St. George Purchase Requisition

175 East 200 North; St. George UT 84770

Updated: 04 FEB 2019

VENDOR: IRBY

VENDOR #:

SHIP TO / LOCATION: DIESEL PLANT
695 E WATER WORKS DR
ST GEORGE

PROCUREMENT TYPE:

- [x] 3 QUOTES (ATTACHED)
- [ ] FORMAL BID # _____
- [ ] STATE CONTRACT # _____
- [ ] EMERGENCY: FORM ATTACHED
- [ ] SOLE SOURCE: FORM ATTACHED
- [ ] O.E.M. ITEM
- [ ] CONTRACTED SOFTWARE SUPPORT FEE
- [ ] REQUIRED TRAVEL / TRAINING
- [ ] CITY SPONSORED EVENT
- [ ] PROFESSIONAL SERVICE (PSA ATTACHED)
- [ ] OTHER (MUST EXPLAIN): _____

DEPARTMENT APPROVAL (Authorized Signer)

PRINTED NAME	SIGNED NAME
TOM BIRRELL	

CITY COUNCIL (if applicable)	LEGAL DEPARTMENT or CITY MANAGER (required when any procurement policies are waived)
APPROVAL DATE	SIGNED AND PRINTED NAME

PURCHASING DIVISION APPROVAL

PRINTED NAME	SIGNED NAME

CONTRACT REQUIREMENTS

- [x] This does NOT require a contract
- [ ] Contract drafted by Legal Dept. is in process or completed
- [ ] Contract drafted by Vendor; reviewed and approved by Legal

PAYMENT DETAILS

- [x] Issue Purchase Order (PO)
- [ ] Invoice Attached; Okay to Pay

Budget Information (Only required for capital outlay items)

What is the Project Title or Location: CANYON VIEW

Is the total amount approved in the budget? [x] YES [ ] NO

Budgeted Amount: $ _____

Will this item/service be received before the fiscal year end? [ ] YES [ ] NO

ACCOUNT CODES	AMOUNT
5313-7475	$ 50,000.00
5313-7444	$ 45,420.00

SPECIAL INSTRUCTIONS

QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
42		USCO HH6-07212-SIP3216N HOOK STICK DISCONNECTS	$ 1,180.00	$ 49,560.00
		PN 3463444		
5		USCO AVR-07212-SIP3216AHSH GANG SWITCH	$ 7,680.00	$ 38,400.00
		PN 3513723		
1		USCO AVR-01520-SIP3205AHSH GANG SWITCH	$ 7,460.00	$ 7,460.00
		PN 3551737		

If more lines are needed, attach a spreadsheet with the details

QUOTE 1	QUOTE 2	QUOTE 3
VENDOR: ANIXTER	VENDOR: IRBY	VENDOR: BORDER STATES
QUOTE AMOUNT: 100826.00	QUOTE AMOUNT: 95420.00	QUOTE AMOUNT: NO BIDD

Document complete quotes on separate pages and attach to this requisition

SUBTOTAL	$ 95,420.00
SHIPPING OR FREIGHT CHARGES	
OTHER CHARGES (must specify)	
TOTAL	$ 95,420.00

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
5225 WEST 2400 SOUTH ENGLAND ST
C/O CODALE
SALT LAKE CITY UT 84120-0000

QUOTE DATE	ORDER NUMBER
07/02/21	S012517498

REMIT TO:
STUART C. IRBY CO.
POST OFFICE BOX 843959
DALLAS TX 75284

PAGE NO. 1

SOLD TO:
CITY OF ST GEORGE
175 E 200 N
ST GEORGE, UT 84770-0000

SHIP TO:
CITY OF ST GEORGE
175 E 200 N
ST GEORGE, UT 84770-0000
435-627-4000

ORDERED BY: COURTNEY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
240625	SHEET 18		Reed W Dalton

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Rhett Peters		07/02/21	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
45EA		1	MISC. BID ITEM (PRICING PER EA) ********** USCO HH6-07212-SIP3216N ********** 10 WEEK LEAD TIME **********	1180.000EA	53100.00
4EA		2	*USCO AVR07212-SIP3216AHSH SWITCH 69KV 1200A VERTICAL BREAK 350KV BIL 3" BC WITH CONTROL ********** 16 WEEK LEAD TIME **********	7680.000EA	30720.00
1EA		3	*USCO AVR-01520-SIP3205AHSH SWITCH 15.5KV 2000AMP TR205 3" BC INS. 110KV BIL WITH CONTROL MECHANISM SWING HANDLE ********** 16 WEEK LEAD TIME **********	7460.000EA	7460.00

*** This is a quotation ***

Prices firm for acceptance within 30 days with the exception of commodity prices which are subject to change daily. Quotation is void if changed. Complete quote must be used unless authorized in writing.

Subtotal	**91280.00**
S&H CHGS	**0.00**
Sales Tax	**0.00**
TOTAL	**91280.00**

OUR PRODUCT AND SERVICES ARE SUBJECT TO, AND GOVERNED EXCLUSIVELY BY, OUR TERMS AND CONDITIONS OF SALE, WHICH ARE INCORPORATED HEREIN AND AVAILABLE AT www.irby.com/terms. ADDITIONAL OR CONFLICTING TERMS ARE REJECTED, VOID AND OF NO FORCE OR EFFECT.

** Reprint ** Reprint ** Reprint **

ANIXTER

FROM Ron Stratton
Anixter Power Solutions
3384 South River Rd
St George Ut, 84790

TO City of St George

DATE June 25, 2021

SHIP TO Usco

ATTN: Courtney / Tom

Phone **Fax**

Quote Valid for

VENDOR INVOICE NUMBER	SHIP VIA	YOUR DELIVERY	AIR EXPRESS	MOTOR TRUCK	FREIGHT	TERMS	F.O.B.
						NET 30	JOB SITE

SELLER WILL ACCEPT MATERIAL RETURNED BY THE BUYER IN REASONABLE CONDITION, AT 100% OF THE MATERIAL'S PURCHASE ORDER PRICE

ITEM NO.	DESCRIPTION	QUANTITY ORD.	QUANTITY REC.	Cash Disc.	UNIT PRICE	PER
1	Usco HH6-07212-SIP3216N Hook Stick Disconnect	42			$1,248.000	E
2	10 weeks					E
3	AVR-07212-SIP3216AHSH Gang Switch	4			$8,107.000	E
4	18 Weeks					E
5	AVR-01520-SIP3205AHSH Gang Switch	1			$7,875.000	E
6	18 Weeks					E
7		0			$0.000	E
8	Thanks	0			$0.000	E
9	Ron Stratton	0			$0.000	E
10		0			$0.000	E
11		0			$0.000	E
12		0			$0.000	E
13		0			$0.000	E
14		0			$0.000	E
15		0			$0.000	E
16		0			$0.000	E
17		0			$0.000	E
18		0			$0.000	E
19		0			$0.000	E
20		0			$0.000	E
21		0			$0.000	E
22		0			$0.000	E
23		0			$0.000	E
NOTES:				SUB TOTAL		
				TAX		
				GRAND TOTAL		

YOU ARE TO NOTIFY US AT ONCE IF YOU CANNOT COMPLY WITH ALL THE TERMS OF THIS ORDER

THE TERMS AND CONDITIONS PRINTED ON THE REVERSE SIDE OF THIS ORDER ARE AN INTEGRAL PART OF THIS HEREOF

No. 131-

THIS PURCHASE ORDER NO PAGE 1 OF 1 PER

QUOTE

7 Days

REQ'D. DELIVERY DATE

EXTENSION PRICE
$52,416.00
$32,428.00
$7,875.00
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
$92,719.00

DRAFT

Agenda Item Number : 1b

Request For Council Action

Date Submitted	08/25/2021 05:38 PM
Proposed City Council Date	09/02/2021
Applicant	Jay Sandberg
Subject	Consider approval to award bid to Feller Enterprises for the FY 22 Maintenance and Repair Project.
Background	This project is for various projects throughout the city. Due to the current bidding climate, there was little interest from contractors to bid these projects individually. Three (3) bids were received. Sunbrook Drive Repairs; $76,340; 2450 South at Little Valley Dr. Widening: $52,920; Bloomington Hills North Park Drainage Improvements $37,672; St. George Industrial Park at 350 North $58,450; Red Cliffs Drive Wall Repair $102,210; 100 South/I-15 Drainage $242,184; Library Drainage $70,975; Ft. Pierce Bridge Footing Removal $$37,000. The total bid amount is $677,751.40.
Proposed Resolution	Approval
Cost	$677,751.40
Action Taken	
Requested by	Jay Sandberg
File Attachments	21-098citycouncilexhibit082521173801.pdf
Approved by Legal Department?	Yes
Approved by City Admin Services?	NA
Approved in Budget?	Yes **Amount:** 677,751.40

BID TABULATION
FY22 MAINTENANCE AND REPAIR PROJECTS
INQUIRY NO. 21-098

Bid Date: Tuesday, August 24, 2021; 2:00 p.m.

Item No.	Item Description	Unit	Bid Qty.	Engineer's Estimate		Feller Enterprises		Interstate Rock Products		Progressive Contracting Inc.	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
BID SCHELDULE A – SUNBROOK DRIVE											
A1	Mobilization	LS	1	$8,000.00	$8,000.00	$3,500.00	$3,500.00	$7,850.00	$7,850.00	$7,000.00	$7,000.00
A2	Traffic Control	LS	1	$8,000.00	$8,000.00	$2,500.00	$2,500.00	$7,700.00	$7,700.00	$6,500.00	$6,500.00
A3	Curb and Gutter Repair	FT	435	$40.00	$17,400.00	$45.00	$19,575.00	$40.50	$17,617.50	$40.00	$17,400.00
A4	Concrete Waterway Repair	SF	50	$15.00	$750.00	$15.00	$750.00	$17.50	$875.00	$27.00	$1,350.00
A5	Concrete Sidewalk Repair	SF	2,155	$9.00	$19,395.00	$8.50	$18,317.50	$11.50	$24,782.50	$12.00	$25,860.00
A6	Asphalt Repair (4" Thick)	SF	920	$8.00	$7,360.00	$10.50	$9,660.00	$14.50	$13,340.00	$7.00	$6,440.00
A7	Reconstruct Manhole	EA	1	$2,000.00	$2,000.00	$2,450.00	$2,450.00	$1,600.00	$1,600.00	$3,300.00	$3,300.00
A8	Raise Fire Hydrant	EA	1	$3,500.00	$3,500.00	$3,580.00	$3,580.00	$3,200.00	$3,200.00	$4,200.00	$4,200.00
A9	Curb Inlet Catch Basin	EA	2	$5,000.00	$10,000.00	$4,800.00	$9,600.00	$4,900.00	$9,800.00	$7,000.00	$14,000.00
A10	8 Inch X 36 Inch Inserta Tee	EA	2	$1,000.00	$2,000.00	$650.00	$1,300.00	$2,500.00	$5,000.00	$4,000.00	$8,000.00
A11	8 Inch PVC Pipe (SDR-35)	FT	20	$75.00	$1,500.00	$45.00	$900.00	$140.00	$2,800.00	$196.00	$3,920.00
A12	Landscape Repair	SF	495	$5.00	$2,475.00	$8.50	$4,207.50	$5.80	$2,871.00	$4.65	$2,301.75
Total Estimate Bid Schedule A:					**$82,380.00**	**Total Bid:**	**$76,340.00**	**Total Bid:**	**$97,436.00**	**Total Bid:**	**$100,271.75**
BID SCHEDULE B – 2450 SOUTH											
B1	Mobilization	LS	1	$6,000.00	$6,000.00	$2,500.00	$2,500.00	$7,850.00	$7,850.00	$8,000.00	$8,000.00
B2	Traffic Control	LS	1	$7,500.00	$7,500.00	$3,500.00	$3,500.00	$7,700.00	$7,700.00	$7,200.00	$7,200.00
B3	Remove Asphalt Pavement	SF	3,100	$2.00	$6,200.00	$0.85	$2,635.00	$5.80	$17,980.00	$5.35	$16,585.00
B4	Reconstruct Manhole	EA	3	$2,000.00	$6,000.00	$2,450.00	$7,350.00	$1,150.00	$3,450.00	$4,000.00	$12,000.00
B5	Reconstruct Valve Box	EA	1	$800.00	$800.00	$1,500.00	$1,500.00	$590.00	$590.00	$1,500.00	$1,500.00
B6	Modify 5' Dia. Manhole	EA	1	$2,500.00	$2,500.00	$1,850.00	$1,850.00	$2,850.00	$2,850.00	$3,250.00	$3,250.00
B7	Asphalt Curb	FT	365	$20.00	$7,300.00	$15.00	$5,475.00	$28.50	$10,402.50	$26.00	$9,490.00
B8	HMA - 1/2 Inch (4" Thick)	SF	7,800	$4.00	$31,200.00	$2.95	$23,010.00	$5.35	$41,730.00	$4.35	$33,930.00
B9	Remove Pipe Culvert	FT	5	$50.00	$250.00	$35.00	$175.00	$90.50	$452.50	$348.00	$1,740.00
B10	24 Inch ADS Pipe Culvert	FT	5	$100.00	$500.00	$85.00	$425.00	$250.00	$1,250.00	$400.00	$2,000.00
B11	Restack Concrete Block Wall	LS	1	$1,000.00	$1,000.00	$4,500.00	$4,500.00	$1,000.00	$1,000.00	$3,480.00	$3,480.00
Total Estimate Bid Schedule B:					**$69,250.00**	**Total Bid:**	**$52,920.00**	**Total Bid:**	**$95,255.00**	**Total Bid:**	**$99,175.00**
BID SCHEDULE C – BLOOMINGTON HILLS											
C1	Mobilization	LS	1	$3,500.00	$3,500.00	$2,500.00	$2,500.00	$7,850.00	$7,850.00	$4,000.00	$4,000.00
C2	Traffic Control	LS	1	$1,500.00	$1,500.00	$1,125.00	$1,125.00	$1,550.00	$1,550.00	$1,700.00	$1,700.00
C3	Remove Asphalt Pavement	SF	520	$2.00	$1,040.00	$0.85	$442.00	$2.55	$1,326.00	$8.00	$4,160.00
C4	Concrete Channel	SF	630	$15.00	$9,450.00	$18.50	$11,655.00	$27.50	$17,325.00	$14.00	$8,820.00
C5	Untreated Base Course (6" Thick)	SF	520	$2.00	$1,040.00	$2.50	$1,300.00	$5.05	$2,626.00	$1.70	$884.00
C6	HMA - 1/2 Inch (2.5" Thick)	SF	520	$8.00	$4,160.00	$7.50	$3,900.00	$6.25	$3,250.00	$4.65	$2,418.00
C7	Landscape Repair (Turf)	SF	3,100	$2.50	$7,750.00	$2.50	$7,750.00	$4.65	$14,415.00	$2.75	$8,525.00
C8	Trash Rack (32 7/8 X 59 3/4 X 12 7/8)	EA	2	$2,500.00	$5,000.00	$4,500.00	$9,000.00	$4,800.00	$9,600.00	$4,200.00	$8,400.00
Total Estimate Bid Schedule C:					$33,440.00	Total Bid:	$37,672.00	Total Bid:	$57,942.00	Total Bid:	$38,907.00
BID SCHEDULE D – 350 NORTH											
D1	Mobilization	LS	1	$4,000.00	$4,000.00	$2,500.00	$2,500.00	$7,850.00	$7,850.00	$8,000.00	$8,000.00
D2	Traffic Control	LS	1	$3,000.00	$3,000.00	$2,850.00	$2,850.00	$1,400.00	$1,400.00	$8,000.00	$8,000.00
D3	Remove And Replace Fence	FT	60	$45.00	$2,700.00	$65.00	$3,900.00	$67.50	$4,050.00	$58.00	$3,480.00
D4	Remove Pipe Culvert	FT	20	$50.00	$1,000.00	$35.00	$700.00	$74.50	$1,490.00	$350.00	$7,000.00
D5	Remove Diversion Box	EA	1	$2,000.00	$2,000.00	$2,500.00	$2,500.00	$1,050.00	$1,050.00	$3,300.00	$3,300.00
D6	3' X 3' Diversion Box (Knockout)	EA	3	$4,000.00	$12,000.00	$3,450.00	$10,350.00	$3,200.00	$9,600.00	$5,400.00	$16,200.00
D7	18 Inch ADS Pipe	FT	20	$60.00	$1,200.00	$55.00	$1,100.00	$210.00	$4,200.00	$200.00	$4,000.00
D8	24 Inch ADS Pipe	FT	360	$90.00	$32,400.00	$85.00	$30,600.00	$90.50	$32,580.00	$120.00	$43,200.00
D9	Trash Rack (38 1/4 X 38 1/4 X 7 1/2)	EA	1	$2,500.00	$2,500.00	$3,950.00	$3,950.00	$4,800.00	$4,800.00	$4,500.00	$4,500.00
Total Estimate Bid Schedule D:					$60,800.00	Total Bid:	$58,450.00	Total Bid:	$67,020.00	Total Bid:	$97,680.00
BID SCHEDULE E – RED CLIFFS DRIVE WALL REPAIR											
E1	Mobilization, Demobilization, and Administrative Items (not to exceed 8% of Total Base Bid)	LS	1	$6,000.00	$6,000.00	$7,500.00	$7,500.00	$7,850.00	$7,850.00	$19,889.60	$19,889.60
E2	Traffic Control	LS	1	$8,000.00	$8,000.00	$4,500.00	$4,500.00	$11,000.00	$11,000.00	$18,000.00	$18,000.00
E3	Field Survey and Staking	LS	1	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$3,100.00	$3,100.00	$7,750.00	$7,750.00
E4	Existing Sidewalk, Fence, and Block Wall Demolition	LS	1	$10,000.00	$10,000.00	$8,500.00	$8,500.00	$20,000.00	$20,000.00	$23,000.00	$23,000.00
E5	Block Retaining Wall, see Details B/C-02.E and 1/C-03.E, complete	LS	1	$35,000.00	$35,000.00	$42,000.00	$42,000.00	$33,700.00	$33,700.00	$50,000.00	$50,000.00
E6	Modifications to Existing Block Wall, see Detail A/C-02.E, complete	LS	1	$5,000.00	$5,000.00	$4,850.00	$4,850.00	$4,900.00	$4,900.00	$17,400.00	$17,400.00
E7	Block Wall Addition, see Details B/C-02.E and 1/C-03.E, complete	LS	1	$7,000.00	$7,000.00	$6,500.00	$6,500.00	$4,900.00	$4,900.00	$63,000.00	$63,000.00
E8	Concrete Wall with Chain Link Fence, see Details C/C-02.E and 2/C-03.E	LF	125	$175.00	$21,875.00	$185.00	$23,125.00	$190.00	$23,750.00	$400.00	$50,000.00
E9	Riprap D50=12"	CY	50	$40.00	$2,000.00	$45.00	$2,250.00	$32.00	$1,600.00	$350.00	$17,500.00
E10	8-ounce Non-Woven Geotextile Fabric	SY	70	$3.00	$210.00	$3.00	$210.00	$1.40	$98.00	$11.00	$770.00
E11	Concrete Sidewalk Replacement, See St. George City Standard STD/120	SF	150	$7.00	$1,050.00	$8.50	$1,275.00	$5.75	$862.50	$8.00	$1,200.00
Total Estimate Bid Schedule E:					$97,635.00	Total Bid:	$102,210.00	Total Bid:	$111,760.50	Total Bid:	$268,509.60
BID SCHEDULE F – 100 SOUTH DRAINAGE											
F1	Mobilization, Demobilization, and Administrative Items (not to exceed 8% of Total Base Bid)	LS	1	$15,500.00	$15,500.00	$17,939.40	$17,939.40	$7,850.00	$7,850.00	$28,052.80	$28,052.80
F2	Traffic Control	LS	1	$10,000.00	$10,000.00	$15,000.00	$15,000.00	$15,600.00	$15,600.00	$19,000.00	$19,000.00
F3	Field Survey and Staking	LS	1	$3,000.00	$3,000.00	$3,500.00	$3,500.00	$3,100.00	$3,100.00	$11,000.00	$11,000.00
F4	Excavation and Grading north of 100 South	LS	1	$8,000.00	$8,000.00	$8,500.00	$8,500.00	$11,200.00	$11,200.00	$13,000.00	$13,000.00
F5	36-inch HDPE Smooth-Wall Storm Drain Pipe (Owner Provided)	LF	230	$100.00	$23,000.00	$65.00	$14,950.00	$63.50	$14,605.00	$205.00	$47,150.00
F6	38" x 60" OD Reinforced Box Culvert (Owner Provided)	LF	96	$125.00	$12,000.00	$145.00	$13,920.00	$100.00	$9,600.00	$580.00	$55,680.00
F7	20-inch Solid Wall HDPE Pipe (Owner Provided)	LF	70	$60.00	$4,200.00	$65.00	$4,550.00	$60.00	$4,200.00	$165.00	$11,550.00
F8	Remove and Dispose of Existing 24-inch CMP	LF	320	$30.00	$9,600.00	$35.00	$11,200.00	$14.00	$4,480.00	$24.00	$7,680.00
F9	Concrete End Section (Detail C/2000)	EA	2	$7,500.00	$15,000.00	$6,500.00	$13,000.00	$8,100.00	$16,200.00	$15,000.00	$30,000.00
F10	Drop Inlet Box (Detail C/2006)	EA	1	$9,000.00	$9,000.00	$10,500.00	$10,500.00	$10,600.00	$10,600.00	$15,000.00	$15,000.00
F11	Double Catch Basin (Detail STD/205)	EA	4	$10,000.00	$40,000.00	$12,500.00	$50,000.00	$4,850.00	$19,400.00	$7,500.00	$30,000.00
F12	6-foot Diameter Concrete Manhole	EA	1	$7,500.00	$7,500.00	$9,500.00	$9,500.00	$8,150.00	$8,150.00	$11,000.00	$11,000.00
F13	6-ft Tall Chain-link Fence	LF	65	$50.00	$3,250.00	$45.00	$2,925.00	$72.50	$4,712.50	$82.00	$5,330.00
F14	Concrete Retaining Wall (North of 100 South)	LF	105	$200.00	$21,000.00	$195.00	$20,475.00	$270.00	$28,350.00	$267.00	$28,035.00
F15	Concrete Retaining Wall (South of 100 South)	LF	15	$200.00	$3,000.00	$165.00	$2,475.00	$500.00	$7,500.00	$700.00	$10,500.00
F16	Asphalt Trench Section Restoration, See St. George City Standards (3" Thick)	SF	1,400	$5.00	$7,000.00	$9.50	$13,300.00	$15.50	$21,700.00	$5.65	$7,910.00
F17	Concrete Sidewalk Replacement, See St. George City Standard STD/120	SF	700	$6.50	$4,550.00	$6.50	$4,550.00	$11.50	$8,050.00	$7.25	$5,075.00
F18	Curb & Gutter Replacement	LF	100	$35.00	$3,500.00	$45.00	$4,500.00	$40.50	$4,050.00	$28.00	$2,800.00
F19	Riprap D50=12" and	CY	130	$35.00	$4,550.00	$35.00	$4,550.00	$32.00	$4,160.00	$105.00	$13,650.00
F20	8-ounce Non-Woven Geotextile Fabric	SY	100	$3.00	$300.00	$3.50	$350.00	$1.40	$140.00	$11.00	$1,100.00
F21	CLSM Material, as directed by Engineer	CY	50	$300.00	$15,000.00	$300.00	$15,000.00	$140.00	$7,000.00	$364.00	$18,200.00
F22	Surface Restoration and Reseeding	LS	1	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$2,300.00	$2,300.00	$7,000.00	$7,000.00
Total Estimate Bid Schedule F:					$220,450.00	Total Bid:	$242,184.40	Total Bid:	$212,947.50	Total Bid:	$378,712.80
BID SCHEDULE G – LIBRARY DRAINAGE											
G1	Mobilization, Demobilization, and Administrative Items (not to exceed 8% of Total Base Bid)	LS	1	$8,156.00	$8,156.00	$4,500.00	$4,500.00	$7,850.00	$7,850.00	$9,341.12	$9,341.12
G2	Traffic Control	LS	1	$6,000.00	$6,000.00	$1,500.00	$1,500.00	$2,200.00	$2,200.00	$1,750.00	$1,750.00
G3	Field Survey and Staking	LS	1	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$3,100.00	$3,100.00	$8,000.00	$8,000.00
G4	Remove and Dispose of Existing Shrubs, Trees, and Gravel	LS	1	$8,000.00	$8,000.00	$4,500.00	$4,500.00	$2,900.00	$2,900.00	$7,000.00	$7,000.00
G5	Sawcut and Remove Existing Concrete Wall and Install Two 2-inch sleeves and concrete	LS	1	$5,000.00	$5,000.00	$15,500.00	$15,500.00	$2,900.00	$2,900.00	$10,500.00	$10,500.00
G6	4" Concrete Flat Work including Expansion and Joint Seals, see Detail STD/120	SY	102	$65.00	$6,630.00	$85.00	$8,670.00	$69.50	$7,089.00	$87.00	$8,874.00
G7	Architectural Concrete Finish	SF	520	$7.50	$3,900.00	$8.00	$4,160.00	$5.80	$3,016.00	$30.00	$15,600.00
G8	24"x48" Grated Raceway and Polymer Concrete Manhole	LS	1	$5,000.00	$5,000.00	$4,850.00	$4,850.00	$4,850.00	$4,850.00	$30,000.00	$30,000.00
G9	Concrete Pavement including sawcutting and removing existing asphalt, see Detail C/2107	SY	77	$90.00	$6,930.00	$85.00	$6,545.00	$180.00	$13,860.00	$90.00	$6,930.00
G10	Extended Drop Inlet, see Detail C/2000, complete	LS	1	$50,000.00	$50,000.00	$8,500.00	$8,500.00	$51,900.00	$51,900.00	$10,500.00	$10,500.00
G11	Remove and Replace Pedestrian Access Ramp, see Detail STD/121	EA	1	$4,500.00	$4,500.00	$3,500.00	$3,500.00	$5,950.00	$5,950.00	$6,600.00	$6,600.00
G12	Remove and Replace Sidewalk	SY	30	$60.00	$1,800.00	$10.00	$300.00	$97.50	$2,925.00	$87.00	$2,610.00
G13	Remove and Replace Curb & Gutter	LF	20	$35.00	$700.00	$65.00	$1,300.00	$40.50	$810.00	$70.00	$1,400.00
G14	Abandon and Reconnect Existing Landscape Irrigation System	LS	1	$2,000.00	$2,000.00	$5,650.00	$5,650.00	$2,500.00	$2,500.00	$7,000.00	$7,000.00
Total Estimate Bid Schedule G:					$110,116.00	Total Bid:	$70,975.00	Total Bid:	$111,850.00	Total Bid:	$126,105.12
BID SCHEDULE H – FORT PIERCE BRIDGE											
H1	Mobilization	LS	1	$4,000.00	$4,000.00	$2,000.00	$2,000.00	$7,850.00	$7,850.00	$5,800.00	$5,800.00
H2	Remove Bridge Abutment	LS	1	$25,000.00	$25,000.00	$35,000.00	$35,000.00	$26,300.00	$26,300.00	$58,000.00	$58,000.00
Total Estimate Bid Schedule H:					$29,000.00	Total Bid:	$37,000.00	Total Bid:	$34,150.00	Total Bid:	$63,800.00
Total Estimate: Schedules A, B, C, D, E, F, G, H					**$703,071.00**	Total Bid:	**$677,751.40**	Total Bid:	**$788,361.00**	Total Bid:	**$1,173,161.27**

DRAFT

Agenda Item Number : 1c

Request For Council Action

Date Submitted	08/25/2021 04:54 PM
Proposed City Council Date	09/02/2021
Applicant	Jay Sandberg
Subject	Consider approval to award bid to Whitaker Construction for the 3000 East from 1580 South to Mall Drive Project.
Background	This project includes roadway improvements, curb & gutter, sidewalk, trail, traffic signal modifications and signing and striping for vehicles and bicycles for improvements along Mall Drive from Riverside Drive to 3000 East, and along 3000 East to 1140 South. Improvements will be made to the intersections of Mall Drive/3000 East, and 3000 East/1140 South with this project.
Proposed Resolution	Approval
Cost	$1,486,382.50
Action Taken	
Requested by	Jay Sandberg
File Attachments	21-068citycouncilagendaexhibit082521171834.pdf
Approved by Legal Department?	Yes
Approved by City Admin Services?	NA
Approved in Budget?	Yes **Amount:** 1,486,382.50

BID TABULATION
3000 EAST WIDENING FROM 1580 SOUTH TO MALL DRIVE
INQUIRY NO. 21-068

Bid Date: Tuesday, August 24, 2021; 2:00 p.m.

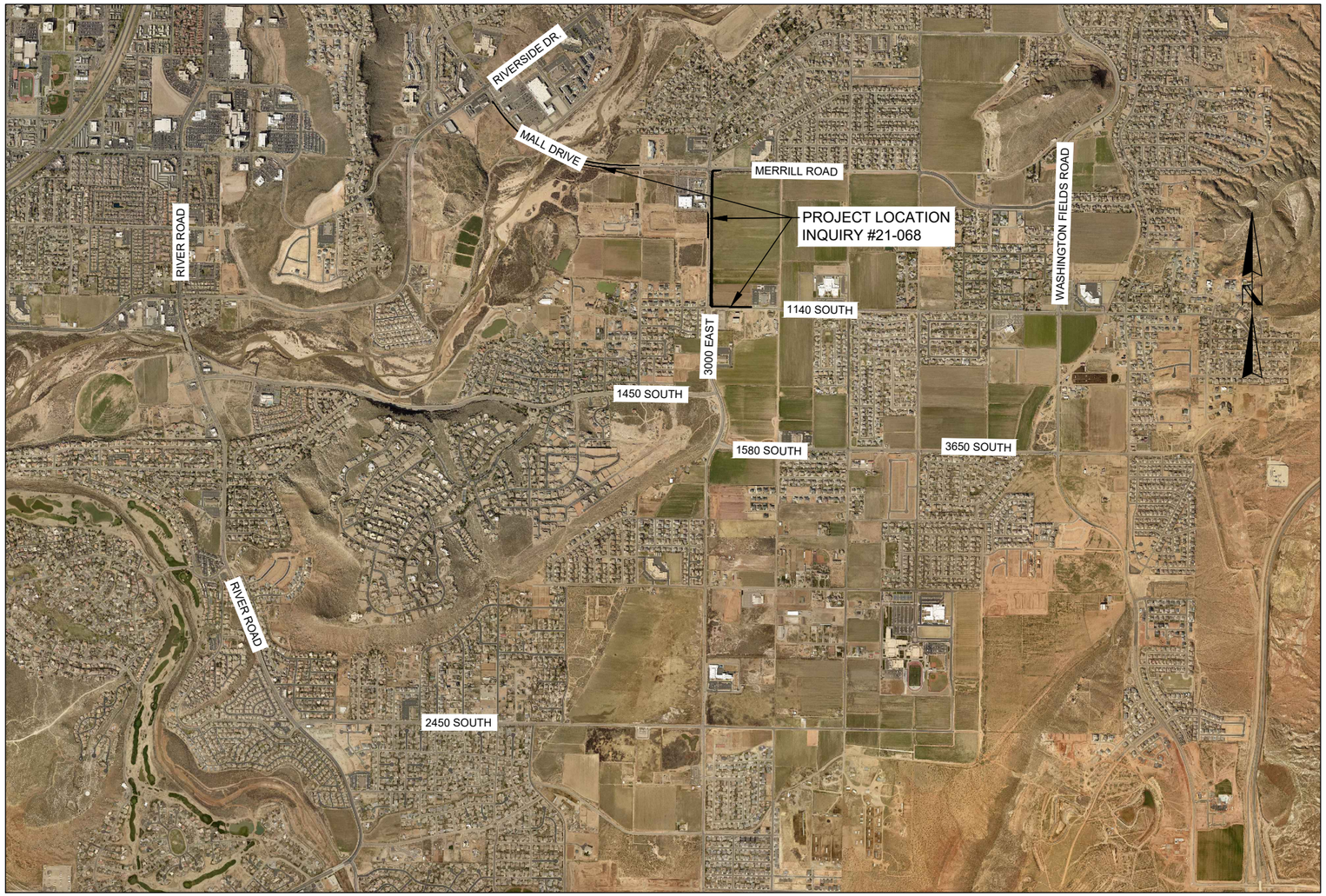
Item No.	Item Description	Unit	Bid Qty.	Engineer's Estimate		Whitaker		Interstate Rock Products		Feller Enterprises	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
BASE BID ITEMS											
1	MOBILIZATION	LUMP	1	$75,000.00	$75,000.00	$122,500.00	$122,500.00	$62,900.00	$62,900.00	$160,000.00	$160,000.00
2	TRAFFIC CONTROL	LUMP	1	$30,000.00	$30,000.00	$20,800.00	$20,800.00	$51,200.00	$51,200.00	$35,000.00	$35,000.00
3	SURVEY	LUMP	1	$15,000.00	$15,000.00	$9,810.00	$9,810.00	$19,400.00	$19,400.00	$15,000.00	$15,000.00
4	ENVIRONMENTAL PROTECTION	LUMP	1	$10,000.00	$10,000.00	$38,400.00	$38,400.00	$14,000.00	$14,000.00	$9,500.00	$9,500.00
5	DUST CONTROL & WATERING	LUMP	1	$15,000.00	$15,000.00	$19,200.00	$19,200.00	$58,400.00	$58,400.00	$24,000.00	$24,000.00
			Total Estimate Base Bid:		**$145,000.00**	**Total Bid:**	**$210,710.00**	**Total Bid:**	**$205,900.00**	**Total Bid:**	**$243,500.00**
SCHEDULE A BID ITEMS											
A1	MODIFY TRAFFIC SIGNAL SYSTEM MALL DRIVE & 3000 EAST	LUMP	1	$15,000.00	$15,000.00	$13,600.00	$13,600.00	$14,100.00	$14,100.00	$18,500.00	$18,500.00
A2	MODIFY TRAFFIC SIGNAL SYSTEM 1140 SOUTH 3000 EAST	LUMP	1	$10,000.00	$10,000.00	$10,700.00	$10,700.00	$11,100.00	$11,100.00	$15,000.00	$15,000.00
A3	ROADWAY EXCAVATION	CU YD	2,125	$8.00	$17,000.00	$14.00	$29,750.00	$21.00	$44,625.00	$19.00	$40,375.00
A4	SUBBASE CLASS I	CU YD	2,150	$25.00	$53,750.00	$25.00	$53,750.00	$31.50	$67,725.00	$25.50	$54,825.00
A5	RELOCATE CONCRETE JERSEY BARRIER	FEET	135	$25.00	$3,375.00	$18.50	$2,497.50	$6.85	$924.75	$75.00	$10,125.00
A6	REMOVE PIPE CULVERT	FEET	20	$20.00	$400.00	$140.00	$2,800.00	$19.00	$380.00	$35.00	$700.00
A7	REMOVE CONCRETE JERSEY BARRIER	FEET	70	$50.00	$3,500.00	$18.50	$1,295.00	$6.85	$479.50	$65.00	$4,550.00
A8	RAISE FIRE HYDRANT	EACH	1	$2,000.00	$2,000.00	$2,630.00	$2,630.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00
A9	RECONSTRUCT MANHOLE	EACH	1	$1,500.00	$1,500.00	$270.00	$270.00	$3,000.00	$3,000.00	$3,500.00	$3,500.00
A10	18 INCH ADS PIPE	FEET	200	$60.00	$12,000.00	$215.00	$43,000.00	$110.00	$22,000.00	$85.00	$17,000.00
A11	18 INCH RCP CLASS C	FEET	16	$75.00	$1,200.00	$675.00	$10,800.00	$170.00	$2,720.00	$120.00	$1,920.00
A12	3' X 3' CONCRETE CURB INLET	EACH	5	$5,000.00	$25,000.00	$5,150.00	$25,750.00	$4,900.00	$24,500.00	$6,200.00	$31,000.00
A13	3' X 6' DBL CONCRETE CURB INLET	EACH	4	$7,500.00	$30,000.00	$7,860.00	$31,440.00	$7,300.00	$29,200.00	$12,500.00	$50,000.00
A14	CONNECTION TO EXISTING STORM DIVERSION BOX	EACH	1	$2,000.00	$2,000.00	$880.00	$880.00	$3,400.00	$3,400.00	$3,500.00	$3,500.00
A15	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	3,600	$30.00	$108,000.00	$22.50	$81,000.00	$20.00	$72,000.00	$19.50	$70,200.00
A16	CONCRETE BLOCK WALL	SQ FT	320	$60.00	$19,200.00	$57.50	$18,400.00	$45.00	$14,400.00	$122.00	$39,040.00
A17	PEDESTRIAN ACCESS RAMP	EACH	2	$3,500.00	$7,000.00	$2,400.00	$4,800.00	$2,800.00	$5,600.00	$2,800.00	$5,600.00
A18	CONCRETE SIDEWALK	SQ FT	5,500	$6.00	$33,000.00	$6.10	$33,550.00	$5.25	$28,875.00	$7.00	$38,500.00
A19	GRANULAR BORROW	CU YD	1,400	$25.00	$35,000.00	$23.50	$32,900.00	$31.50	$44,100.00	$25.00	$35,000.00
A20	UNTREATED BASE COURSE	CU YD	1,200	$30.00	$36,000.00	$29.00	$34,800.00	$37.50	$45,000.00	$85.00	$102,000.00
A21	HMA - 1/2 INCH	TON	750	$100.00	$75,000.00	$92.00	$69,000.00	$85.00	$63,750.00	$95.45	$71,587.50
A22	HMA - 1/2 INCH (TRAIL MIX)	TON	425	$100.00	$42,500.00	$93.00	$39,525.00	$91.37	$38,832.25	$97.20	$41,310.00
A23	ASPHALT PATCHING	SQ FT	300	$5.00	$1,500.00	$11.00	$3,300.00	$6.45	$1,935.00	$12.75	$3,825.00
A24	REMOVE PAVEMENT MESSAGE	EACH	17	$150.00	$2,550.00	$83.50	$1,419.50	$140.00	$2,380.00	$78.50	$1,334.50
A25	REMOVE PAINT STRIPING	FEET	10,500	$1.00	$10,500.00	$1.10	$11,550.00	$1.15	$12,075.00	$1.25	$13,125.00
A26	PAVEMENT MARKING PAINT	GAL	76	$35.00	$2,660.00	$52.50	$3,990.00	$54.50	$4,142.00	$57.00	$4,332.00
A27	PAVEMENT MESSAGE	EACH	67	$300.00	$20,100.00	$39.00	$2,613.00	$40.50	$2,713.50	$45.00	$3,015.00
A28	PAVEMENT MESSAGE (STOP LINE, CROSSWALKS - 12 INCH)	FEET	550	$4.00	$2,200.00	$3.30	$1,815.00	$3.50	$1,925.00	$4.00	$2,200.00
A29	PC-JUNCTION BOX, TIER 22, TYPE II	EACH	5	$1,000.00	$5,000.00	$2,670.00	$13,350.00	$2,800.00	$14,000.00	$4,800.00	$24,000.00
A30	PC-JUNCTION BOX, TIER 22, TYPE III	EACH	1	$1,750.00	$1,750.00	$3,900.00	$3,900.00	$4,050.00	$4,050.00	$5,800.00	$5,800.00
A31	BORED - 1D CONDUIT	FEET	1,400	$30.00	$42,000.00	$32.00	$44,800.00	$33.00	$46,200.00	$35.00	$49,000.00
A32	TRENCHED - 1D CONDUIT	FEET	2,600	$12.00	$31,200.00	$14.50	$37,700.00	$15.00	$39,000.00	$18.00	$46,800.00
A33	SIGN ASSEMBLY TYPE A-1, 12 INCH X 36 INCH	EACH	6	$400.00	$2,400.00	$420.00	$2,520.00	$430.00	$2,580.00	$650.00	$3,900.00
A34	SIGN ASSEMBLY TYPE A-1, 36 INCH X 36 INCH	EACH	2	$500.00	$1,000.00	$485.00	$970.00	$500.00	$1,000.00	$750.00	$1,500.00
A35	SIGN ASSEMBLY TYPE A-2, 30 INCH X 18 INCH	EACH	5	$400.00	$2,000.00	$465.00	$2,325.00	$480.00	$2,400.00	$750.00	$3,750.00
A36	SIGN ASSEMBLY TYPE A-2, 36 INCH X 36 INCH	EACH	5	$500.00	$2,500.00	$485.00	$2,425.00	$500.00	$2,500.00	$750.00	$3,750.00
A37	REMOVE SIGN	EACH	6	$150.00	$900.00	$94.50	$567.00	$98.50	$591.00	$150.00	$900.00
A38	RELOCATE SIGN	EACH	1	$250.00	$250.00	$140.00	$140.00	$140.00	$140.00	$550.00	$550.00
			Total Estimates Schedule A:		**$660,935.00**	**Total Bid:**	**$676,522.00**	**Total Bid:**	**$679,243.00**	**Total Bid:**	**$826,914.00**

Item No.	Item Description	Unit	Bid Qty.	Engineer's Estimate		Whitaker		Interstate Rock Products		Feller Enterprises	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
SCHEDULE B BID ITEMS											
B1	ROADWAY EXCAVATION	CU YD	5,620	$8.00	$44,960.00	$5.10	$28,662.00	$16.50	$92,730.00	$18.00	$101,160.00
B2	RELOCATE CATCH BASIN	EACH	1	$3,000.00	$3,000.00	$1,400.00	$1,400.00	$3,250.00	$3,250.00	$3,500.00	$3,500.00
B3	RELOCATE CONCRETE END SECTION	EACH	1	$1,000.00	$1,000.00	$1,560.00	$1,560.00	$2,150.00	$2,150.00	$2,000.00	$2,000.00
B4	REMOVE CONCRETE JERSEY BARRIER	FEET	120	$50.00	$6,000.00	$5.30	$636.00	$6.85	$822.00	$65.00	$7,800.00
B5	REMOVE CONCRETE WATERWAY	SQ FT	150	$10.00	$1,500.00	$4.60	$690.00	$6.40	$960.00	$10.00	$1,500.00
B6	REMOVE CURB AND GUTTER	FEET	220	$15.00	$3,300.00	$3.00	$660.00	$4.35	$957.00	$8.00	$1,760.00
B7	RECONSTRUCT MANHOLE	EACH	1	$1,500.00	$1,500.00	$270.00	$270.00	$3,000.00	$3,000.00	$3,500.00	$3,500.00
B8	RECONSTRUCT VALVE BOX	EACH	5	$1,000.00	$5,000.00	$300.00	$1,500.00	$3,100.00	$15,500.00	$1,500.00	$7,500.00
B9	RAISE MANHOLE	EACH	1	$2,500.00	$2,500.00	$830.00	$830.00	$3,000.00	$3,000.00	$2,000.00	$2,000.00
B10	24 INCH ADS PIPE	FEET	85	$80.00	$6,800.00	$150.00	$12,750.00	$150.00	$12,750.00	$95.00	$8,075.00
B11	24 INCH RCP CLASS C	FEET	30	$120.00	$3,600.00	$855.00	$25,650.00	$190.00	$5,700.00	$125.00	$3,750.00
B12	3' X 6' DBL CONCRETE CURB INLET	EACH	3	$7,500.00	$22,500.00	$7,860.00	$23,580.00	$7,750.00	$23,250.00	$12,500.00	$37,500.00
B13	CONCRETE CURB & GUTTER TYPE HB30-7	FEET	3,400	$30.00	$102,000.00	$23.50	$79,900.00	$20.00	$68,000.00	$19.50	$66,300.00
B14	PEDESTRIAN ACCESS RAMP	EACH	1	$3,500.00	$3,500.00	$2,480.00	$2,480.00	$2,800.00	$2,800.00	$2,500.00	$2,500.00
B15	CONCRETE SIDEWALK	SQ FT	14,800	$6.00	$88,800.00	$6.40	$94,720.00	$5.25	$77,700.00	$7.00	$103,600.00
B16	CAST-IN-PLACE CONCRETE CONSTANT SLOPE HALF BARRIER - 42 INCH END SECTION	EACH	3	$10,000.00	$30,000.00	$12,800.00	$38,400.00	$10,200.00	$30,600.00	$5,500.00	$16,500.00
B17	GRANULAR BORROW	CU YD	3,300	$25.00	$82,500.00	$23.50	$77,550.00	$31.50	$103,950.00	$25.00	$82,500.00
B18	UNTREATED BASE COURSE	CU YD	1,450	$30.00	$43,500.00	$28.50	$41,325.00	$37.50	$54,375.00	$85.00	$123,250.00
B19	HMA - 1/2 INCH	TON	1,600	$100.00	$160,000.00	$91.50	$146,400.00	$76.50	$122,400.00	$90.00	$144,000.00
B20	REMOVE PAVEMENT MESSAGE	EACH	7	$150.00	$1,050.00	$83.50	$584.50	$87.00	$609.00	$80.00	$560.00
B21	REMOVE PAINT STRIPING	FEET	12,000	$1.00	$12,000.00	$1.10	$13,200.00	$1.15	$13,800.00	$1.25	$15,000.00
B22	PAVEMENT MARKING PAINT	GAL	90	$35.00	$3,150.00	$52.50	$4,725.00	$54.50	$4,905.00	$57.00	$5,130.00
B23	PAVEMENT MESSAGE	EACH	20	$300.00	$6,000.00	$39.00	$780.00	$40.50	$810.00	$45.00	$900.00
B24	PAVEMENT MESSAGE (STOP LINE, CROSSWALKS - 12 INCH)	FEET	260	$4.00	$1,040.00	$3.30	$858.00	$3.50	$910.00	$4.00	$1,040.00
			Total Estimate Schedule B:		$635,200.00	Total Bid:	$599,110.50	Total Bid:	$644,928.00	Total Bid:	$741,325.00
			Total Estimate: Base, Schedule A & Schedule B		**$1,441,135.00**	Total Bid:	**$1,486,342.50**	Total Bid:	**$1,530,071.00**	Total Bid:	**$1,811,739.00**

CONSTRUCTION PLANS FOR
3000 EAST WIDENING FROM 1580 SOUTH TO MALL DRIVE

ST. GEORGE, UT
INQUIRY NO: 21-068
AUGUST 2021

REGISTERED PROFESSIONAL ENGINEER
No. 353590
PHIL B. GILES
08/03/2021
STATE OF UTAH



INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET/INDEX TO SHEETS
1A	UTILITY CONTACTS/UTILITY NOTES
SC-01	SURVEY CONTROL - ALIGNMENT SHEET
TS-01 TO TS-02	TYPICAL SECTION SHEETS
DT-01 TO DT-05	DETAIL SHEETS
SM-01 TO SM-08	SUMMARY SHEETS
DM-01 TO DM-08	DEMOLITION SHEETS
RD-01	ROADWAY SHEET
PP-01 TO PP-13	PLAN & PROFILE SHEETS
SG-S1 TO SG-S3	SIGNAL SCHEDULE
SG-01 TO SG-04	SIGNAL/CIRCUIT
SS-01 TO SS-08	SIGNING AND STRIPING SHEETS
BA 3K5 TO BA 3K7	CAST-IN-PLACE CONCRETE CONSTANT SLOPE HALF BARRIER - 42 INCH

Utility Design Approved by the JUC: 04/06/2021

Utility Design Approved by the JUC: 04/06/2021

NO.	REVISIONS	BY	DATE

MAINLINE ENGINEERING

MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

CITY OF ST. GEORGE
PUBLIC WORKS
175 NORTH 200 EAST
ST. GEORGE, UT 84770

PROJECT	3000 EAST WIDENING 1580 SOUTH TO MALL DRIVE
INQUIRY NUMBER	21-068
MAINLINE PROJ. #	20-025
SHEET NAME	COVER SHEET INDEX TO SHEETS
SHEET	1

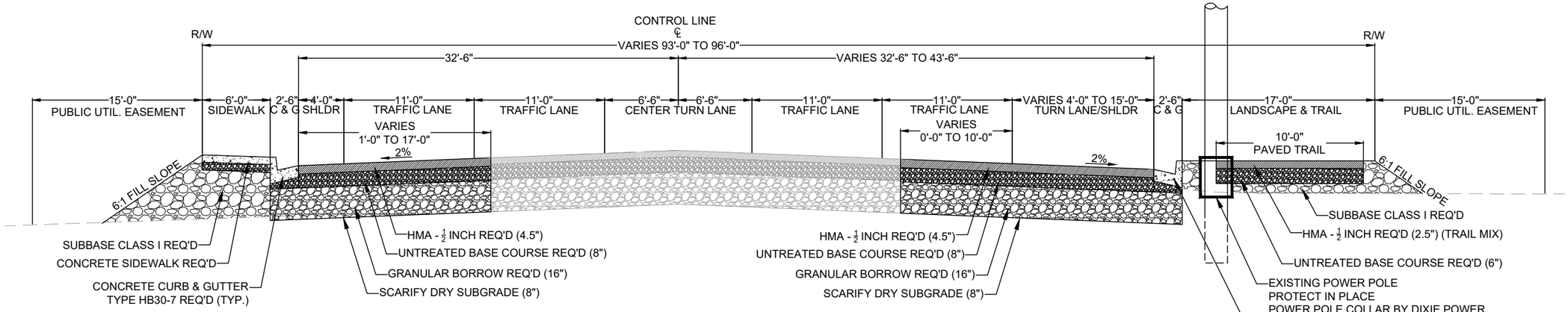
DRAWN BY: PBG
CHECKED BY: TAR
DATE: 08/03/2021

PROFESSIONAL ENGINEER

P:\2020\20-025 - St George - 3000 E Widening - 1580 E to Mall Dr\Plans\1.dwg Aug 03, 2021 - 4:36pm
Aug 03, 2021 - 4:36pm - P:\2020\20-025 - St George - 3000 E Widening - 1580 E to Mall Dr\Plans\1.dwg

NOTES:

1. SAWCUT PAVEMENT 6" FROM EDGE OF EXISTING PAVEMENT OR AS DIRECTED BY THE ENGINEER. COST OF PAVEMENT CUTTING IS INCIDENTAL TO OTHER BID ITEMS.
2. SEE PP & SS SHEETS FOR ROADWAY LAYOUT
3. SEE PP SHEETS FOR TRAIL DEVIATION AROUND POWER POLES.

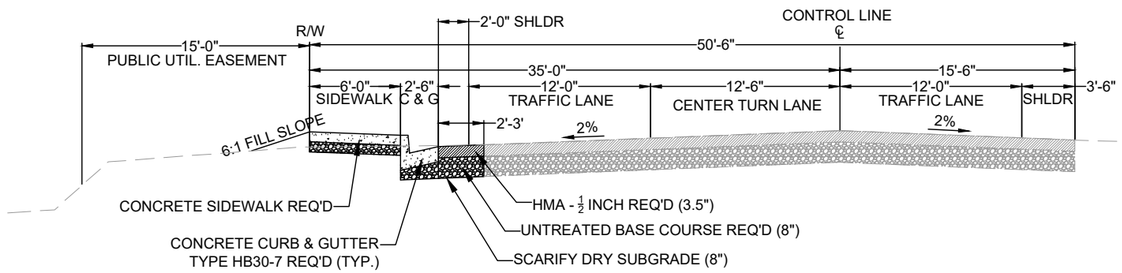


TYPICAL SECTION NO.1
3000 EAST

STA. 60+64.07 TO STA. 65+53.41
DESIGN SPEED 45 MPH
CLEAR ZONE = 18.00'

TYPICAL SECTION NO. 2
3000 EAST

STA. 47+55.26 TO STA. 73+31.03
DESIGN SPEED 45 MPH
CLEAR ZONE = 18.00'



TYPICAL SECTION NO. 3
1140 SOUTH

STA. 100+64.84 TO STA. 108+11.36
DESIGN SPEED 40 MPH
CLEAR ZONE = 14.00'

NO.	REVISIONS	BY	DATE

MAINLINE ENGINEERING
CITY OF ST. GEORGE
PUBLIC WORKS
175 NORTH 200 EAST
ST. GEORGE, UT 84770

MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

Utility Design Approved by the JUC: 04/06/2021

DRAWN BY: PBG
CHECKED BY: TAR
DATE: 03/23/2021

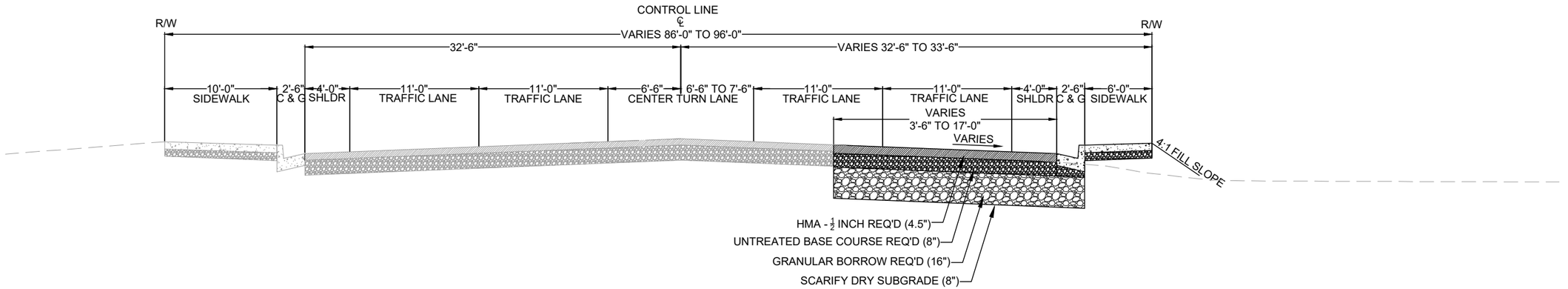
PROFESSIONAL ENGINEER

PROJECT: 3000 EAST WIDENING 1580 SOUTH TO MALL DRIVE
MAINLINE PROJ. #: 20-025
INQUIRY NUMBER: 21-068
SHEET NAME: TYPICAL SECTION SHEET
SHEET: TS-01

P:\2020\20-025 - St George - 3000 E Widening - 1580 E to Mall Dr\Plans\TS.dwg Mar 23, 2021 - 5:40pm

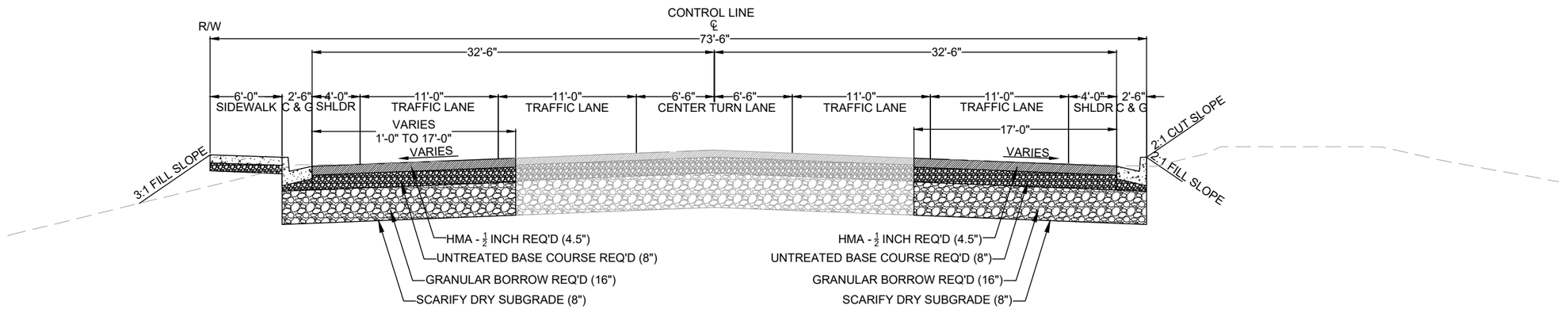
NOTES:

1. SAWCUT PAVEMENT 6" FROM EDGE OF EXISTING PAVEMENT OR AS DIRECTED BY THE ENGINEER. COST OF PAVEMENT CUTTING IS INCIDENTAL TO OTHER BID ITEMS.
2. SEE PP & SS SHEETS FOR ROADWAY LAYOUT



TYPICAL SECTION NO. 4
MALL DRIVE

STA. 202+83.20 TO STA. 215+08.19
DESIGN SPEED 40 MPH
CLEAR ZONE = 14.00'



TYPICAL SECTION NO.5
MALL DRIVE

STA. 222+10.90 TO STA. 234+34.18
DESIGN SPEED 40 MPH
CLEAR ZONE = 14.00'

TYPICAL SECTION NO. 6
MALL DRIVE

STA. 222+11.04 TO STA. 231+67.99
DESIGN SPEED 40 MPH
CLEAR ZONE = 14.00'

NO.	REVISIONS	BY	DATE

MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

CITY OF ST. GEORGE
PUBLIC WORKS
175 NORTH 200 EAST
ST. GEORGE, UT 84770

CHECKED BY: TAR
DRAWN BY: PBG
DATE: 08/03/2021

PROFESSIONAL ENGINEER

PROJECT	INQUIRY NUMBER	SHEET NAME
3000 EAST WIDENING 1580 SOUTH TO MALL DRIVE	21-068	MAINLINE PROJ. # 20-025

SHEET TS-02

P:\2020\20-025 - St George - 3000 E Widening - 1580 E to Mall Dr\Plans\TS.dwg Aug 04, 2021 - 10:28am

33+00
34+00
35+00
36+00
37+00
38+00
39+00

34+85.23 RT 6.50
34+85.23 RT 17.50
PT: 36+75.91
4' SHLDR
11' LANE
11' LANE
13' MEDIAN
11' LANE
11' LANE
4' SHLDR
3000 EAST
4 INCH S&BYL
4 INCH BWL
MATCHLINE 39+50
SEE BELOW
RBC: 34+70.80
33+99.52 RT 42.76
1.1
REMOVE
SIGN REQ'D

GRAPHIC SCALE
25 0 25 50
(IN FEET)

40+00
41+00
42+00
43+00
44+00
45+00
46+00

MATCHLINE 39+50
SEE ABOVE
3000 EAST
42+76.16 LT 6.50
42+12.27 RT 11.54
PT: 42+84.32
4' SHLDR
11' LANE
11' LANE
13' MEDIAN
11' LANE
11' LANE
4' SHLDR
42+12.32 RT 22.20
42+11.83 RT 42.48
40+27.16 RT 28.50
4 INCH S&BYL
44+62.34 LT 6.50
4 INCH DYL
PI: 45+02.37
8 INCH SWL
45+97.98 0.00
45+77.15 RT 6.50
44+62.34 RT 6.50
44+85.70 RT 28.50
4 INCH SWL
4 INCH BWL
45+77.83 RT 28.50
MATCHLINE 46+00
SEE SS-02
1.2
SIGN TYPE A-2
36" X 36" REQ'D.
S1-1
SIGN TYPE A-2
30" X 18" REQ'D.
W16-9P
AHEAD

GRAPHIC SCALE
25 0 25 50
(IN FEET)

P:\2020\20-025 - St George - 3000 E Widening - 1580 E to Mall Dr\Plans\SS.dwg Mar 23, 2021 - 5:20pm

NO.	REVISIONS	BY	DATE

MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

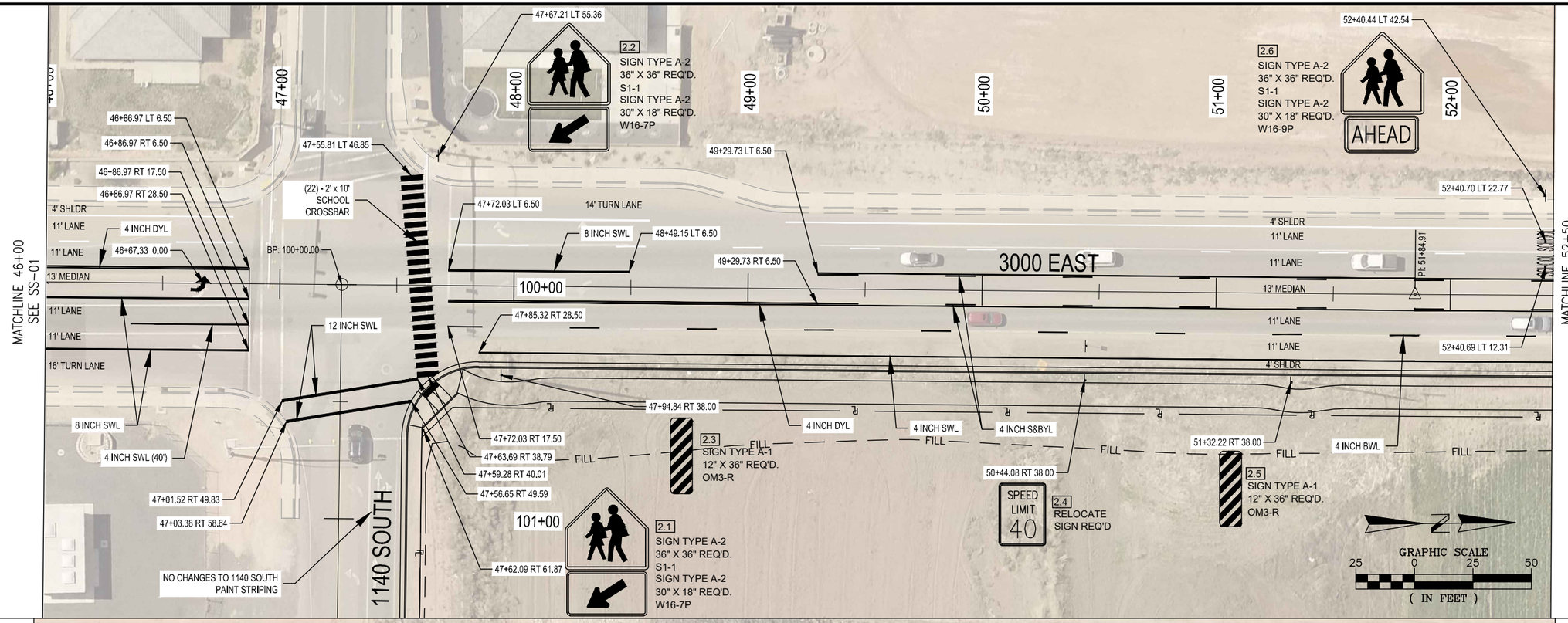
CITY OF ST. GEORGE
PUBLIC WORKS
175 NORTH 200 EAST
ST. GEORGE, UT 84770

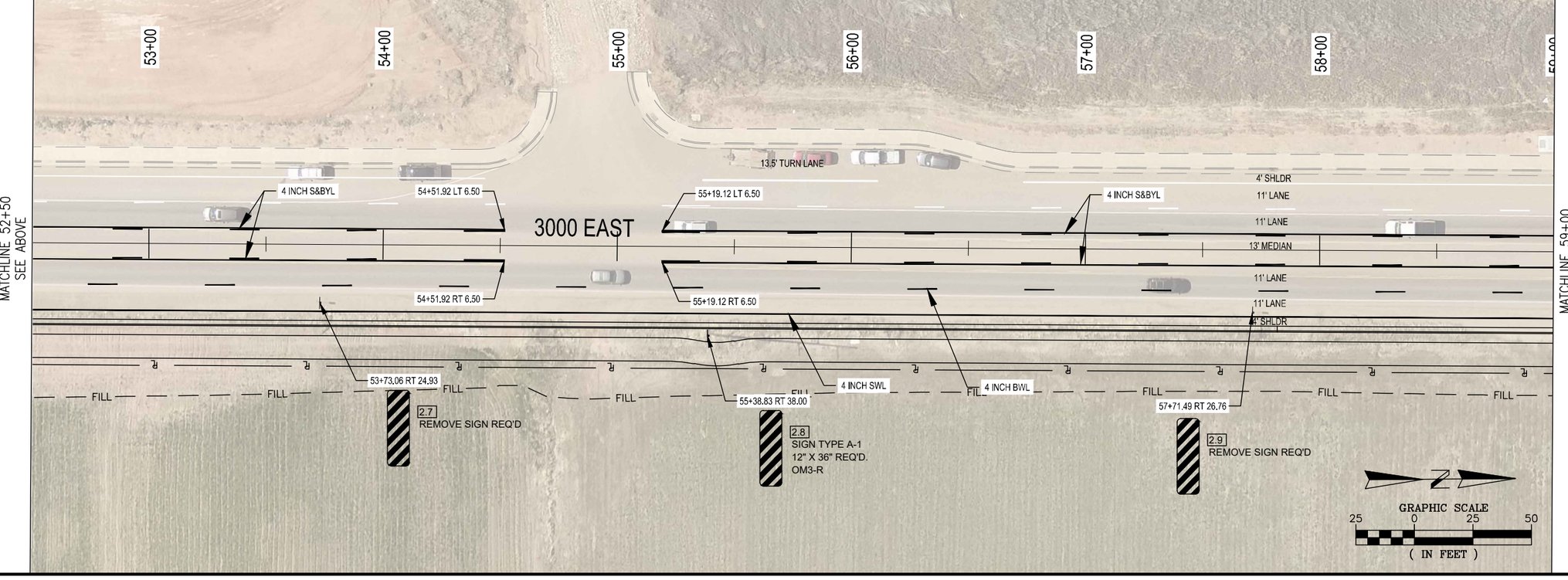
DRAWN BY PBG
CHECKED BY TAR
DATE 03/23/2021

PROFESSIONAL ENGINEER

PROJECT 3000 EAST WIDENING
1580 SOUTH TO MALL DRIVE
INQUIRY NUMBER 21-068
MAINLINE PROJ. # 20-025
SHEET NAME SIGNING AND STRIPING

SHEET SS-01





NO.	REVISIONS	BY	DATE

MAINLINE ENGINEERING

MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

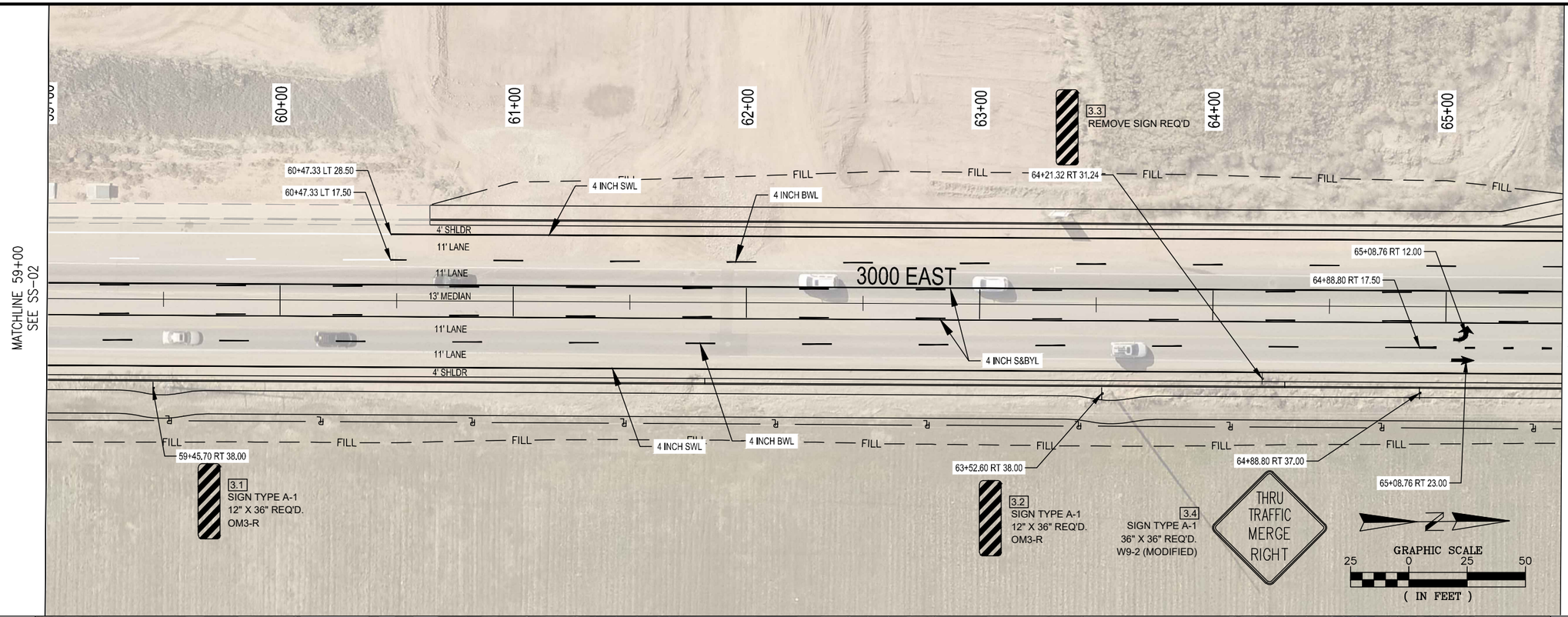
CITY OF ST. GEORGE
PUBLIC WORKS
175 NORTH 200 EAST
ST. GEORGE, UT 84770

CHECKED BY: TAR
DRAWN BY: PBG
DATE: 03/23/2021

PROFESSIONAL ENGINEER

PROJECT	3000 EAST WIDENING 1580 SOUTH TO MALL DRIVE
INQUIRY NUMBER	21-068
MAINLINE PROJ. #	20-025
SHEET NAME	SIGNING AND STRIPING
SHEET	SS-02

P:\2020\20-025 - St George - 3000 E Widening - 1580 E to Mall Dr\Plans\SS.dwg Mar 23, 2021 - 5:21pm



P:\2020\20-025 - St George - 3000 E Widening - 1580 E to Mall Dr\Plans\SS.dwg Mar 23, 2021 - 5:25pm

NO.	REVISIONS	BY	DATE

MAINLINE ENGINEERING

MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

CITY OF ST. GEORGE
PUBLIC WORKS
175 NORTH 200 EAST
ST. GEORGE, UT 84770

DRAWN BY: PBG
CHECKED BY: TAR
DATE: 03/23/2021

PROFESSIONAL ENGINEER

PROJECT: 3000 EAST WIDENING
1580 SOUTH TO MALL DRIVE

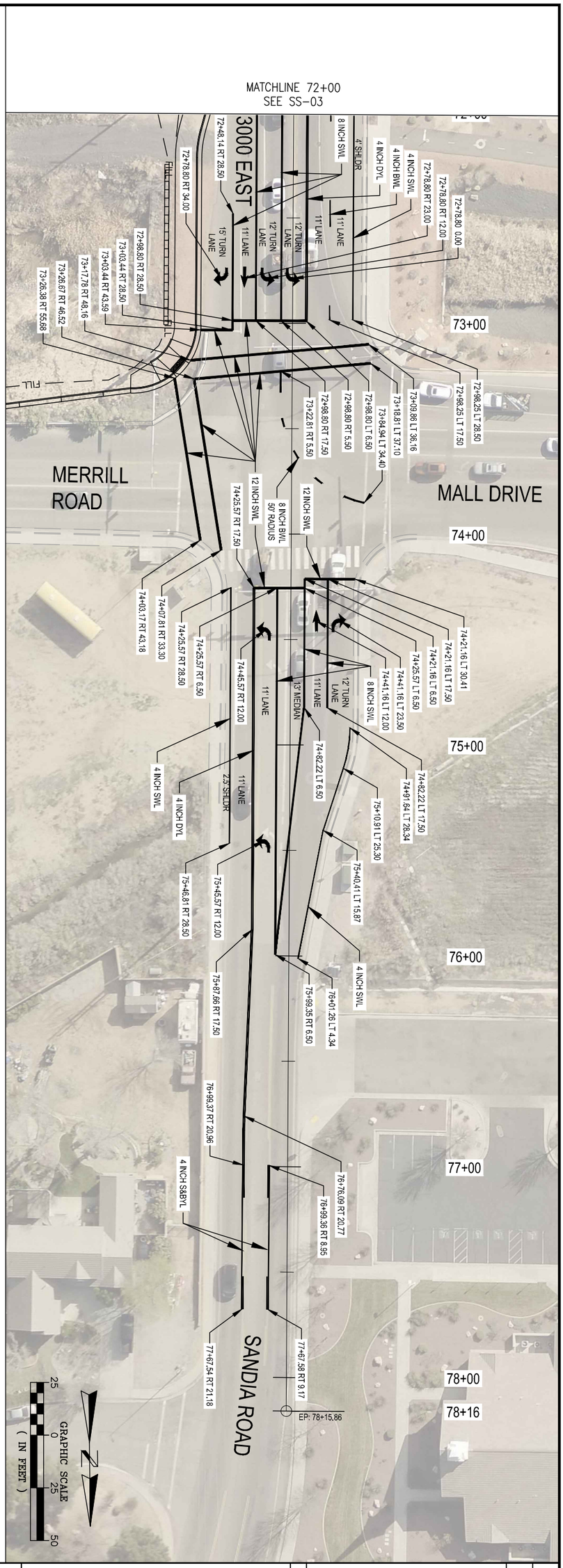
INQUIRY NUMBER: 21-068

MAINLINE PROJ. #: 20-025

SHEET NAME: SIGNING AND STRIPING

SHEET SS-03

P:\2020\20-025 - St George - 3000 E Widening - 1580 E to Mall Dr\Plans\SS.dwg Mar 23, 2021 - 5:32pm



SHEET SS-04	PROJECT	3000 EAST WIDENING 1580 SOUTH TO MALL DRIVE	DATE 03/23/2021	DRAWN BY PBG	CHECKED BY TAR
	INQUIRY NUMBER	21-068	MAINLINE PROJ. # 20-025		
	SHEET NAME	SIGNING AND STRIPING			

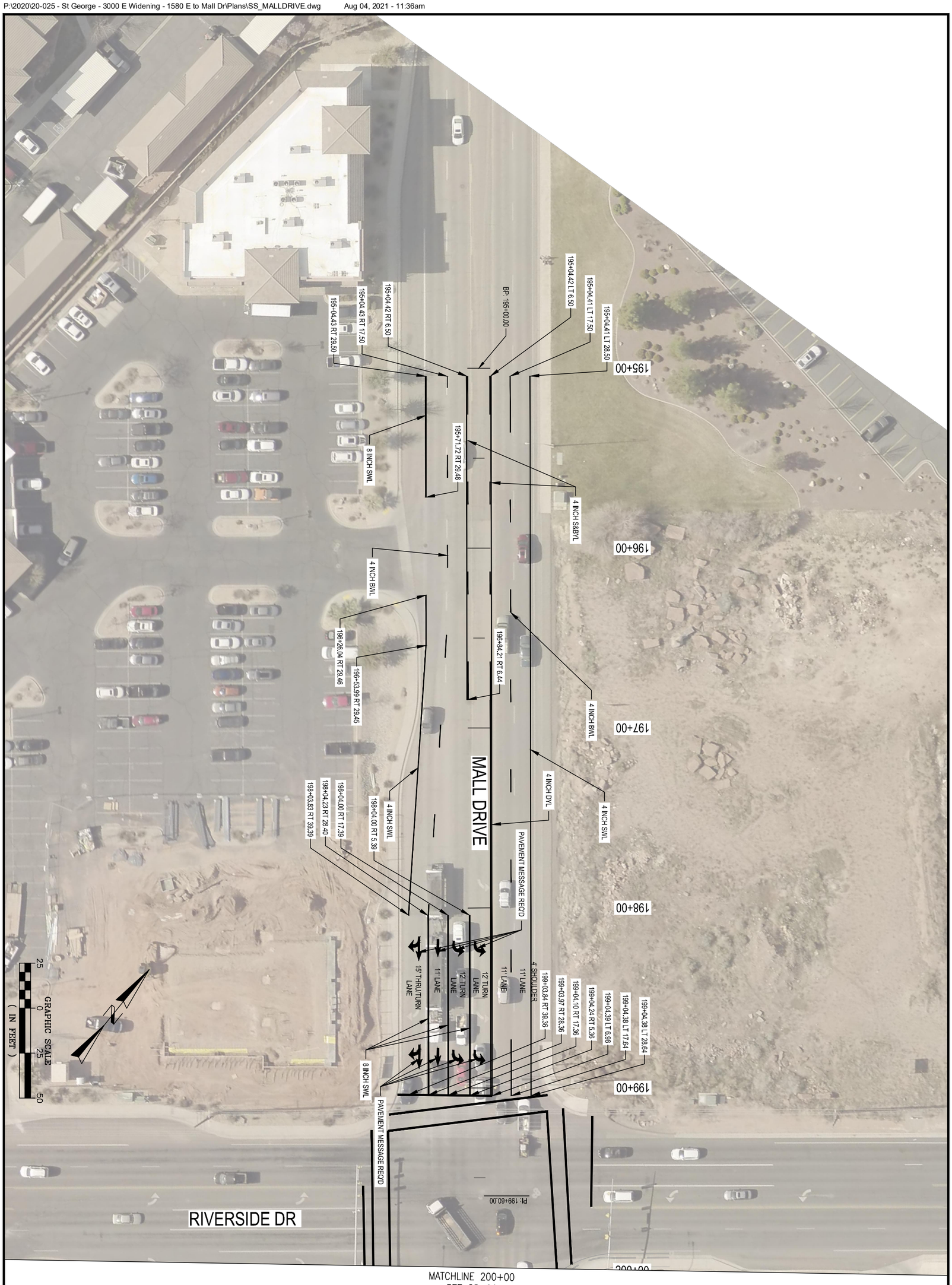
Phil B. Giles
PROFESSIONAL ENGINEER

MAINLINE ENGINEERING
MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

CITY OF ST. GEORGE
PUBLIC WORKS
175 NORTH 200 EAST
ST. GEORGE, UT 84770

NO.	REVISIONS	BY	DATE

P:\2020\20-025 - St George - 3000 E Widening - 1580 E to Mall Dr\Plans\SS_MALLDRIVE.dwg Aug 04, 2021 - 11:36am



MATCHLINE 200+00
SEE SS-06

SHEET SS-05	PROJECT	3000 EAST WIDENING 1580 SOUTH TO MALL DRIVE	DATE 08/03/2021	DRAWN BY PBG	CHECKED BY TAR
	INQUIRY NUMBER	21-068	MAINLINE PROJ. # 20-025		
	SHEET NAME	SIGNING AND STRIPING			

Phil B. Giles
PROFESSIONAL ENGINEER

MAINLINE ENGINEERING
MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

CITY OF ST. GEORGE
PUBLIC WORKS
175 NORTH 200 EAST
ST. GEORGE, UT 84770

NO.	REVISIONS	BY	DATE

MATCHLINE 200+00
SEE SS-05

200+00
201+00
202+00
203+00
204+00
205+00
206+00

200+18.90 LT 28.00
200+19.43 LT 17.00
4 INCH SWL
PAVEMENT MESSAGE REQ'D
8 INCH SWL
200+60.25 LT 17.00
201+40.26 LT 28.00
10' TURN LANE
11' LANE
11' LANE
12' TURN LANE
12' TURN LANE
11' LANE
11' LANE
SHOULDER
201+20.24 LT 6.00
201+20.23 RT 6.00
201+20.20 RT 17.00
201+20.22 RT 28.00
201+20.21 RT 39.00
202+40.25 LT 5.00
203+00.02 LT 28.17
8 INCH SWL
204+20.24 LT 17.50
204+00.02 LT 28.44
4 INCH BWL
204+98.48 LT 28.50
4 INCH SWL
206+19.72 LT 28.50
206+19.84 LT 17.50
206+19.95 LT 6.50
4' SHOULDER
11' LANE
11' LANE
18' MEDIAN
11' LANE
11' LANE
4' SHOULDER
MALL DRIVE
POB 204+20.24
PAVEMENT MESSAGE REQ'D
200+19.96 LT 6.00
200+20.54 RT 6.00
200+21.12 RT 17.00
200+17.87 RT 28.00
200+19.00 RT 39.00
4 INCH DYL
4 INCH BWL
4 INCH SWL
202+80.25 RT 7.67
202+80.28 RT 18.65
202+80.31 RT 29.63
4 INCH S&BYL
204+20.24 LT 6.50
204+20.36 RT 6.50
204+20.29 RT 17.50
206+20.09 RT 6.50
MATCHLINE 206+50
SEE BELOW

GRAPHIC SCALE
25 0 25 50
(IN FEET)

MATCHLINE 206+50
SEE ABOVE

207+00
208+00
209+00
210+00
211+00
212+00
213+00

207+18.41 LT 28.50
8 INCH SWL
207+18.94 LT 17.50
207+19.46 LT 6.50
15' TURN LANE
11' LANE
11' LANE
13' MEDIAN
11' LANE
11' LANE
4' SHOULDER
208+17.15 LT 28.50
4 INCH BWL
4 INCH S&BYL
209+19.51 LT 28.50
4 INCH SWL
PAVEMENT MESSAGE REQ'D
4 INCH DYL
212+25.05 LT 28.50
212+25.02 LT 17.50
212+24.99 LT 6.50
4' SHOULDER
11' LANE
11' LANE
13' TURN LANE
11' LANE
11' LANE
4' SHOULDER
210+24.31 LT 6.50
210+25.28 RT 6.50
207+20.07 RT 6.50
211+25.17 RT 6.50
212+24.95 RT 6.50
212+24.92 RT 17.50
8 INCH SWL
211+85.19 RT 17.50
4 INCH SWL
4 INCH SWL
4 INCH BWL
MATCHLINE 213+00
SEE SS-07

GRAPHIC SCALE
25 0 25 50
(IN FEET)

NO.	REVISIONS	BY	DATE

MAINLINE ENGINEERING

MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

CITY OF ST. GEORGE
PUBLIC WORKS
175 NORTH 200 EAST
ST. GEORGE, UT 84770

DRAWN BY: PBG
CHECKED BY: TAR
DATE: 08/03/2021

PROFESSIONAL ENGINEER

PROJECT: 3000 EAST WIDENING
1580 SOUTH TO MALL DRIVE

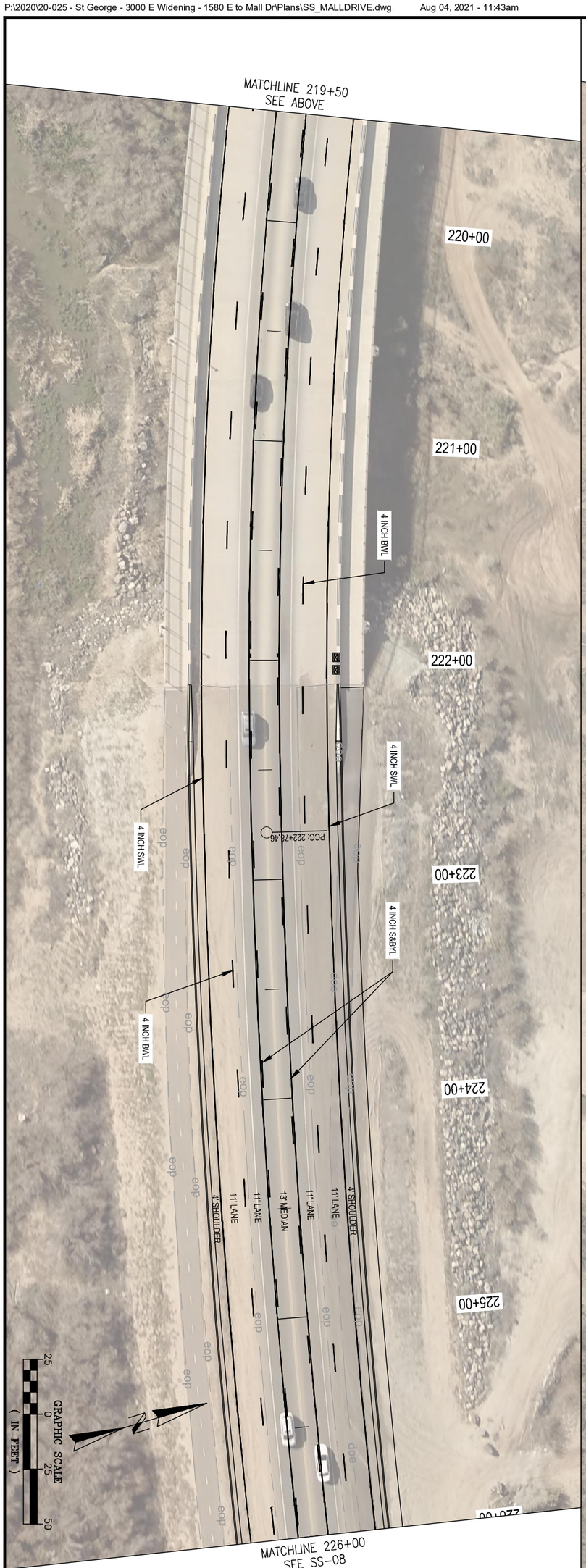
INQUIRY NUMBER: 21-068
MAINLINE PROJ. #: 20-025

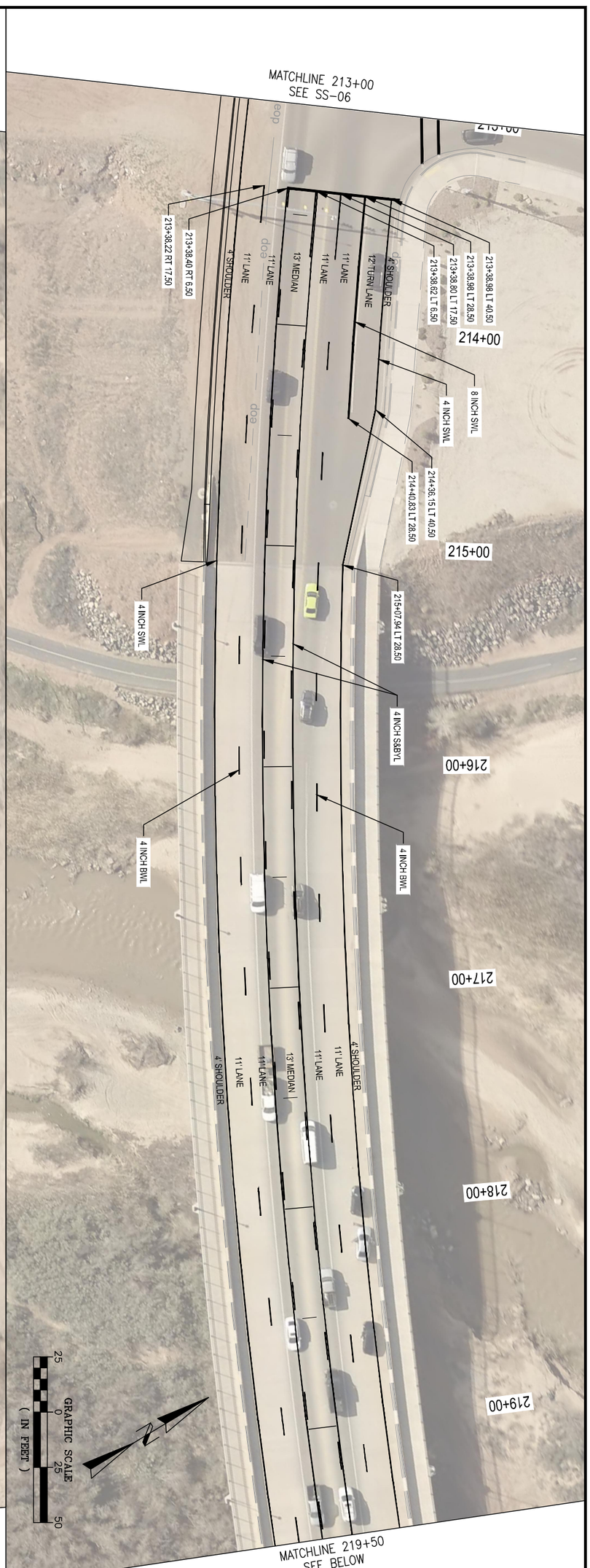
SHEET NAME: SIGNING AND STRIPING

SHEET SS-06

P:\2020\20-025 - St George - 3000 E Widening - 1580 E to Mall Dr\Plans\SS_MALLDRIVE.dwg Aug 04, 2021 - 11:35am

P:\2020\20-025 - St George - 3000 E Widening - 1580 E to Mall Dr\Plans\SS_MALLDRIVE.dwg Aug 04, 2021 - 11:43am





SHEET SS-07	PROJECT	3000 EAST WIDENING 1580 SOUTH TO MALL DRIVE	DATE 08/03/2021	DRAWN BY PBG	CHECKED BY TAR
	INQUIRY NUMBER	21-068	MAINLINE PROJ. # 20-025		
	SHEET NAME	SIGNING AND STRIPING			

Phil B. Giles
PROFESSIONAL ENGINEER

MAINLINE ENGINEERING
MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

CITY OF ST. GEORGE
PUBLIC WORKS
175 NORTH 200 EAST
ST. GEORGE, UT 84770

NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE

MAINLINE ENGINEERING

MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

CITY OF ST. GEORGE
PUBLIC WORKS
175 NORTH 200 EAST
ST. GEORGE, UT 84770

DRAWN BY: PBG
CHECKED BY: TAR
DATE: 08/03/2021

PROFESSIONAL ENGINEER

PROJECT: 3000 EAST WIDENING
1580 SOUTH TO MALL DRIVE

INQUIRY NUMBER: 21-068

MAINLINE PROJ. #: 20-025

SHEET NAME: SIGNING AND STRIPING

SHEET: SS-08

P:\2020\20-025 - St George - 3000 E Widening - 1580 E to Mall Dr\Plans\SS_MALLDRIVE.dwg Aug 04, 2021 - 11:53am

DRAFT

Agenda Item Number : 1d

Request For Council Action

Date Submitted	08/26/2021 08:47 AM
Proposed City Council Date	09/02/2021
Applicant	Water Services
Subject	Consider approval of a Memorandum of Understanding (MOU) with the Washington County Water Conservancy District for the Kayenta Wells connection.
Background	The WCWCD has recently made a connection to the City's Gunlock Waterline as a backup to the Kayenta Water System. This MOU details the operation of the waterline connection and how the City will bill the WCWCD for any water used from that connection point.
Proposed Resolution	Water Services Staff recommends approval of the MOU with the WCWCD
Cost	$N/A
Action Taken	
Requested by	Scott Taylor
File Attachments	draftmoust082621084753.docx
Approved by Legal Department?	Yes
Approved by City Admin Services?	NA
Approved in Budget?	N/A **Amount:**

DRAFT MEMORANDUM OF UNDERSTANDING
(Water Purchase at Kayenta Pump Station)

Effective *date*, this Memorandum of Understanding (MOU) is made between Washington County Water Conservancy District (District), and City of St. George (City).

I. AUTHORITY

The statutes authorizing the Washington County Water Conservancy District to enter into this MOU and engage in the activities described herein include but are not limited to Utah Code Sections 11-13-101 et seq. (Interlocal Cooperation Act), 17B-1-101 et seq. (Local District Powers), and 17B-2a-1001 et seq. (Water Conservancy District Act).

The statutes and regulations authorizing City to enter into this MOU and engage in the activities described herein include but are not limited to Utah Code Sections 11-13-101 et seq. (Interlocal Cooperation Act) and 10-8-101 (Powers and Duties of Municipalities), and Article XI, Section 6 of the Utah Constitution.

II. BACKGROUND

The District has constructed a pump station that will allow it to pump culinary water from the City's Gunlock Well pipeline to supply Kayenta Water Users (KWU), a public water system that the District has contracted to supply. The District will be using the water from the City as a primary source for KWU with its Ence Wells as backup sources.

The District has a contract to supply KWU with 800 gallons per day per connection for 552 connections. The design report for the pump station denotes an approximate build out demand of 525 gallons per minute (gpm) which will allow the daily demand to be met with the pump station operating approximately 60% of a day. The pump station has been designed to pump 525 gpm against maximum system pressure but may pump more at lower pressures and decreased efficiency. The City will need to offset this demand in the west side of its service area by pumping water it purchases from the District under the Revised Regional Water Supply Agreement and pumps through the regional pipeline via the Mall Drive and Skyline Drive pump stations.

III. TRANSACTION

The City will provide culinary water to the District from its Gunlock Wells Pipeline at a rate of up to 600 gpm. The District will pay the City for the metered amount of water the District receives from the City at the meter installed at the District's Kayenta Pump Station at the then current price per thousand gallons established for culinary water under the Revised Regional Water Supply Agreement. In addition, the District will pay the City the estimated pumping costs the City will incur for pumping an equivalent amount of water at the Mall Drive and Skyline Drive pump stations. Previous year pumping costs will be used to establish the current year's rate for pumping per thousand gallons. The rate for pumping will be adjusted annually based on the previous year's pumping costs and adjustments will take effect on July 1 of each year.

IV. RESPONSIBILITIES OF THE PARTIES

To accomplish the Proposed Transaction described above, the Parties respectively agree to carry out the following responsibilities:

A. City of St. George

1. The City will deliver water from its Gunlock Well pipeline as required by the District at a rate of up to 600 gpm to the District at the meter at the District's Kayenta Pump Station.

2. The City will ensure that water it delivers meets all applicable state and federal requirements for public water systems.

3. The City will provide the District as much advance notice as practicable if water will not be available from its Gunlock Well pipeline.

4. On a monthly basis, the City will invoice the District for the water delivered to the meter at the District's Kayenta Pump Station at the then current price per thousand gallons established for culinary water under the Regional Water Supply Agreement plus the established rate for pumping an equivalent volume of water at the Mall Drive and Skyline Pump Stations.

B. Washington County Water Conservancy District

1. The District will pay for and install a meter at the District's Kayenta Pump Station.

2. The District will provide the City access to its supervisory control and data acquisition meter information so the City can monitor the flowrate of water delivered to the District's Kayenta Pump Station.

3. The District will work with the City to the extent practicable to take water at flowrates and times which are complementary to City operations and water demands.

4. Within 30 days of receipt, the District will pay invoices from the City at the intervals and prices established herein. If the District has concerns regarding amounts invoiced, it will strive to notify the City within 15 days of invoice receipt.

C. Both Parties.

1. The Parties will work in good faith to mutually resolve concerns with the implementation of the MOU, such as water deliveries, operation concerns, metering problems, and concerns regarding amounts invoiced.

VI. GENERAL

1. Amendment. This MOU may be amended through written agreement of all Parties.

2. Termination. Any party may end its participation in this MOU for any reason and at any time by providing 180 days' written notice to the other Party.

3. Other Agreements. Nothing in this MOU limits any Party from entering into other agreements with one another or with third parties.

4. No Third-Party Beneficiaries. Nothing in this MOU is intended to create any rights, duties, or obligations by the Parties to any person or entity not a party, and this MOU shall not be deemed to give rise to any right by any person or entity not a party against any Party to this MOU. Nothing in this MOU is intended to nor shall be deemed to relieve or discharge the obligation or liability of any person or entity not a party to this MOU.

5. Authorities not altered. Nothing in this MOU alters, limits, or supersedes the authorities and responsibilities of any Party on any matter within their respective jurisdictions. Nothing in this MOU shall require any of the Parties to perform beyond its respective authority.

6. Financial obligations. Nothing in this MOU shall require any of the Parties to assume any obligation or expend any sum in excess of authorization and appropriations available.

7. Immunity and defenses retained. Each Party retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this MOU.

8. Enforceability. The Parties agree that this MOU does not create any contractual, or any other legal obligations meant to be enforceable by operation of law.

9. Counterparts. This MOU may be executed in counterparts.

10. Paragraph Headings. The paragraph and subparagraph headings used herein are for convenience only and shall not be considered in the interpretation of this MOU.

11. Laws and Regulations. Any and all actions performed pursuant to this MOU will comply fully with all applicable Federal, State and local laws and regulations.

12. Points of Contact. Each Party designates below a primary point of contact ("POC") to coordinate all matters concerning the carrying out of activities under this MOU. Any modifications to the POC will be provided in writing to the other parties. The contacts for work related to the project are:

Party	Point of Contact	Address	Telephone	e-mail
WCWCD	Brie Thompson	533 East Waterworks Dr. St. George, UT 84770	435.673.3617	brie@wcwcd.org
City of St. George	*Scott Taylor	811 East Red Hills Parkway, St. George, UT 84770	(435) 627-4850	scott.taylor@sgcity.org

13. Exhibits. The following exhibits attached hereto are incorporated herein by this reference.

*
*

Entered into and effective on the date first written above:

Zachary Renstrom, General Manager
Washington County Water Conservancy District

*~~NAME, Title~~*Michele Randall, Mayor
City of St. George

Approved as to form: _____

Bryan Pack, Asst. City Attorney

DRAFT

Agenda Item Number : 1e

Request For Council Action

Date Submitted	08/30/2021 08:27 AM
Proposed City Council Date	09/02/2021
Applicant	Water Services
Subject	Consider approval of a Professional Services Agreement with Bowen, Collins, & Associates for the design and engineering services for the Sewer Outfall Line Replacement Project.
Background	The 48" diameter concrete sewer outfall line is in need of replacement. The outfall line will be replaced with a larger 72" diameter that will meet the needs to full build-out. This Professional Services Agreement is for Bowen, Collins, and Associates to design the project and complete all of the plans and specifications that are necessary to bid the project.
Proposed Resolution	Water Services Staff recommends approval of the Professional Services Agreement
Cost	$$254,930
Action Taken	
Requested by	Scott Taylor
File Attachments	seweroutfallpsa083021082745.pdf
Approved by Legal Department?	Yes
Approved by City Admin Services?	NA
Approved in Budget?	Yes **Amount:** Part of $8M project

St.George

CITY OF ST. GEORGE PROFESSIONAL SERVICES AGREEMENT
FOR R21, R19, AND R1 SEWER PROJECTS **WITH** BOWEN COLLINS & ASSOCIATES, INC.

This Agreement is made and entered into this ____ day of _____, 2021, by and between the City of St. George, a municipal corporation, with offices at 175 East 200 North, St. George, Utah 84770 (hereinafter called the "CITY"), and Bowen Collins & Associates, Inc., with offices at 20 North Main, Suite 107, St. George, Utah 84770 (hereinafter called "CONSULTANT").

WITNESSETH THAT:

WHEREAS, CITY desires professional services to be performed and has solicited CONSULTANT to provide Engineering services including design of three sewer interceptor pipelines for the R21, R19, and R1 Project (hereinafter called the PROJECT); and

WHEREAS, CONSULTANT has submitted a proposal for the PROJECT; and

WHEREAS, CITY selected CONSULTANT to perform the services for the PROJECT;

NOW, THEREFORE, for the consideration hereinafter set forth, the parties hereto do mutually agree as follows:

1. **EMPLOYMENT OF CONSULTANT.**
   a. CONSULTANT is a professional Engineer licensed by the State of Utah and the City of St. George. CONSULTANT has all licenses, permits, and approvals that are legally required for CONSULTANT to practice its profession and shall keep them in effect at all times during the term of this Agreement.
   b. CONSULTANT states that it has the necessary knowledge, experience, abilities, skills and resources to perform its obligations under this Agreement, and agrees to perform its obligations under this Agreement in a professional manner, consistent with prevailing industry standards and practices as observed by competent practitioners of the profession in which CONSULTANT and its subcontractors or agents are engaged.
   c. CONSULTANT certifies that it does not and will not during the performance of this contract knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC § 1324a. CONSULTANT agrees to require all subcontractors at the time they are hired for this project to sign a Certification of Legal Work Status and submit the Certification to CITY prior to any work being performed by the subcontractors. CONSULTANT agrees to produce, at CITY'S request, documents to verify compliance with applicable State and Federal laws. If CONSULTANT knowingly employs workers or subcontractors in violation of 8 USC § 1324a, such violation shall be cause for unilateral cancellation of the contract between CONSULTANT and CITY. In addition, CONSULTANT may be suspended from participating in future projects with CITY for a period of one (1) year. In the event this

contract is terminated due to a violation of 8 USC § 1324a by CONSULTANT or a subcontractor of CONSULTANT, CONSULTANT shall be liable for any and all costs associated with such termination, including, but not limited to, any damages incurred by CITY as well as attorney fees. For purposes of compliance, CITY requires CONSULTANT and subcontractors to use E-Verify or other federally accepted forms of verification to verify the employment eligibility of all employees as allowed by law and the E-Verify procedures. CONSULTANT and subcontractors must maintain authorized documentation of the verification.

d. CONSULTANT shall not, either during or after the term of this Agreement, make public any reports or articles, or disclose to any third party any confidential information relative to the work of City or the operations or procedures of CITY without the prior written consent of CITY.
e. CONSULTANT further agrees that it shall not, during the term of this Agreement, take any action that would affect the appearance of impartiality or professionalism.
f. CONSULTANT, by execution of this Agreement, certifies that it does not discriminate against any person upon the basis of race, color, creed, national origin, age, sex, disability or marital status in its employment practices.
g. CONSULTANT expressly acknowledges and agrees that nothing in this Agreement shall be deemed to relieve CONSULTANT from any obligation to comply with all applicable requirements of CITY during the term of this Agreement including the payment of fees and compliance with all other applicable ordinances, resolutions, regulations, policies and procedures of CITY, except as modified or waived in this Agreement.
h. CONSULTANT shall comply with all applicable federal, state, and local laws, regulations, and ordinances that affect those employees or those engaged by CONSULTANT on the PROJECT, and will procure all necessary licenses, permits and insurance required.
i. CITY acknowledges that CONSULTANT may employ various specialized subcontractors for up to 15% of the services provide herein. CONSULTANT shall give written notice to CITY at least seven (7) days prior to CONSULTANT's employment of the subcontractors to perform portions of the work provided for in this Agreement. It shall be solely CONSULTANT's responsibility to ensure that any of CONSULTANT'S subcontractors perform in compliance with the terms of this Agreement. Subcontractors may not be changed without ten (10) days prior written notice to CITY.

2. **PROJECT SERVICES DESCRIPTION.**

a. CONSULTANT will provide the services covered by this Agreement as described in the attached Scope of Work (Exhibit A) which is made a part of this Agreement by this reference. CITY may at any time, as the need arises, order changes within the scope of the services without invalidating the Agreement. If such changes increase or decrease the amount due under the Agreement, or in the time required for performance of the work, an equitable adjustment shall be authorized by change order.
b. CONSULTANT shall furnish all of the material, supplies, tools, transportation, equipment, labor, subcontractor services and other services necessary for the completion of the work described in Exhibit A.
c. CONSULTANT shall provide services in compliance with all applicable requirements of federal, state, and local laws, codes, rules, regulations, ordinances, and standards.

3. **TERM OF AGREEMENT.**

a. This Agreement shall be effective as of the date executed by all parties and shall continue until services provided for this Agreement have been performed unless otherwise terminated as set forth in this Agreement.

b. CONSULTANT agrees to perform services as expeditiously as is consistent with professional skill and care and the orderly progress of the PROJECT. CONSULTANT shall perform the services in a timely manner according to the schedule approved by CITY.

c. CONSULTANT shall perform its services upon Notice to Proceed from CITY and in accordance with the schedule approved by CITY. In the event that performance of its services is delayed by causes beyond the reasonable control of CONSULTANT, and without the fault or negligence of CONSULTANT, the time for the performance of the services shall be equitably adjusted by written amendment to reflect the extent of such delay. CONSULTANT shall provide CITY with written notice of delay, including a description of the delay and the steps contemplated or actually taken by CONSULTANT to mitigate the effect of such delay.

4. **COMPENSATION**

For the performance of the services and completion of PROJECT set forth herein, CITY shall reimburse CONSULTANT as set out in the Contract Documents, not to exceed the amounts listed in Exhibit "A".

5. **INVOICING, PAYMENT, NOTICES.**

a. CONSULTANT shall submit invoices, no more frequently than monthly, for the services rendered during the preceding period; invoices shall describe the services performed, list all subcontractors used and the amount owed or paid to them, list all suppliers used and the amount owed or paid to them, list the contract amount, list the current invoice amount based on percentage of task complete, list the previous invoice amount, list total invoices to date, and list the contract balance.

b. In executing the request for payment, CONSULTANT shall attest that subcontractors involved with prior requests for payment have been paid, unless CONSULTANT provides a detailed explanation why such payments have not occurred. CONSULTANT shall also sign a "Conditional Waiver and Release Upon Progress Payment" and a Certificate of Legal Work Status and submit them with each request for payment. CONSULTANT shall require each subcontractor to sign a "Conditional Waiver and Release Upon Progress Payment" and a Certificate of Legal Work Status at the time subcontractor is paid and shall provide a copy of the both documents to CITY.

c. A "Waiver and Release Upon Final Payment" signed by CONSULTANT attesting that all subcontractors, laborers and material suppliers involved with prior requests for payment have been paid, and that all subcontractors, laborers and material suppliers upon which the final payment is based will be paid immediately unless CONSULTANT provides a detailed explanation why such payments have not occurred or will not occur. CONSULTANT shall also require each subcontractor to sign a "Waiver and Release Upon Final Payment" and a Certificate of Legal Work Status at the time subcontractor is paid its final payment and shall provide a copy of both documents to CITY.

d. If such liens, claims, security interests or encumbrances remain unsatisfied after payments are made, CONSULTANT shall refund to CITY all money that CITY may be compelled to pay in discharging such liens, including all costs and reasonable attorneys' fees.

e. All invoices for reimbursable costs shall be taken from the books of account kept by CONSULTANT, and CONSULTANT shall maintain copies of payroll distribution, receipted bills and other documents. CITY shall have the right to review all books and records kept by CONSULTANT and any subcontractors concerning the operation and services performed under this Agreement.

f. CITY shall withhold payment for any expenditure not substantiated by CONSULTANT'S or subcontractor's books and records.

g. In the event CITY has made payment for expenditures that are not allowed, as determined by CITY'S audit, CONSULTANT shall reimburse CITY for the amount of the un-allowed expenditures. If additional money is owed to CONSULTANT, the reimbursement may be deducted from the additional money owed.

h. CITY shall make no payment for any services not specified in this Agreement unless such additional services and the price thereof are agreed to in writing, prior to the time that such additional services are rendered.

i. Invoices shall be paid to CONSULTANT within thirty (30) days of presentation to CITY.

j. CITY may withhold 5% of billed amount as retention. Retention held shall be included in the final invoice after the contract is complete.

6. **CHARGES AND EXTRA SERVICE.**

a. CITY may make changes within the general scope of this Agreement. If CONSULTANT is of the opinion that a proposed change causes an increase or decrease in the cost and/or the time required for performance of this Agreement, CONSULTANT shall notify CITY of that fact. An agreed-upon change will be reduced to writing signed by the parties hereto and will modify this Agreement accordingly. CONSULTANT may initiate such notification upon identifying conditions which may change the services agreed to on the effective date of this Agreement, as set forth in Exhibit "A". However, CONSULTANT represents that to the best of its knowledge that it is not aware of any such conditions on the date hereof. Any such notification must be provided within thirty (30) days from the date of receipt by that party of the other party's written notification of a proposed change.

b. CITY may request CONSULTANT to perform extra services not covered by Exhibit "A", and CONSULTANT shall perform such extra services and will be compensated for such extra services when they are reduced to a writing mutually agreed to and signed by the parties hereto amending this Agreement accordingly.

c. CITY shall not be liable for payment of any extra services nor shall CONSULTANT be obligated to perform any extra services except upon such written amendment.

7. **TO BE FURNISHED BY CITY.** Resources to be furnished by CITY to CONSULTANT, at no cost to CONSULTANT, consist of CITY staff assistance for oversight and meetings to help perform the services. CONSULTANT shall verify accuracy of the information provided, unless otherwise stated in the contract documents.

8. **INSPECTIONS.** All work shall be subject to inspection and approval of CITY or its authorized representative.

9. **ACCURACY AND COMPLETENESS.**

a. CONSULTANT has total responsibility for the accuracy and completeness of its

investigations, calculations, reports, plans and related designs, specifications and estimates prepared for the PROJECT and shall check all such material accordingly.

b. The plans will be reviewed by CITY for conformity with PROJECT objectives and compliance with CITY Standards.
c. Reviews by CITY do NOT include the detailed review or checking of major design components and related details or the accuracy with which such designs are depicted on the plans.
d. The responsibility for accuracy and completeness remains solely with CONSULTANT and shall be performed consistent with the standard of care.

10. **INDEPENDENT CONTRACTOR.**

a. CITY retains and employs CONSULTANT, as an independent contractor, to act for and represent it in all matters involved in the performance of services on the PROJECT, subject to the terms, conditions and stipulations as hereinafter stated.
b. It is understood and agreed that CONSULTANT will provide the services without supervision from CITY. CONSULTANT is an independent contractor and is not an employee, officer, or agent of CITY for any purposes related to the performance of this Agreement and is not an employee of CITY and is not entitled to any benefits from CITY.
c. Nothing in this agreement shall create nor be construed to constitute a partnership or joint venture between CONSULTANT and CITY.
d. CONSULTANT is advised to obtain and maintain in effect during the term of this Agreement medical insurance and disability insurance for all related work performed under this Agreement.
e. CONSULTANT acknowledges that CITY will not withhold any federal, state, or local taxes, including FICA, nor will CITY provide any unemployment compensation or worker's compensation coverage. As an independent contractor, CONSULTANT shall be responsible for all taxes, worker's compensation coverage and insurance coverage, and shall hold CITY harmless and indemnify CITY from and against any and all claims related to taxes, unemployment compensation, and worker's compensation.
f. CONSULTANT shall secure, at its own expense all personnel required in performing the services under this Agreement. The employees of CONSULTANT shall not be considered to be the employees of CITY nor have any contractual relationship with CITY. CONSULTANT and its employees shall not hold themselves out as, nor claim to be officers or employees of CITY by reason of this Agreement. The employees of CITY shall not be considered to be employees of CONSULTANT.
g. Neither party has the right to bind or obligate the other in any way. CONSULTANT shall not use the name, trademarks, copyrighted materials, or any information related to this Agreement in any advertising or publicity without CITY'S prior written authorization.

11. **INSURANCE.**

a. GENERAL: CONSULTANT shall secure and maintain insurance as required by laws and regulations and the terms of this agreement to protect against any liability, loss or expense which occurs or arises as a result of the performance of the services provided pursuant to this agreement or as changed as provided herein. CONSULTANT'S insurer must be authorized to do business in Utah and must have an A.M. Best rating of A VIII or better at the time this contract is executed.

b. COMMENCEMENT OF WORK: Neither CONSULTANT, his Suppliers nor any subcontractors shall enter the site of the work or commence work under this contract before CITY has received and accepted Certificate(s) of Insurance and Insurance Endorsements, and has issued the Notice to Proceed.

c. INSURANCE CERTIFICATES AND COVERAGE: Insurance certificates shall be issued on all policies required under this contract and shall be signed by an authorized representative of the insurance company. The insurance certificate or the coverage required shall include the following:
   i. The name and address of the insured.
   ii. CITY shall be named as a Certificate Holder.
   iii. CITY shall be named as an additional primary insured on the General Liability Certificate with CITY listed as non-contributory on the General Liability certificate.
   iv. The location of the operations to which the insurance applies.
   v. The number of the policy and the type or types of insurance in force thereunder on the date borne by the certificate.
   vi. The expiration date of the policy and the limit or limits of liability thereunder on the date borne by the certificate.
   vii. A statement that all coverage is on an occurrence basis rather than a claims basis except for the Professional Errors and Omissions Malpractice Insurance coverage.
   viii. A provision that the policy or policies will not be cancelled, denied renewal, or reduced in coverage until at least 30 days after written notice has been received by CITY.
   ix. Name, address, and telephone number of the insurance company's agent of process in Utah.
   x. Other information to demonstrate compliance with additional requirements stipulated for the various types of insurance coverage.

d. COMPENSATION INSURANCE: CONSULTANT shall take out and maintain Worker's Compensation Insurance as required by the Labor Code for all its employees at the site of the work during the life of this contract. Coverage must be provided by a company authorized by the State of Utah to provide Worker's Compensation Insurance. The insurance shall include:
   i. Insurance certificates shall provide a waiver of subrogation by the carrier to Certificate Holder.
   ii. CONSULTANT shall require each subcontractor to provide Workers Compensation Insurance for its employees unless such employees are covered by CONSULTANT.
   iii. In the event any class of employees engaged in hazardous work under this contract is not protected by the Worker's Compensation Statute, CONSULTANT shall provide, and shall cause its subcontractors to provide, special insurance for the protection of such employees not otherwise protected.

e. COMMERCIAL GENERAL LIABILITY INSURANCE:
   i. CONSULTANT shall procure and maintain commercial general liability insurance for the duration of the contract against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONSULTANT, his agents, representatives, employees or subcontractors. The insurance shall remain in effect during the term of this agreement and such that claims reported beyond the date of substantial completion of this agreement are covered and during the warranty period, to the extent that it relates to the activities covered by this Agreement, in such manner and amounts as set forth herein.
   ii. The Insurance Endorsement shall evidence such provisions.

iii. The minimum commercial general liability insurance shall be as follows:
    1. Comprehensive general liability insurance for injuries, including accidental death, to any one person in any one occurrence in an amount not less than $1,000,000.00 Dollars.
    2. Comprehensive general liability insurance for injuries, including accidental death, to two or more persons in any one occurrence in an amount not less than $3,000,000.00 Dollars.
    3. Broad form property damage insurance in an amount not less than $300,000.00 Dollars.

iv. Such policy shall include each of the following coverages:
    1. Comprehensive form.
    2. Premises - operations.
    3. Explosion and collapse hazard.
    4. Underground hazard.
    5. Product/completed operations hazard.
    6. Contractual insurance.
    7. Broad form property damage, including completed operations.
    8. Independent contractors for vicarious liability.
    9. Personal injury.
    10. Cross liability or severability of interest's clause shall be included unless a separate policy covering CITY is provided.

f. PROFESSIONAL LIABILITY ERRORS AND OMISSIONS INSURANCE:
    i. CONSULTANT shall carry and maintain Professional Liability Errors and Omissions Insurance in an amount not less than $3,000,000.00 Dollars for all work performed under this Agreement.
    ii. CONSULTANT shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONSULTANT, his agents, representatives, employees or subcontractors. With respect to General Liability, Professional liability coverage should be maintained for a minimum of five (5) years after contract completion.
    iii. If Professional Liability coverages are written on a claims-made form:
        1. The retroactive date must be shown and must be before the date of the contract or the beginning of contract work.
        2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.
        3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective date, the CONSULTANT must purchase an extended period coverage for a minimum of five (5) years after completion of contract work.
        4. A copy of the policy must be submitted to CITY for review.

g. BUSINESS AUTOMOBILE COVERAGE:
    i. CONSULTANT shall carry and maintain business automobile insurance coverage on each vehicle used in the performance of the work in an amount not less than $1,000,000.00 Dollars for one person and $3,000,000.00 Dollars for more than one person and for property damage resulting from any one occurrence which may arise from the operations

of CONSULTANT in performing the work.

ii. Such business automobile insurance shall include each of the following types:
    1. Comprehensive form, including loading and unloading.
    2. Owned.
    3. Hired.
    4. Non-owned.

12. **INDEMNITY AND LIMITATION.**

a. CONSULTANT shall indemnify, defend, and hold harmless CITY, its elected officials, officers, employees, and representatives against any and all claims, suits, causes of action, demands, losses, costs, and damages and liability of every kind including but not limited to all fees and charges of attorneys and other professionals and all court or other dispute resolution costs for:
    i. death or injuries to persons or for loss of or damage to property which directly or indirectly, in whole or in part are caused by, resulting from, or arising out of the intentional, reckless, negligent, or wrongful acts, errors or omissions, or other liability imposed by law of CONSULTANT, its officers, employees, agents, or representatives in the performance of services under this Agreement or any subcontractor, any supplier, any person or organization directly or indirectly employed by any of them to perform or furnish any of the work;
    ii. CONSULTANT's failure or refusal, whatever the reason, to pay subcontractors or suppliers for Work performed under the Agreement;
    iii. claims by any employee of the CONSULTANT, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, CONSULTANT'S indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONSULTANT or any subcontractor under workmen's compensation acts, disability benefit acts or other employee benefits acts.

b. CITY shall give CONSULTANT prompt written notice of any such claims or suits filed against CITY arising out of the services provided under this Agreement. CONSULTANT agrees to defend against any claims brought or actions filed against CITY arising out of the services provided under this Agreement. If CITY'S tender of defense, based upon the indemnity provision, is rejected by CONSULTANT or CONSULTANT'S insurer, and CONSULTANT is later found by a court of competent jurisdiction to have been required to indemnify the CITY, then, in addition to any other remedies the CITY may have, CONSULTANT shall pay the CITY'S reasonable costs, expenses and attorney's fees incurred in obtaining such indemnification, defending themselves or enforcing the indemnification provision.

c. The insurance requirements in this agreement shall not be construed as limiting CONSULTANT'S liability. Irrespective of the requirements for CONSULTANT to carry insurance as provided herein, insolvency, bankruptcy or failure of any insurance company to pay all claims accruing shall not be held to relieve CONSULTANT of any obligations under this agreement.

13. **DOCUMENTS.**

a. All data used in compiling CONSULTANT's work, and the results of any tests or surveys, as well as all photographs, drawings, electronically stored records of work performed, renderings,

specifications, schedules, CONSULTANT's work, data processing output, computations, studies, audits, research, reports, models and other items of like kind prepared by CONSULTANT, and its employees, shall be the sole and exclusive property of CITY, and CITY shall own all intellectual property rights thereto whether the specific work project for which they are made is undertaken or not. CONSULTANT may retain reproducible copies of all of the foregoing documents for information and reference and customary marketing and public relations. The originals of all of the foregoing documents shall be delivered to CITY promptly upon completion thereof. This provision may be enforced by an order of specific performance and is independent of any other provision of this Agreement. Compliance by CONSULTANT with this paragraph shall be a condition precedent to CITY's obligation to make final payment to CONSULTANT. If CITY has specific requirements on the information and manner the documentation is collected, CITY shall provide those specifics to CONSULTANT in writing.

b. Plans, specifications, maps and record drawings prepared or obtained under this Agreement shall be provided to CITY in a format approved by CITY which shall generally be a hard copy and an electronic copy and shall become the property of CITY whether the work for which they are prepared is executed or not.
c. The basic survey notes and sketches, charts, computations, and other data prepared under this Agreement shall be made available upon request to CITY without restriction or limitation on their use.
d. CITY shall have the right to use reports, designs, details or products developed as part of this Agreement for purposes of maintenance, remodeling or reconstruction of existing facilities or construction of new facilities without additional compensation to CONSULTANT or without restriction or limitation on its use even if documents are considered copyrighted material.
e. CITY will hold harmless CONSULTANT for any use or reuse of these reports, designs, or details for purposes other than the project associated with this Agreement unless CITY obtains validation of that use or reuse from CONSULTANT.

14. **RECORDS.**

a. CONSULTANT shall maintain records, books, documents and other evidence directly pertinent to the performance of services under this Agreement in accordance with generally accepted accounting principles and practices.
b. CONSULTANT agrees to keep proper books of records and accounts in which complete and correct entries will be made of payroll costs, travel, subsistence, and field expenses.
c. Said books shall, at all times, be available for at least three (3) years after final payment for reasonable examination by CITY.

15. **TERMINATION.**

a. CITY may terminate this Agreement by providing fourteen (14) days written notice prior to the effective termination date to CONSULTANT.
b. In the event of such termination, CITY shall pay CONSULTANT for all services actually rendered up to and including the date of termination.
c. CONSULTANT shall deliver to CITY copies of all drawings, reports, analyses, documents and investigations, whether completed or not, that were prepared or were being prepared under the provisions of this Agreement.

16. **CONFLICT BETWEEN DOCUMENTS.** In the event of a conflict between this Agreement and any other documents with CONSULTANT, this Agreement shall govern.

17. **CONFLICT OF INTEREST.**

a. CONSULTANT certifies that it has disclosed to CITY any actual, apparent or potential conflicts of interest that may exist relative to the services to be provided pursuant to this Agreement.
b. CONSULTANT agrees to advise CITY of any actual, apparent or potential conflicts of interest that may develop after the date of execution of this Agreement.
c. CONSULTANT further agrees to complete any statements of economic interest required by either CITY ordinance or State law.

18. **NON WAIVER.** No failure or waiver or successive failures or waivers on the part of either party hereto, their successors or permittee assigns, in the enforcement of any condition, covenant, or Article of this Agreement shall operate as a discharge of any such condition, covenant, or Article nor render the same invalid, nor impair the right of either party hereto, their successors or permitted assigns, to enforce the same in the event of any subsequent breaches by the other party hereto, its successors or permitted assigns.

19. **NOTIFICATION.** All notices required or permitted to be made by either party in connection with this Agreement shall be in writing, and shall be deemed to have been duly given: (a) five (5) business days after the date of mailing if sent by U.S. mail, postage prepaid, (b) when transmitted if sent by facsimile, provided a confirmation of transmission is produced by the sending machine and a copy of such facsimile is promptly sent by another means specified in this Section; or (c) when delivered if delivered personally or sent by express courier service. All notices shall be sent to the other party at its address as set forth below unless written notice is given by either party of a change of address:

CITY:	City of St. George 175 East 200 North St. George, Utah 84770	CONSULTANT:	Bowen Collins & Associates, Inc. 20 North Main, Suite 107 St. George, Utah 84770
Attention:	Kade Bringhurst	Attention:	Todd Olsen

20. **GOVERNING LAW AND VENUE.** This Agreement shall be construed according to the laws of the State of Utah. The parties agree that venue for all legal actions, unless they involve a cause of action with mandatory federal jurisdiction, shall be the Fifth District Court for the State of Utah. The parties further agree that the Federal District Court for the District of Utah shall be the venue for any cause of action with mandatory federal jurisdiction. The parties shall have all rights and remedies provided under applicable Federal or State law for a breach or threatened breach of this Agreement. These rights and remedies shall not be mutually exclusive, and the exercise of one or more of these rights and remedies shall not preclude the exercise of any other rights and remedies. Each party agree that damages at law may be an inadequate remedy for a breach or threatened breach of any provision hereof and the respective rights and obligations of the parties hereunder shall be enforceable by specific performance, injunction, or other equitable remedy. Nothing in this Agreement shall be construed to waive the sovereign immunity of the government parties.

21. **LEGAL FEES.** Should any party default on any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including reasonable attorney's fee, which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing a lawsuit or otherwise. This obligation of the defaulting party to pay costs and expenses includes, without limitation, all costs and expenses, including reasonable attorney's fee including appeals and bankruptcy proceedings. If either party commences legal action to interpret any term of this agreement, the prevailing party shall be entitled to recover all reasonable attorneys' fees, court costs, and any other costs incurred in connection with such action.

22. **MODIFICATION OF AGREEMENT.** CITY specifically reserves the right to modify or amend this Agreement and the total sum due hereunder either by enlarging or restricting the scope of the Work. All modifications shall be in writing and executed by both parties. Each Work Order adopted under this Agreement shall incorporate the terms and conditions of this Agreement and shall constitute a modification to this contract. A Work Order may amend the terms and conditions of this Agreement only as they apply to that particular Work Order and shall not have any general effect on this Agreement.

23. **RESERVED LEGISLATIVE POWERS.** Nothing in this Agreement shall limit the future exercise of the police power by CITY in enacting zoning, subdivision, development, transportation, environment, open space, and related land use plans, policies, ordinances, and regulations after the date of this Agreement, but which shall not be retroactively applied to or modify this Agreement.

24. **SUCCESSORS AND ASSIGNS.** CONSULTANT shall not assign, sublet, sell, transfer, or otherwise dispose of any interest in this Agreement without assigning the rights and the responsibilities under this Agreement and without the prior written approval of CITY. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and permitted assigns, but shall not inure to the benefit of any third party or other person.

25. **NO JOINT VENTURE, PARTNERSHIP OR THIRD-PARTY RIGHTS.** It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between the parties. No term or provision of this Agreement is intended to or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

26. **INTEGRATION.** This Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understanding of whatever kind or nature between CITY and CONSULTANT and supersedes and replaces all terms and conditions of any prior agreements, arrangements, negotiations, or representations, written or oral, with respect to this PROJECT.

27. **SEVERABILITY.** If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a

decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

28. **CONSTRUCTION.** Each of the parties hereto has had the opportunity to review this agreement with counsel of their choosing and the rule of contracts requiring interpretation of a contract against the party drafting the same is hereby waived and shall not apply in interpreting this agreement.

29. **SURVIVAL.** It is expressly agreed that the terms, covenants and conditions of this Agreement shall survive any legal act or conveyance required under this Agreement.

30. **HEADINGS.** The section and other headings in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

31. **COUNTERPARTS.** This Agreement may be executed in counterparts each of which shall be an original and shall constitute one and the same agreement.

32. **AUTHORITY OF PARTIES.** The parties executing this Agreement hereby warrant and represent that they are duly authorized to do so in the capacity stated and that this Agreement constitutes a valid and binding Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by the CITY and CONSULTANT effective from the day and year first written above.

CITY: CITY OF ST. GEORGE

Michele Randall, Mayor

Attested:

Christina Fernandez, City Recorder

OWNER: BOWEN COLLINS & ASSOCIATES, INC.

Todd Olsen, Principal

Approved as to form:

Paula Houston, Deputy City Attorney

BOWECOL-01 AGALLAHER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/9/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
American Insurance & Investment Corp.
448 South 400 East
Salt Lake City, UT 84111

CONTACT NAME: Ashley Gallaher
PHONE (A/C, No, Ext): (801) 364-3434 645 FAX (A/C, No): (801) 355-5234
E-MAIL ADDRESS: Ashley.Gallaher@american-ins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Charter Oak Fire Ins Co	25615
INSURER B : Phoenix Insurance Company	25623
INSURER C : Travelers Indemnity Company	25658
INSURER D : XL Specialty Insurance Company	37885
INSURER E :	
INSURER F :	

INSURED
Bowen Collins & Associates, Inc.
154 East 14075 South
Draper, UT 84020

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$	1,000,000
	CLAIMS-MADE X OCCUR	X	X	6803J161762	7/16/2021	8/4/2021	DAMAGE TO RENTED PREMISES (Ea occurrence)	$	1,000,000
							MED EXP (Any one person)	$	10,000
							PERSONAL & ADV INJURY	$	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$	2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$	2,000,000
	OTHER:							$	
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$	1,000,000
	X ANY AUTO	X	X	BA9R374578	7/16/2021	8/4/2021	BODILY INJURY (Per person)	$	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$	
								$	
C	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$	5,000,000
	EXCESS LIAB CLAIMS-MADE			CUP6766Y453	7/16/2021	8/4/2021	AGGREGATE	$	5,000,000
	DED X RETENTION $ 10,000							$	
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE OTH-ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N	N/A	X	UB0R868181	7/16/2021	8/4/2021	E.L. EACH ACCIDENT	$	1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$	1,000,000
							E.L. DISEASE - POLICY LIMIT	$	1,000,000
D	Prof Liab Claim Made		X	DPR9962974	8/4/2020	8/4/2021	Per Claim		5,000,000
D	Retro Date 7/01/1997			DPR9962974	8/4/2020	8/4/2021	Aggregate Limit		5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Re: R21, R19, and R1 Sewer projects
The City of St. George is named as additional insured, per written contract, with regards to the General Liability and Auto Liability, including waivers of subrogation, per the attached forms. Coverage is primary and non-contributory. A waiver of subrogation is in favor of the additional insured, per written contract, with regards to the Workers Compensation and Professional Liability per the attached forms. The umbrella follows form with the General Liability, Auto Liability, and Employers Liability policies. 30 days' notice of cancellation applies; 10 days for non-payment of premium.

CERTIFICATE HOLDER

City of St. George
Attn: Kade Bringhurst, P.E.
811 East Red Hills Parkway
Saint George, UT 84770

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

GENERAL PURPOSE ENDORSEMENT POLICY NUMBER: 680-3J161762-20-47

OFFICE PAC ISSUE DATE: 07/17/2020

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CGD361 (03-05) - ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE FOLLOWING:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

NAMES OF ADDITIONAL INSURED PERSON(S) OR ORGANIZATION(S):
Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part, provided that such written contract was signed by you before,and is in effect when, the "bodily injury" or "property damage" occurs or the "personal injury" or "advertising injury" offense is committed.

LOCATION OF COVERED OPERATIONS:
Any project to which a written contract with the Additional Insured Person(s) or Organization(s) in the Schedule applies.

(INFORMATION REQUIRED TO COMPLETE THIS SCHEDULE, IF NOT SHOWN ABOVE, WILL BE SHOWN IN THE DECLARATIONS.)

A. SECTION II - WHO IS AN INSURED IS AMENDED TO INCLUDE AS AN ADDITIONALINSURED THE PERSON(S) OR ORGANIZATION(S) SHOWN IN THE SCHEDULE, BUT ONLY WITH RESPECT TO LIABILITY FOR "BODILY INJURY", "PROPERTY DAMAGE", PERSONAL INJURY OR "ADVERTISING INJURY" CAUSED, IN WHOLE OR IN PART, BY:
1. YOUR ACTS OR OMISSIONS; OR
2. THE ACTS OR OMISSIONS OF THOSE ACTING ON YOUR BEHALF; IN THE PERFORMANCE OF YOUR ONGOING OPERATIONS FOR THE ADDITIONAL INSURED(S) AT THE LOCATION(S) DESIGNATED ABOVE.
B. WITH RESPECT TO THE INSURANCE AFFORDED TO THESE ADDITIONAL INSURED, THE FOLLOWING ADDITIONAL EXCLUSIONS APPLY:THIS INSURED DOES NOT APPLY TO "BODILY INJURY" OR "PROPERTY DAMAGE" OCCURRING, OR "PERSONAL INJURY" OR "ADVERTISING INJURY" ARISING OUT OF AN OFFENSE COMMITTED, AFTER:

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CGD361 (03-05) - ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

1. ALL WORK, INCLUDING MATERIALS, PARTS OR EQUIPMENT FURNISHED IN CONNECTION WITH SUCH WORK, ON THE PROJECT (OTHER THAN SERVICE, MAINTENANCE OR REPAIRS) TO BE PERFORMED BY OR ON BEHALF OF THE ADDITIONAL INSURED(S) AT THE LOCATION OF THE COVERED OPERATIONS HAS BEEN COMPLETED; OR
2. THAT PORTION OF "YOUR WORK" OUT OF WHICH THE INJURY OR DAMAGE ARISES HAS BEEN PUT TO ITS INTENDED USE BY ANY PERSON OR ORGANIZATION OTHER THAN ANOTHER CONTRACTOR OR SUBCONTRACTOR ENGAGED IN PERFORMING OPERATIONS FOR A PRINCIPAL AS A PART OF THE SAME PROJECT.

CG D3 61 03 05

Copyright 2005 The St. Paul Travelers Companies, Inc. All rights reserved.

Includes copyrighted material of Insurance Services Office, Inc. with its permission.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

XTEND ENDORSEMENT FOR ARCHITECTS, ENGINEERS AND SURVEYORS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to this Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

A. Non-Owned Watercraft – 75 Feet Long Or Less

B. Who Is An Insured – Unnamed Subsidiaries

C. Who Is An Insured – Retired Partners, Members, Directors And Employees

D. Who Is An Insured – Employees And Volunteer Workers – Bodily Injury To Co-Employees, Co-Volunteer Workers And Retired Partners, Members, Directors And Employees

E. Who Is An Insured – Newly Acquired Or Formed Limited Liability Companies

F. Blanket Additional Insured – Controlling Interest

G. Blanket Additional Insured – Mortgagees, Assignees, Successors Or Receivers

H. Blanket Additional Insured – Governmental Entities – Permits Or Authorizations Relating To Premises

I. Blanket Additional Insured – Governmental Entities – Permits Or Authorizations Relating To Operations

J. Incidental Medical Malpractice

K. Medical Payments – Increased Limit

L. Amendment Of Excess Insurance Condition – Professional Liability

M. Blanket Waiver Of Subrogation – When Required By Written Contract Or Agreement

N. Contractual Liability – Railroads

PROVISIONS

A. NON-OWNED WATERCRAFT – 75 FEET LONG OR LESS

1. The following replaces Paragraph **(2)** of Exclusion **g., Aircraft, Auto Or Watercraft,** in Paragraph **2.** of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

   (2) A watercraft you do not own that is:

   (a) 75 feet long or less; and

   (b) Not being used to carry any person or property for a charge;

2. The following replaces Paragraph **2.e.** of **SECTION II – WHO IS AN INSURED**:

   e. Any person or organization that, with your express or implied consent, either uses or is responsible for the use of a watercraft that you do not own that is:

   (1) 75 feet long or less; and

   (2) Not being used to carry any person or property for a charge;

B. WHO IS AN INSURED – UNNAMED SUBSIDIARIES

The following is added to **SECTION II – WHO IS AN INSURED**:

Any of your subsidiaries, other than a partnership or joint venture, that is not shown as a Named Insured in the Declarations is a Named Insured if:

a. You are the sole owner of, or maintain an ownership interest of more than 50% in, such subsidiary on the first day of the policy period; and

© 2017 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

b. Such subsidiary is not an insured under similar other insurance.

No such subsidiary is an insured for "bodily injury" or "property damage" that occurred, or "personal and advertising injury" caused by an offense committed:

a. Before you maintained an ownership interest of more than 50% in such subsidiary; or

b. After the date, if any, during the policy period that you no longer maintain an ownership interest of more than 50% in such subsidiary.

For purposes of Paragraph **1.** of Section **II** – Who Is An Insured, each such subsidiary will be deemed to be designated in the Declarations as:

a. A limited liability company;

b. An organization other than a partnership, joint venture or limited liability company; or

c. A trust;

as indicated in its name or the documents that govern its structure.

C. WHO IS AN INSURED – RETIRED PARTNERS, MEMBERS, DIRECTORS AND EMPLOYEES

The following is added to Paragraph **2.** of **SECTION II – WHO IS AN INSURED**:

Any person who is your retired partner, member, director or "employee" that is performing services for you under your direct supervision, but only for acts within the scope of their employment by you or while performing duties related to the conduct of your business. However, no such retired partner, member, director or "employee" is an insured for:

(1) "Bodily injury":

(a) To you, to your current partners or members (if you are a partnership or joint venture), to your current members (if you are a limited liability company) or to your current directors;

(b) To the spouse, child, parent, brother or sister of that current partner, member or director as a consequence of Paragraph **(1)(a)** above;

(c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraph **(1)(a)** or **(b)** above; or

(d) Arising out of his or her providing or failing to provide professional health care services.

Unless you are in the business or occupation of providing professional health care services, Paragraphs **(1)(a)**, **(b)**, **(c)** and **(d)** above do not apply to "bodily injury" arising out of providing or failing to provide first aid or "Good Samaritan services" by any of your retired partners, members, directors or "employees", other than a doctor. Any such retired partners, members, directors or "employees" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

(2) "Personal injury":

(a) To you, to your current or retired partners or members (if you are a partnership or joint venture), to your current or retired members (if you are a limited liability company), to your other current or retired directors or "employees" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;

(b) To the spouse, child, parent, brother or sister of that current or retired partner, member, director, "employee" or "volunteer worker" as a consequence of Paragraph **(2)(a)** above;

(c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraph **(2)(a)** or **(b)** above; or

(d) Arising out of his or her providing or failing to provide professional health care services.

(3) "Property damage" to property:

(a) Owned, occupied or used by; or

(b) Rented to, in the care, custody or control of, or over which physical control is being exercised for any purpose by;

you, any of your retired partners, members or directors, your current or retired "employees" or "volunteer workers", any current partner or member (if you are a partnership or joint venture), or any current member (if you are a limited liability company) or current director.

© 2017 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

D. WHO IS AN INSURED – EMPLOYEES AND VOLUNTEER WORKERS – BODILY INJURY TO CO-EMPLOYEES, CO-VOLUNTEER WORKERS AND RETIRED PARTNERS, MEMBERS, DIRECTORS AND EMPLOYEES

The following is added to Paragraph **2.a.(1)** of **SECTION II – WHO IS AN INSURED:**

Paragraphs **(1)(a)**, **(b)** and **(c)** above do not apply to "bodily injury" to a current or retired co-"employee" while in the course of the co-"employee's" employment by you or performing duties related to the conduct of your business, or to "bodily injury" to your other "volunteer workers" or retired partners, members or directors while performing duties related to the conduct of your business.

E. WHO IS AN INSURED – NEWLY ACQUIRED OR FORMED LIMITED LIABILITY COMPANIES

The following replaces Paragraph **3.** of **SECTION II – WHO IS AN INSURED:**

3. Any organization you newly acquire or form, other than a partnership or joint venture, and of which you are the sole owner or in which you maintain an ownership interest of more than 50%, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

a. Coverage under this provision is afforded only:

(1) Until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier, if you do not report such organization in writing to us within 180 days after you acquire or form it; or

(2) Until the end of the policy period, when that date is later than 180 days after you acquire or form such organization, if you report such organization in writing to us within 180 days after you acquire or form it;

b. Coverage **A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and

c. Coverage **B** does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.

For the purposes of Paragraph **1.** of Section **II** – Who Is An Insured, each such organization will be deemed to be designated in the Declarations as:

a. A limited liability company;

b. An organization other than a partnership, joint venture or limited liability company; or

c. A trust;

as indicated in its name or the documents that govern its structure.

F. BLANKET ADDITIONAL INSURED – CONTROLLING INTEREST

1. The following is added to **SECTION II – WHO IS AN INSURED:**

Any person or organization that has financial control of you is an insured with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" that arises out of:

a. Such financial control; or

b. Such person's or organization's ownership, maintenance or use of premises leased to or occupied by you.

The insurance provided to such person or organization does not apply to structural alterations, new construction or demolition operations performed by or on behalf of such person or organization.

2. The following is added to Paragraph **4.** of **SECTIO N II – WHO IS AN INSURED:**

This paragraph does not apply to any premises owner, manager or lessor that has financial control of you.

G. BLANKET ADDITIONAL INSURED – MORTGAGEES, ASSIGNEES, SUCCESSORS OR RECEIVERS

The following is added to **SECTION II – WHO IS AN INSURED:**

Any person or organization that is a mortgagee, assignee, successor or receiver and that you have agreed in a written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to its liability as mortgagee, assignee, successor or receiver for "bodily injury", "property damage" or "personal and advertising injury" that:

a. Is "bodily injury" or "property damage" that occurs, or is "personal and advertising injury" caused by an offense that is committed,

© 2017 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

subsequent to the signing of that contract or agreement; and

b. Arises out of the ownership, maintenance or use of the premises for which that mortgagee, assignee, successor or receiver is required under that contract or agreement to be included as an additional insured on this Coverage Part.

The insurance provided to such mortgagee, assignee, successor or receiver is subject to the following provisions:

a. The limits of insurance provided to such mortgagee, assignee, successor or receiver will be the minimum limits that you agreed to provide in the written contract or agreement, or the limits shown in the Declarations, whichever are less.

b. The insurance provided to such person or organization does not apply to:

(1) Any "bodily injury" or "property damage" that occurs, or any "personal and advertising injury" caused by an offense that is committed, after such contract or agreement is no longer in effect; or

(2) Any "bodily injury", "property damage" or "personal and advertising injury" arising out of any structural alterations, new construction or demolition operations performed by or on behalf of such mortgagee, assignee, successor or receiver.

H. BLANKET ADDITIONAL INSURED – GOVERNMENTAL ENTITIES – PERMITS OR AUTHORIZATIONS RELATING TO PREMISES

The following is added to **SECTION II – WHO IS AN INSURED**:

Any governmental entity that has issued a permit or authorization with respect to premises owned or occupied by, or rented or loaned to, you and that you are required by any ordinance, law, building code or written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" arising out of the existence, ownership, use, maintenance, repair, construction, erection or removal of any of the following for which that governmental entity has issued such permit or authorization: advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, elevators, street banners or decorations.

I. BLANKET ADDITIONAL INSURED – GOVERNMENTAL ENTITIES – PERMITS OR AUTHORIZATIONS RELATING TO OPERATIONS

The following is added to **SECTION II – WHO IS AN INSURED**:

Any governmental entity that has issued a permit or authorization with respect to operations performed by you or on your behalf and that you are required by any ordinance, law, building code or written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" arising out of such operations.

The insurance provided to such governmental entity does not apply to:

a. Any "bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the governmental entity; or

b. Any "bodily injury" or "property damage" included in the "products-completed operations hazard".

J. INCIDENTAL MEDICAL MALPRACTICE

1. The following replaces Paragraph **b.** of the definition of "occurrence" in the **DEFINITIONS** Section:

b. An act or omission committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to a person, unless you are in the business or occupation of providing professional health care services.

2. The following replaces the last paragraph of Paragraph **2.a.(1)** of **SECTION II – WHO IS AN INSURED**:

Unless you are in the business or occupation of providing professional health care services, Paragraphs **(1)(a)**, **(b)**, **(c)** and **(d)** above do not apply to "bodily injury" arising out of providing or failing to provide:

(a) "Incidental medical services" by any of your "employees" who is a nurse, nurse assistant, emergency medical technician, paramedic, athletic trainer, audiologist, dietician, nutritionist,

© 2017 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

occupational therapist or occupational therapy assistant, physical therapist or speech-language pathologist; or

(b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph **2., Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Sale Of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or

b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph **4.b., Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph **2.a.(1)** of Section **II** – Who Is An Insured.

K. MEDICAL PAYMENTS – INCREASED LIMIT

The following replaces Paragraph **7.** of **SECTION III – LIMITS OF INSURANCE**:

7. Subject to Paragraph **5.** above, the Medical Expense Limit is the most we will pay under Coverage **C** for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

a. $10,000; or

b. The amount shown in the Declarations of this Coverage Part for Medical Expense Limit.

L. AMENDMENT OF EXCESS INSURANCE CONDITION – PROFESSIONAL LIABILITY

The following is added to Paragraph **4.b., Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis, that is Professional Liability or similar coverage, to the extent the loss is not subject to the professional services exclusion of Coverage **A** or Coverage **B**.

M. BLANKET WAIVER OF SUBROGATION – WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT

The following is added to Paragraph **8., Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a written contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

a. "Bodily injury" or "property damage" that occurs; or

b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the signing of that contract or agreement.

© 2017 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

N. CONTRACTUAL LIABILITY – RAILROADS

1. The following replaces Paragraph **c.** of the definition of "insured contract" in the **DEFINITIONS** Section:

   c. Any easement or license agreement;

2. Paragraph **f.(1)** of the definition of "insured contract" in the **DEFINITIONS** Section is deleted.

© 2017 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

c. **Method Of Sharing**

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

d. **Primary And Non-Contributory Insurance If Required By Written Contract**

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

(1) The "bodily injury" or "property damage" for which coverage is sought occurs; and

(2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

5. **Premium Audit**

a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.

b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.

c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. **Representations**

By accepting this policy, you agree:

a. The statements in the Declarations are accurate and complete;

b. Those statements are based upon representations you made to us; and

c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

7. **Separation Of Insureds**

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

a. As if each Named Insured were the only Named Insured; and

b. Separately to each insured against whom claim is made or "suit" is brought.

8. **Transfer Of Rights Of Recovery Against Others To Us**

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

9. **When We Do Not Renew**

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V – DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:

a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and

b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

© 2017 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AUTO COVERAGE PLUS ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

A. BLANKET ADDITIONAL INSURED

B. EMPLOYEE HIRED AUTO

C. EMPLOYEES AS INSURED

D. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

E. TRAILERS – INCREASED LOAD CAPACITY

F. HIRED AUTO PHYSICAL DAMAGE

G. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

H. AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT – INCREASED LIMIT

I. WAIVER OF DEDUCTIBLE – GLASS

J. PERSONAL PROPERTY

K. AIRBAGS

L. AUTO LOAN LEASE GAP

M. BLANKET WAIVER OF SUBROGATION

A. BLANKET ADDITIONAL INSURED

The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section II.

B. EMPLOYEE HIRED AUTO

1. The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

   An "employee" of yours is an "insured" while operating a covered "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

2. The following replaces Paragraph **b.** in **B.5., Other Insurance**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

   b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

   (1) Any covered "auto" you lease, hire, rent or borrow; and

   (2) Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

   However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

C. EMPLOYEES AS INSURED

The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

© 2015 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

D. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

1. The following replaces Paragraph **A.2.a.(2)** of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

   (2) Up to $3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

2. The following replaces Paragraph **A.2.a.(4)** of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

   (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

E. TRAILERS – INCREASED LOAD CAPACITY

The following replaces Paragraph **C.1.** of **SECTION I – COVERED AUTOS**:

1. "Trailers" with a load capacity of 3,000 pounds or less designed primarily for travel on public roads.

F. HIRED AUTO PHYSICAL DAMAGE

The following is added to Paragraph **A.4., Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Hired Auto Physical Damage Coverage

If hired "autos" are covered "autos" for Covered Autos Liability Coverage but not covered "autos" for Physical Damage Coverage, and this policy also provides Physical Damage Coverage for an owned "auto", then the Physical Damage Coverage is extended to "autos" that you hire, rent or borrow subject to the following:

(1) The most we will pay for "loss" to any one "auto" that you hire, rent or borrow is the lesser of:

(a) $50,000;

(b) The actual cash value of the damaged or stolen property as of the time of the "loss"; or

(c) The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality.

(2) An adjustment for depreciation and physical condition will be made in determining actual cash value in the event of a total "loss".

(3) If a repair or replacement results in better than like kind or quality, we will not pay for the amount of betterment.

(4) A deductible equal to the highest Physical Damage deductible applicable to any owned covered "auto".

(5) This Coverage Extension does not apply to:

(a) Any "auto" that is hired, rented or borrowed with a driver; or

(b) Any "auto" that is hired, rented or borrowed from your "employee".

G. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

The following replaces the first sentence in Paragraph **A.4.a., Transportation Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

We will pay up to $50 per day to a maximum of $1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

H. AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT – INCREASED LIMIT

Paragraph **C.1.b.** of **SECTION III – PHYSICAL DAMAGE COVERAGE** is deleted.

I. WAIVER OF DEDUCTIBLE – GLASS

The following is added to Paragraph **D., Deductible**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

J. PERSONAL PROPERTY

The following is added to Paragraph **A.4., Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Personal Property Coverage

We will pay up to $400 for "loss" to wearing apparel and other personal property which is:

(1) Owned by an "insured"; and

(2) In or on your covered "auto".

This coverage only applies in the event of a total theft of your covered "auto".

No deductibles apply to Personal Property coverage.

© 2015 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

K. AIRBAGS

The following is added to Paragraph **B.3., Exclusions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Exclusion **3.a.** does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs **A.1.b.** and **A.1.c.**, but only:

a. If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;

b. The airbags are not covered under any warranty; and

c. The airbags were not intentionally inflated.

We will pay up to a maximum of $1,000 for any one "loss".

L. AUTO LOAN LEASE GAP

The following is added to Paragraph **A.4., Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Auto Loan Lease Gap Coverage for Private Passenger Type Vehicles

In the event of a total "loss" to a covered "auto" of the private passenger type shown in the Schedule or Declarations for which Physical Damage Coverage is provided, we will pay any unpaid amount due on the lease or loan for such covered "auto" less the following:

(1) The amount paid under the Physical Damage Coverage Section of the policy for that "auto"; and

(2) Any:

(a) Overdue lease or loan payments at the time of the "loss";

(b) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;

(c) Security deposits not returned by the lessor;

(d) Costs for extended warranties, Credit Life Insurance, Health, Accident or Disability Insurance purchased with the loan or lease; and

(e) Carry-over balances from previous loans or leases.

M. BLANKET WAIVER OF SUBROGATION

The following replaces Paragraph **A.5., Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

© 2015 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

TRAVELERS
ONE TOWER SQUARE
HARTFORD CT 06183

POLICY NUMBER: UB-0R868181-20-47-V

UTAH WAIVER OF SUBROGATION ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Utah is shown in Item 3.A.of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule. Our waiver of rights does not release your employees' rights against third parties and does not release our authority as trustee of claims against third parties.

Schedule

Designated Person:

Designated Organization:

ANY PERSON OR ORGANIZATION FOR WHICH THE INSURED HAS AGREED BY WRITTEN CONTRACT EXECUTED PRIOR TO LOSS TO FURNISH THIS WAIVER.

2. The specific nature and extent of the injury or damage that has been sustained; and

3. How the INSURED first became aware of such CIRCUMSTANCE(S),

then any CLAIM(S) that may subsequently be made against the INSURED arising out of such reported CIRCUMSTANCE(S) shall be deemed to have been made on the date first written notice of the CIRCUMSTANCE(S) was received by the Company. This right conferred upon the INSURED in this Paragraph shall terminate at the end of the POLICY PERIOD and shall not exist during the Automatic Extended Reporting Period or Optional Extended Reporting Period.

XI. OTHER CONDITIONS

A. Cancellation

This Policy may be canceled by the NAMED INSURED by surrender thereof to the Company or any of its authorized agents or by mailing to the Company written notice stating when thereafter the cancellation shall be effective. This Policy may be canceled by the Company by mailing to the NAMED INSURED, at the address stated in Item 1. of the Declarations, written notice stating when, not less than thirty (30) days thereafter (or ten (10) days thereafter for non-payment of premium), such cancellation shall be effective. The mailing of notice as aforesaid shall be sufficient proof of notice. The time of surrender or the effective date and hour of cancellation stated in the notice shall become the end of the POLICY PERIOD. Delivery of such written notice either by the NAMED INSURED or by the Company shall be equivalent to mailing.

If this Policy is canceled, earned premium shall be computed in accordance with the Company's guidelines with respect to cancellation. Premium adjustment may be made either at the time cancellation is effected or as soon as practicable after cancellation becomes effective, but payment or tender of unearned premium is not a condition of cancellation.

B. Action Against The Company

No action may be brought against the Company unless, as a condition precedent thereto, there shall have been full compliance with all of the terms of this Policy, nor until the amount of the INSURED'S obligation to pay shall have been finally determined either by judgment against the INSURED in a contested proceeding after final judgment has been rendered and any appeal decided, or by written agreement of the INSURED, the claimant and the Company. No person or organization shall have any right under this Policy to join the Company as a party to any action against the INSURED to determine the INSURED'S liability, nor shall the INSURED or the INSURED'S legal representative join the Company in such action. Bankruptcy or insolvency of the INSURED or the INSURED'S estate shall not relieve the Company of any of its obligations hereunder.

C. Assignment

This Policy may not be assigned or transferred without written consent of the Company.

D. Subrogation

In the event of any payment under this Policy, the Company shall be subrogated to all the INSURED'S rights of recovery therefor against any person or organization, and the INSURED shall execute and deliver instruments and papers and do whatever else is necessary to secure such rights. The INSURED shall do nothing after a CLAIM(S) to prejudice such rights.

However, it is agreed that the Company waives its rights of subrogation under this Policy against clients of the INSURED as respects any CLAIM(S) arising from PROFESSIONAL SERVICES, or CONTRACTING SERVICES under the client's contract requiring waiver of subrogation, but only to the extent required by written contract.

© 2016 X.L. America, Inc. All Rights Reserved.
May not be copied without permission.

EXHIBIT A

BOWEN COLLINS & ASSOCIATES

20 North Main, Suite 107
St. George, Utah 84770
Phone: 435.656.3299

May 26, 2021

E-MAIL

Kade Bringhurst, P.E.
Water Services Special Projects Manager
City of St. George
811 East Red Hills Parkway
St. George, Utah 84770

Subject: **Proposal for the City of St. George Water Service's R21, R19, and R1 Sewer Projects**

Dear Kade:

The City of St. George (City) is requesting engineering services to assist with the design and bidding of Projects R21, R19, and R1 identified in the City's Sewer Master Plan and as described below.

Projects R21 and R19

The City's main sewer collection interceptor pipeline is an existing 48-inch concrete pipeline that follows the north bank of the Virgin River from about the Dixie Convention Center to Man-O-War Bridge, and then through residential neighborhoods to the St. George Regional Water Reclamation Facility (SGRWRF). The City has completed some investigation regarding the condition of this existing 48-inch diameter concrete sewer interceptor pipeline and found that there has been significant deterioration of the concrete pipe wall.

To help mitigate the potential failure of the existing sewer pipeline, the City is planning to line the interior of the 48-inch concrete pipeline through the neighborhood areas south of Man-O-War Bridge to preserve capacity of this pipeline. Project R21 in the City's master plan includes installation of approximately 10,400 linear feet of new sewer interceptor pipeline that will generally parallel the existing 48-inch sewer pipeline from the SGRWRF to Man-O-War Bridge. The final size of R21 will need to be determined as part of a hydraulic analysis that will be completed with this project. Project R19 includes replacement of the existing 48-inch sewer pipeline with approximately 10,500 linear feet of new 72-inch pipeline from Man-O-War Bridge to a connection with the existing sewer pipelines near the Bloomington Siphon pipelines east of Interstate 15 (I-15). The location of each of these projects is shown on Figure 1 below.



Figure 1: Projects R21 and R19 Location Map

Project R1

Project R1 includes replacement of approximately 1,560 linear feet of existing undersized sewer line with a new 18-inch sewer line near the Entrada Development as shown on Figure 2 below. This project will help eliminate capacity restrictions in the sewer system.



Figure 2: Project R1 Location Map

Based on our discussions with the City and our understanding of the project, the project objectives are as follows:

1. Line the existing 48-inch sewer line within the neighborhood area between the SGRWRF and Man-O-War Bridge to preserve capacity. This work will be completed by others.
2. Provide a hydraulic analysis sizing the proposed sewer interceptors (Projects R21 and R19) for buildout conditions including in the analysis the capacity of the existing 48-inch sewer (lined to 42-inches).
3. Complete an alignment and easement needs evaluation for Project R21. Complete a final design of Project R21 after easements have been obtained.
4. Complete a final design of Project R19 which includes paralleling or replacing the existing 48-inch sewer line from Man-O-War Bridge to the connection with the Bloomington Siphon.
5. Complete a field survey and final design of Project R1 which includes replacement of approximately 1,560 linear feet of existing 10- and 8-inch sewer lines with an 18-inch pipeline.

Based on this understanding, we have developed the following proposed scope of services.

PROPOSED SCOPE OF SERVICES

Task 1 – Design Period Services

Task 1-1: Kick-off and Coordination Meetings. BC&A personnel will prepare for and attend a kickoff meeting to discuss project parameters, goals, schedule, and lines of communication. We also propose to have monthly coordination meetings for an assumed 12-month design period. These coordination meetings will be held to discuss the design, alignment, right-of-way (ROW) needs, and findings throughout the design process. We will also prepare for and attend review meetings at the 60- and 90-percent review stages of each the projects. BC&A will also prepare for and attend up to six (6) City Joint Utility Committee (JUC) meetings to review the project with utility owners within the City. The total number of meetings held during design of the project will be up to 25 (Kickoff, 12 coordination, 6 JUC, 3 60%- and 3 90%-design review meetings).

Task 1-2: Field Reconnaissance, Survey, and Utility Investigations. BC&A will perform field reconnaissance along the existing sewer corridor alignments. For Projects R21 and R19, we will use the property and field survey completed by Alpha Engineering (hired by the City) as base mapping for this project, supplemented with existing digital aerial photography. For Project R1 we will contract Alpha Engineering independently to field survey the project alignment. The field survey will locate major surface features, known utility locations, depths of pipes at existing manholes, water meters, and will collect topographic information along the selected corridor, and collect needed information at the terminus points of the project. Multiple temporary benchmarks will be established along the pipeline route for reference and use during construction. BC&A will also review as-built records provided by existing utility owners to identify major utility conflicts. Our team will then perform field reconnaissance to verify locations of those utilities and document existing conditions along the project corridor.

Task 1-3: Hydraulic Analysis. BC&A will use the existing sewer model, developed as part of the master plan, as the basis for the hydraulic analysis. We will review estimated flows coming to this new sewer interceptor along with the flows that will be conveyed to the existing lined 48-inch diameter sewer pipeline. Based on the estimate flow conveyance between these two pipelines we will select a final pipeline diameter for the new sewer interceptor pipeline to convey estimated buildout flows. The information from this hydraulic analysis will be summarized in a technical memorandum that will be provided to the City for review.

Task 1-4: R21 Alignment Evaluation. It is understood that the alignment from the SGRWRF to Man-O-War Bridge still needs to be evaluated. BC&A will work with the City to evaluate different alignment options from this reach of the project. Part of this task will include evaluating the width of the easements needed for the project. This alignment and easement evaluation will also be coordinated with Alpha Engineering for developing final legal documents for the City to obtain the needed easements.

Task 1-5: Design Drawings. BC&A will prepare final stamped design drawings for the project which shall include:

a. Identify, evaluate, and incorporate utility constraints based on information obtained from the outside utility companies.
b. Incorporate easements and ROWs developed by Alpha Engineering for the project on the design drawings.
c. Incorporate comments from the JUC review.
d. Plan and profile drawings will be provided at both the 60- and 90-percent complete stages of the project for the City's review. Once review comments are received, BC&A will incorporate the comments and provide a final stamped set of drawings for the City.

e. Documents will be provided electronically (PDF format) for the City's review.

Our design cost estimate has been prepared assuming that these three Projects will be bid as part of separate bid packages and that there will be no more than 77 design drawings required for this project as listed in Attachment A.

Task 1-6: Contract Documents. BC&A will prepare electronic contract documents (PDF format) for each of the three Projects for the City's review at the 90-percent submittal. We will use the City's standard front end bidding documents and technical specifications. Where needed, BC&A will supplement the City's specifications with additional technical specifications developed specifically for this project. Once BC&A has received review comments on the 90-percent Contract Documents, we will incorporate any changes and provide the City with a final stamped set of Contract Documents.

Task 1-7: Permits. In the technical specifications, BC&A will identify permits required for construction within both City and Utah Department of Transportation (UDOT) right-of-way at I-15. This will include coordination with City Parks and Public Works Departments to ensure that their design requirements are included on the drawings. BC&A will also coordinate with UDOT Structures department to ensure that replacement of the existing pipeline does not have any effect on the I-15 Bridge. Any permits required to be obtained by the contractor will be included in the contract documents.

Task 1-8: Cost Estimate. BC&A will prepare an engineer's opinion of probable construction cost (OPCC) at the 100% complete design submittal for the Project.

Task 2 – Bid Period Services

Our fee estimate for bid period services has been developed assuming that three bid packages will be prepared and that the bid period for each project will be approximately four (4) weeks long.

Task 2-1: Prequalify Contractors. Due to the size of Projects R21 and R19, we recommend prequalifying contractors to bid the projects. BC&A will prepare prequalification documents to be used by the City to prequalify contractors. We will review contractor submittals and provide a list of recommended contractors to invite to bid on the projects.

Task 2-2: Bidding Services. BC&A will complete the following subtasks associated with the bid period services for each of the three projects:

a. *Pre-Bid Meeting.* BC&A will prepare for and attend a pre-bid meeting with the potential bidders. We assume that those meetings will last up to two hours and will include a site visit.
b. *Addenda/Drawing Revisions.* BC&A will be available to answer questions from potential bidders regarding the contract documents. BC&A will also prepare clarifications and addenda, if required.
c. *Bid Opening and Evaluation.* BC&A will attend the bid openings with the City and the general contractors. BC&A will also prepare a bid summary and a letter evaluating the bids and recommending award of the construction contract.

Task 3 – Construction Period Services

Construction services have not been defined at this point and will be negotiated as the final design is completed based upon the project needs and City's requirements for assistance.

PROJECT SCHEDULE AND BUDGETARY ASSUMPTIONS

We have prepared a preliminary schedule for the project based on the assumption that Notice of Award will be provided on June 1, 2021. This preliminary schedule is included as Attachment B. As noted, this schedule is preliminary and can be modified to meet the needs of the City.

BUDGETARY ASSUMPTIONS/EXCLUSIONS

Our fee estimate has been prepared with the following budgetary assumptions.

1. The City of St. George will contract Alpha Engineering to provide the field and easement survey for Projects R21 and R19. BC&A will contract Alpha Engineering to complete the field survey for Project R1. It has also been assumed that construction of Project R1 will be within existing City owned easement and that no additional easement documents will be required. Also, property owner coordination needed to obtain easements will be completed by the City.
2. No geotechnical investigation will be required for the project.
3. The City will provide utility potholing if required.
4. Complete closure of Man-O-War Road will be allowed for an open cut crossing with the new sewer interceptor pipeline. No boring or alternative crossing methods will be needed for this crossing.
5. We are not aware of any jurisdictional wetlands along the alignment so it is understood that there will be no need for US Army Corps of Engineer or Utah State Stream Alteration Permits.

COST SUMMARY

We have also tabulated estimated man-hours and costs to complete each task outlined in the previously defined scope of services. As presented in Attachment C, we propose to complete the scope of services for each task on a time and expenses basis for a not-to-exceed upper limit of $254,930 without prior authorization.

We are willing to negotiate the scope of work, schedule, and fee as needed to meet the requirements of the City. We have enjoyed working with you on previous projects and are excited for the opportunity to continue to provide engineering services on this and future projects. Please call if you have any questions or if you need additional information.

Sincerely,

BOWEN COLLINS AND ASSOCIATES

Todd Olsen, P.E., Project Manager

Enc: Attachments

cc: Jeff Beckman - BC&A

ATTACHMENT A
R21, R19, R1 Sewer Projects
City of St. George Water Services
Estimated Drawing Sheet Count

Last Updated: 05/26/21

PROJECT R21

No.	Sheet No.	Drawings
1	G-01	Title Page, Project Location, & Vicinity Map
2	G-02	Abbreviations
3	G-03	Symbols and Notes
4	G-04	General Notes
5	G-05	JUC Notes
6	G-06	Key Map and Survey Control
7	G-07	Easement and Access Plan - 01
8	G-08	Easement and Access Plan - 02
9	C-01	R21 Plan & Profile - 01
10	C-02	R21 Plan & Profile - 02
11	C-03	R21 Plan & Profile - 03
12	C-04	R21 Plan & Profile - 04
13	C-05	R21 Plan & Profile - 05
14	C-06	R21 Plan & Profile - 06
15	C-07	R21 Plan & Profile - 07
16	C-08	R21 Plan & Profile - 08
17	C-09	R21 Plan & Profile - 09
18	C-10	R21 Plan & Profile - 10
19	C-11	R21 Plan & Profile - 11
20	C-12	Cross Sections - 1
21	C-13	Cross Sections - 2
22	C-14	Cross Sections - 3
23	GC-01	General Civil Details - 01
24	GC-02	General Civil Details - 02
25	GC-03	General Civil Details - 03
26	GC-04	General Civil Details - 04

PROJECT R19

No.	Sheet No.	Drawings
1	G-01	Title Page, Project Location, & Vicinity Map
2	G-02	Abbreviations
3	G-03	Symbols and Notes
4	G-04	General Notes
5	G-05	JUC Notes
6	G-06	Key Map and Survey Control
7	G-07	Easement and Access Plan - 01
8	G-08	Easement and Access Plan - 02
9	C-1	R19 Plan & Profile - 01
10	C-2	R19 Plan & Profile - 02
11	C-3	R19 Plan & Profile - 03
12	C-4	R19 Plan & Profile - 04
13	C-5	R19 Plan & Profile - 05
14	C-6	R19 Plan & Profile - 06
15	C-7	R19 Plan & Profile - 07
16	C-8	R19 Plan & Profile - 08
17	C-9	R19 Plan & Profile - 09
18	C-10	R19 Plan & Profile - 10
19	C-11	R19 Plan & Profile - 11
20	C-12	Diversion Structure Site Plan
21	C-13	Siphon Connection Site Plan
22	C-14	Man-O-War Crossing Plan
23	C-15	Cross Sections - 1
24	C-16	Cross Sections - 2
25	C-17	Cross Sections - 3
26	GC-01	General Civil Details - 01
27	GC-02	General Civil Details - 02
28	GC-03	General Civil Details - 03
29	GC-04	General Civil Details - 04
30	S-01	Diversion Structure Plan & Section
31	S-02	Siphon Connection Structural Plan & Section
32	GS-01	General Structural Notes
33	GS-02	General Structural Details - 01
34	GS-03	General Structural Details - 02
35	GS-04	General Structural Details - 03

PROJECT R1

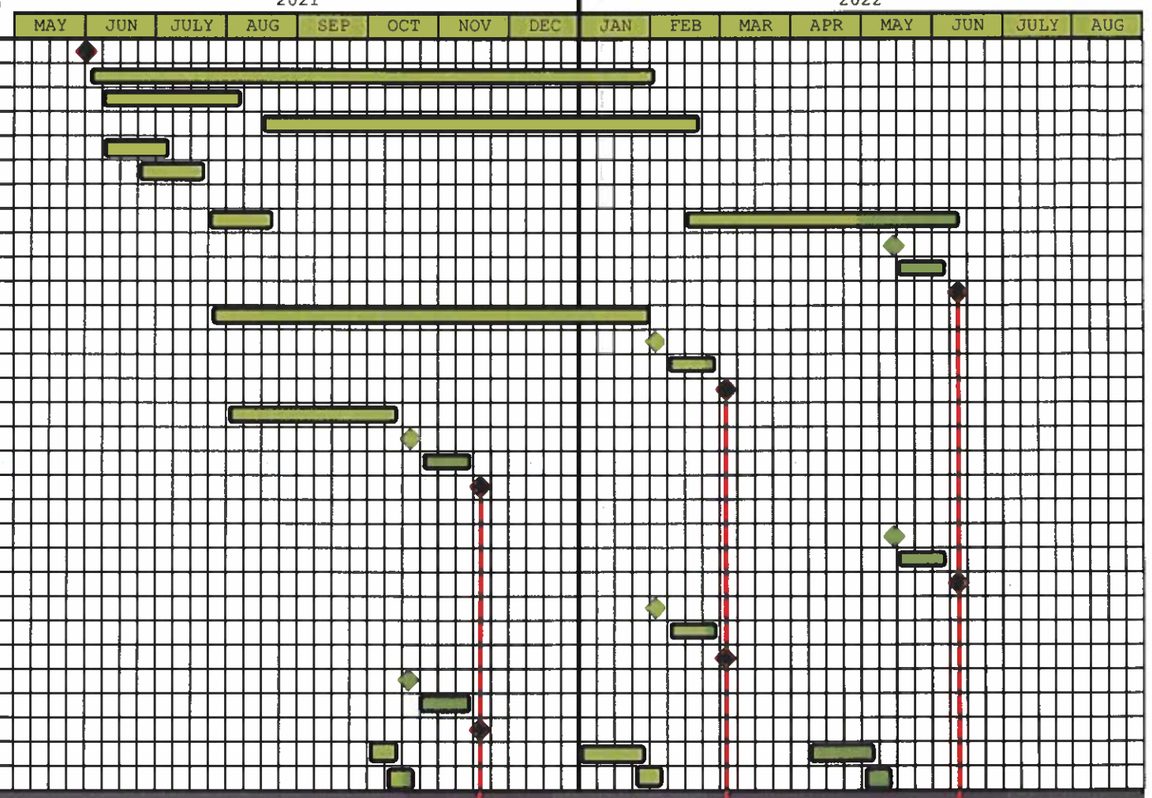
No.	Sheet No.	Drawings
1	G-01	Title Page, Project Location, & Vicinity Map
2	G-02	Abbreviations
3	G-03	Symbols and Notes
4	G-04	General Notes
5	G-05	JUC Notes
6	G-06	Key Map and Survey Control
7	G-07	Easement and Access Plan - 01
8	C-01	R1 Plan & Profile - 01
9	C-02	R1 Plan & Profile - 02
10	C-03	R1 Plan & Profile - 03
11	C-04	Cross Sections - 1
12	C-05	Cross Sections - 2
13	GC-01	General Civil Details - 01
14	GC-02	General Civil Details - 02
15	GC-03	General Civil Details - 03
16	GC-04	General Civil Details - 04

ATTACHMENT B
CITY OF ST. GEORGE - R21, R19, AND R1 SEWER PROJECTS
Project Approach and Schedule

Updated: May 26, 2021

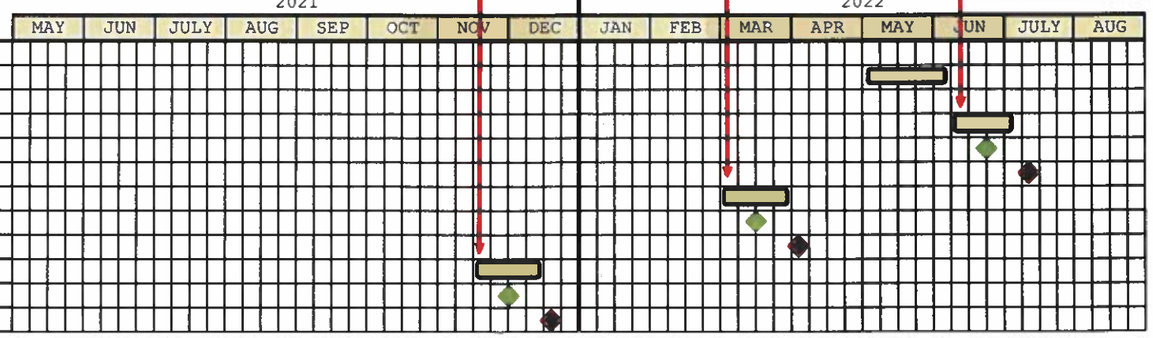
TASK 1 - DESIGN

Subtask	Item	Duration (Wks.)
	Notice to Proceed (June 1, 2021)	-
1-1	Kick-off and Coordination Meetings	32
1-2	Field Reconnaissance and Utility Investigation	8
	Property Acquisition	25
1-3	Hydraulic Analysis	4
1-4	Alignment Evaluation	4
1-5	Design Drawings	8
	R21 Project Design	20
	R21 - 90% Design Submittal	-
	R21 - City Review	3
	R21 - 100% Design Submittal	-
	R19 Project Design	25
	R19 - 90% Design Submittal	-
	R19 - City Review	3
	R19 - 100% Design Submittal	-
	R1 Project Design	25
	R1 - 90% Design Submittal	-
	R1 - City Review	3
	R1 - 100% Design Submittal	-
1-6	Contract Documents	6
	R21 - 90% Design Submittal	-
	R21 - City Review	3
	R21 - 100% Design Submittal	-
	R19 - 90% Design Submittal	-
	R19 - City Review	3
	R19 - 100% Design Submittal	-
	R1 - 90% Design Submittal	-
	R1 - City Review	3
	R1 - 100% Design Submittal	-
1-7	Permits	4
1-8	Cost Estimate	4



TASK 2 - BID PERIOD

Subtask	Item	Duration (Wks.)
	Document Available	-
2-1	Prequalify Contractors	5
2-2	Bidding Services	4 EA
	R21 - Bid Services	-
	R21 - Pre-Bid Meeting	-
	R21 - Bid Opening	4
	R19 - Bid Services	-
	R19 - Pre-Bid Meeting	-
	R19 - Bid Opening	4
	R1 - Bid Services	-
	R1 - Pre-Bid Meeting	-
	R1 - Bid Opening	4



ATTACHMENT C

R21, R19, and R1 Sewer Projects

City of St. George Water Services

Engineering Man-hours and Fee Estimate

BOWEN COLLINS & ASSOCIATES

5/26/2021

		Office		Techs		Engineers					Subtotal Hours	Subtotal Labor	Subtotal Expenses	Total Cost
	Labor Category	Account	Editor	Tech 1	Tech 6	Struct.	EIT	PE	PM	PIC				
	Staff	Buhler	Hilbert	CAD	CAD	Cohen	Nielson	CM/AA	Olsen	Packer				
Task	Task Description													
TASK 1 - DESIGN PERIOD SERVICES														
1-1	Kick-off and Coordination Meetings	1						34	56	30	121	$ 19,257	$ 867	$ 20,124
1-2	Field Reconnaissance, Survey, and Utility Investigation						22	16	16	16	70	$ 10,162	$ 4,420	$ 14,582
1-3	Hydraulic Analysis	1	4					33	12	4	54	$ 7,455	$ 378	$ 7,833
1-4	R21 Alignment Evaluation			10	20			20	15	10	75	$ 10,095	$ 545	$ 10,640
1-5	Design Drawings	1		295	195	75	180	170	75	85	1076	$128,980	$ 7,572	$ 136,552
1-6	Contract Documents		16			10		50	30	16	122	$ 17,514	$ 854	$ 18,368
1-7	Permits	1						14	14	5	34	$ 5,143	$ 268	$ 5,411
1-8	Cost Estimate	1						18	8	8	35	$ 5,201	$ 245	$ 5,446
	Engineering/Design Sub-Total	**5**	**20**	**305**	**215**	**85**	**202**	**355**	**226**	**174**	**1587**	**$203,807**	**$ 15,149**	**$ 218,956**
TASK 2 - BID PERIOD SERVICES														
2-1	Prequalify Contractors	1						20	10	10	41	$ 6,155	$ 287	$ 6,442
2-2	Bid Period Services	1			50			66	57	21	194	$ 28,114	$ 1,418	$ 29,532
	i. Pre-Bid Meeting							*6*	*12*		*18*	*$ 2,784*	*$ 156*	*$ 2,940*
	ii. Addenda/Drawing Revisions				*50*			*45*	*30*	*18*	*143*	*$ 20,250*	*$ 1,001*	*$ 21,251*
	iii. Bid Opening and Evaluation							*15*	*15*	*3*	*33*	*$ 4,995*	*$ 261*	*$ 5,256*
	Bid/Construction Sub-Total	**2**	**0**	**0**	**50**	**0**	**0**	**86**	**67**	**31**	**235**	**$34,269**	**$1,705**	**$35,974**
	TOTAL HOURS	***7***	***20***	***305***	***265***	***85***	***202***	***441***	***293***	***205***	***1822***			
	TOTAL COST NOT TO EXCEED											**$238,076**	**$ 16,854**	**$ 254,930**

Expenses include:

Computer/Communications Charge at $7/labor hour

10% Markup on other project related expenses

DRAFT

Agenda Item Number : 1f

Request For Council Action

Date Submitted	08/25/2021 02:42 PM
Proposed City Council Date	09/02/2021
Applicant	Robert Stoker
Subject	Consider approval of a Line Extension Agreement with Dixie Power to provide power for fire station site located at 2225 East Commerce Drive in Little Valley.
Background	This project is to provide power for the fire station from Dixie Power. Project cost is $38,603.25 for materials, trenching, excavation etc with $17,775.00 for impact fees for a total of $53,378.25.
Proposed Resolution	.
Cost	$$53,378.25
Action Taken	
Requested by	Robert Stoker
File Attachments	
Approved by Legal Department?	Yes
Approved by City Admin Services?	Yes
Approved in Budget?	Yes **Amount:** $53,378.25

DRAFT

Agenda Item Number : 1g

Request For Council Action

Date Submitted	08/17/2021 05:13 PM
Proposed City Council Date	09/02/2021
Applicant	Rich Stehmeir
Subject	Consider approval of a car rental concession and lease agreement renewal with The Hertz Corporation to operate at the St. George Regional Airport.
Background	The Hertz Corporation desires to renew the agreement to operates the car rental brands Hertz, Dollar Rent A Car, and Thrifty Car Rental at SGU through January 12, 2026.
Proposed Resolution	Staff recommends approval.
Cost	$
Action Taken	
Requested by	Shirlayne Quayle
File Attachments	
Approved by Legal Department?	Yes
Approved by City Admin Services?	NA
Approved in Budget?	N/A **Amount:**

DRAFT

Agenda Item Number : 02

Request For Council Action

Date Submitted	08/11/2021 12:03 PM
Proposed City Council Date	09/02/2021
Applicant	Genna Davenport
Subject	Public hearing and approval of the Consolidated Annual Performance Evaluation Report (CAPER) for the 2020 program year of the Community Development Block Grant (CDBG).
Background	On or about September 3, 2021, the City will submit a Consolidated Annual Performance Evaluation Report (CAPER), for the 2020 Program Year, to the U.S. Department of Housing & Urban Development (HUD). The CAPER is a financial and public benefit summary of the City's use and expenditures of federal Community Development Block Grant (CDBG) funds. The report evaluates how the City used these federal funds during the past program year to carry out priorities identified in the City's adopted 2020 Annual Action Plan. A public comment period was held from August 13th to September 1st.
Proposed Resolution	Staff recommends approval.
Cost	$
Action Taken	
Requested by	Genna Davenport
File Attachments	py20caperd1forpublication081121120352.pdf
Approved by Legal Department?	NA
Approved by City Admin Services?	NA
Approved in Budget?	N/A **Amount:**

2020 Consolidated Annual Performance Evaluation and Report (CAPER)

DRAFT

Version 1

City of St. George
Economic Vitality & Housing Development
175 East 200 North
St. George, Utah 84770

Table of Contents

CR-05 – Goals and Outcomes.....03

CR-10 – Racial and Ethnic composition of families assisted.....09

CR-15 – Resources and Investmetns 91.520(a).....10

CR-20 – Affordable Housing 91.520.....12

CR-25 – Homeless and Other Special Needs 91.220(d,e); 91.320(d,e); 91.520(c).....15

CR-30 – Public Housing 91.220(h); 91.320(j).....17

CR-35 – Other Actions 91.220(j,k); 91.320(i,j).....18

CR-40 – Monitoring 91.220 and 91.230.....22

CR-45 – CDBG 91.520(c).....25

APPENDIX.....26

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)
This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of St. George is an entitlement jurisdiction, receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies community needs, prioritizes these needs, and establishes goals and objectives to meet the needs.

Each year the City is also required to provide an assessment of its accomplishments toward meeting the goals and objectives in the 2019-2023 Consolidated Plan. This report is called the Consolidated Annual Performance Evaluation and Report (CAPER). The CAPER also evaluates the progress of meeting the one-year goals identified in the Annual Action Plan. The City utilized $879,315.61 in CDBG funding for program year 2020 that ran from July 1, 2020 through June 30, 2021.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)
Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A Increase & Expand Public Services LMI	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	41019	164.08%	3000	1959	65.30%
1B Increase & Expand Public Services Special Needs	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	142	14.20%	1000	116	11.60%

1B Increase & Expand Public Services Special Needs	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $	Homeless Person Overnight Shelter	Persons Assisted	5000	1557	31.14%			
1C Promotion of Fair Housing	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	0	0.00%			
2A Increase & Improve Access to Public Facilities	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	1609	8.05%			

2A Increase & Improve Access to Public Facilities	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	250	4000	1,600.00%	2000	4000	200.00%
2B Increase &Expand Capacity Public Infrastructure	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	22500	200	0.89%			
2B Increase &Expand Capacity Public Infrastructure	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	250	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the 2020 program year, the City of St. George made progress towards meeting its annual and five year goals for serving low to moderate income households within the city. The City allocated funding to programs that addressed the highest priority needs as identified in the Consolidated Plan, including the prevention of homelessness, expansion of public services for special needs populations as well as public infrastructure improvements in low to moderate income neighborhoods.

Goals 1A and 1B Increase/Expand Public Services:

Public Services by Big Brothers Big Sisters, DOVE Center, Family Support Center, Memory Matters, and Switchpoint were completed for approximately $616,413.49. Combined, these services provided assistance to over 2,075 residents.

The Switchpoint Community Resource Center (homeless shelter) was able to serve approximately 1,281 individuals experiencing homelessness or at risk of becoming homeless with services. The homeless shelter also provides homeless prevention serices in the form of rental assistance, back utilities and rent payments to help households avoid homelessness.

Note that the Covid-19 pandemic struck during Program Year 2019 and continued on through Program Year 2020. Many subreceipients were forced to decrease or hault services completely under government mandates. All subrecipients saw a decrease in volunteer hours and donations. As Program Year 2020 progressed, government mandates were softened and subrecipients who were forced to close or lessen numbers were able to reopen and serve their clientele with safety measures in place. Switchpoint Community Resource Center saw an increase in client base during Program Year 2019 that forced them to find alternative shelter areas in order to quarantine clients when necessary or to provide ample space for social distancing. This additional shelter space for quarantine purposes was able to close in Program Year 2020 with decreasing positive Covid-19 tests. At the end of Program Year 2020, each

subrecipient has approached or is near near pre-pandemic service levels. However, volunteer hours and donations are not yet following the same projectory. With continued positive testing rates, hospital occupancy, low vaccination rates, and new variants of Covid emerging, many subrecipients are struggling to meet demand.

Goal 1C Promotion of Fair Housing

The City of St. George has not yet identified a partner to participate in the promotion of fair housing. There are no local programs or entities involved in the promotion of fair housing. The City will continue to seek an avenue to work towards this goal.

Goal 2A Public Facilities

Public Facilities Improvements completed by the City for Fire Personal Protection Equipment totaled approximately $262,314. This public facility improvements benefitted over 4,000 low-income households.

Goal 2B Public Infrastructure

Public Infrastructure improvements were not completed during PY20 as resources were focused on other Covid-19 responses.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	1,616
Black or African American	116
Asian	8
American Indian or American Native	114
Native Hawaiian or Other Pacific Islander	28
Total	**1,882**
Hispanic	72
Not Hispanic	1,810

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Due to the limitations of the input fields in the Integrated Disbursement and Information System (IDIS), the table above shows 1,882 total persons served by race in St. George in the 2020 program year for public service activities. However, the City also served 11 individuals who identified as "two or more" races (four different categories) and 182 who were "some other" race or didn't specify which race they were. This makes the number of total served in the 2020 program year at 2,075 persons. Approximately 95 percent of these persons were recorded as low to moderate income (1,978 persons).

In addition to the public services activities numbers above, the fire personal protection equipment activity aided approximately 4,000 low to moderate income individuals.

According to the 2012-2016 American Community Survey 5-Year Estimates, approximately thirteen percent (13%) percent of the City residents were Hispanic, however only about four percent (4%) of recorded residents assisted were of the ethnic group.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,324,124	879,316
Other	public - federal	0	

Table 3 - Resources Made Available

Narrative

CDBG expenditures in the 2020 program year included utilization of 2020 HUD allocation grant funds as well as program income of $59,942.63 and prior year funds. With assistance from HUD, staff has been able to release additional prior year funds that were stuck in the repayment process. Those funds are planned to be expended in the next program year. The total resources made available for the City through CDBG and program income was $1,324,124.33 and the amount expended through the program year was $879,315.61.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG allocations are not limited to specific geographic areas of St. George, but must serve low and moderate income residents. The City makes allocations based on the level of benefit for very low, low and moderate income residents and provides support for activities in low and moderate income neighborhoods.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

At this time, St. George recieves CDBG entitlement funds from HUD only. HUD CDBG entitlement funds do not have a matching requirement. However, the City is working to better coordinate assistance activities among the various governmental and non-profit agencies, allowing a more consolidated effort and efficient use of the very limited resources available.

The Switchpoint Community Resource Center (homeless shelter), which is owned by the City and operated by Friends of Switchpoint (nonprofit), in previous years, was able to leverage over $350,000 in funding through donations, income from their thrift store and Bed ‘n’ Biscuits, their pet daycare and boarding facility. They have expanded their private enterprises to now include a thrift store, boutique thrift store, pet daycare and boarding, small machine repair shop. They have also broken ground on a daycare facility. Due to the Covid-19 pandemic, donations have drastically reduced.

The Switchpoint Community Resource Center (homeless shelter) and DOVE Center (domestic violence shelter) also receive funding through the Utah Balance of State Continuum of Care.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**0**	**0**

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	**0**	**0**

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

While affordable housing is certainly one of the greatest needs of low and moderate income residents in St. George, due to limited funding available, the City continues to focus CDBG funding investments in infrastructure and public facilities improvements as well as public services for special needs populations. The City did, however, serve approximately 320 homeless households each quarter through the City owned building that houses the Switchpoint Community Resource Center. Switchpoint provides homeless prevention services in the form of rental assistance, back rent payments, and back utility expenses. DOVE Center also served

approximatey 85 households each quarter. DOVE Center also aids in homeless prevention when sheltering those fleeing domestic violence.

In 2020 there was no direct construction or rehabilitation of single-family homes or multi-unit developments through CDBG funds, however the City is investigating participation with several governmental and non-governmental agencies in the purchase and/or development of a number of affordable housing units. During program year 2017, the Riverwalk infrastructure project was completed in conjunction with a planned LIHTC development. This development created 50 affordable apartment units for LMI households. Construction of Riverwalk occurred during program year 2019. The facility obtained a certificate of occupancy in October of 2019 and is now renting to the public.

The City of St. George, in partnership with Washington County, has created the Housing Action Coalition (HAC). HAC is a group of munipical and community stakeholders and concerned citizens working collaboratively to create more attainable (affordable) housing for residents in our area. HAC holds regular meetings to help collaborate, educate, and celebrate affordable housing efforts.

The City of St. George also actively participates in the Washington Local Homeless Coordinating Committee. The Washington LHCC is part of the Utah Balance of State Continuum of Care. LHCCs are a vital part of Utah's strategic plan to end chronic homelessness and decrease overall homelessness.

Discuss how these outcomes will impact future annual action plans.

While the City was able to serve over 320 homeless households quarterly during the 2020 program year, the number of households at risk of becoming homeless or have experienced homelessness continues to increase. Due to this increase in homelessness, the demand on local housing & service providers has increased exponentially. As the Covid-19 pandemic raged through the country, Switchpoint saw an increase in services needed and clients served.

As such, the City has determined that providing funding for the homeless and other vulnerable populations is the highest priority for CDBG funding. Therefore, the City will continue to provide funding for public services that support individuals and families.

The City will also continue to look for ways to expand affordable housing options throughout the community as this need has not been met. As discussed earlier, in one such project, the City

addressed this need by allocating its funds to improve public infrastructure projects around the Riverwalk area, and then worked with a developer to create and foster affordable housing units in the area. With adoption of the moderate income housing element of the City's general plan in 2019 and continued annual updates, the City will continue to make efforts to make affordable housing a priority.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	172	0
Low-income	70	0
Moderate-income	53	0
Total	**295**	**0**

Table 7 – Number of Households Served

Narrative Information

Though no housing units were provided for affordable housing, through the City's CDBG public services and public facilties funding, a total of 295 extremely low-income, low-income, and moderate income persons were served where information on income by family size is required to detmerin the elibility of the activity.

Because the table above requests only this information, the public service or public facility activities conducted that do not require information on income by family size because their clientele fall into a presumed benefit category are not included. A total number of low to moderate income individuals served is 5,978 and can be found below.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The LHCC works to alleviate the effects of homelessness and coordinate local resources to maximize services. The LHCC participates with and impacts policy on the direction of State, Federal and local homeless funding, and it participates in the Point-in-Time Count each year to count the number of homeless people in Washington County. The committee supports and implements the Housing First approach to provide housing and case management to optimize self-sufficiency for individuals and families who are homeless. The committee currently meets monthly in St. George.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of St. George coordinates with the LHCC in addressing homeless needs and helping homeless persons make a transition to permanent housing. Currently, a major task of the coordinating committee is an evaluation and update of its Strategic Plan to End Chronic Homelessness through Housing First. A large part of the current coordinating efforts are directed toward seeking means to acquire or build transitional housing units, for both families and single individuals.

In the 2020 program year, the City directed a majority of its funding to the Switchpoint Commmunity Resource Center, homeless shelter, in response to the Covid-19 pandemic. With passage of the CARES Act, the 15% public service cap was waived for PY19 and PY20. As such, and in direct response to the pandemic, funding was awarded to Switchpoint to maintain their existing homeless shelter, which saw a drastic decline in volunteer hours and donations, and to open a second location to increase social distancing and for quarantine purposes.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Currently the City works with the Washington LHCC to help end chronic homelessness and decrease overall homelessness. Program funds were directed towards the Switchpoint Community Resource Center to help the center run its homeless prevention programs. Switchpoint offers a variety of programs to help those at-risk of becoming homeless avoid homelessness. In the program year, the center was able to assist an average of 320 individuals experiencing homelessness or who were at-risk of becoming homeless each quarter. Funding was also awarded to DOVE Center which is a shelter for those fleeing domestic violence.

The City of St. George is aware of the critical and ongoing needs of new construction of affordable rental units. Low incomes and increasing rental rates affect all persons in the extremely low and low income range. In the 2020 program year, there were no direct activities for new construction of affordable rental units. However, program year 2017's project to improve infrastructure such as street improvements in the Riverwalk area and was intended to help encourage affordable housing development has been completed. This development is a 50-unit apartment complex that offers units for low to moderate income households. The Cast Iron project, which spanned multiple program years, was completed during program year 2018. Both the Riverwalk and Cast Iron projects were intended to improve infrasture in areas were LMI households could be benefitted. During program year 2020, the City also directed funding to fire station sin LMI areas of the city. The procurement of personal protection equipment will help reduce response times in these areas.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of St. George recognizes the importance of prevention, rehabilitation, education and transitional efforts to permanent housing for at-risk or homeless persons. The City continues to support the Local Homeless Coordinating Committee (LHCC) through an active role in providing cooperation, innovation and assistance where possible in the provision of services to address homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of St. George does not operate or manage public housing, relying instead on the public housing strategies developed by the St. George Housing Authority (SGHA). Although not technically providing public housing, the City has in the past, contributed money through the CDBG program for housing programs by SGHA.

SGHA is the local public housing authority in St. George and serves families in St. George and Washington County through the Dixie Sun Manor senior complex unit and administers 244 Housing Choice Vouchers (HCV) throughout the city and county. Dixie Sun Manor is a 30-unit complex for the elderly and while the waiting list is currently open, the expected wait time is unknown. The waiting list for the HCV program is currently closed as of September 26, 2017. If there is a change of status in the wait list for the HCV program, SGHA will post notices with local media outlets and in its offices

With the City's involvement on the Washington LHCC there are ample opportunities to work with the St. George Housing Authority on their various programs. Thanks the the CARES Act, SGHA was able to obtain approximately 21 Emergency Housing Vouchers (EHVs). The City will assist with the coordinated entry for potential applications who may be awarded said vouchers as needed.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Current Housing Choice Voucher (HCV) program participants have the opportunity to work with SGHA in the Family Self Sufficiency Progam. Participants in the program can work towards self-sufficency by earning monthly monetary credits based on their portion of the rent. These credits are deposited into an interest bearing savings account, which can be disbursed to program participants upon completion of the program.

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In 2019, the City's Analysis of Impediments to Fair Housing Choice was updated to provide emerging impediments to fair housing in the City of St. George. The impediments were found from a thorough review of current policies and practices in the public and private sectors, extensive public input, and a detailed examination of social and economic data. These impediments were:

1) Lack of fair housing programs; 2) Limited affordable housing; 3) Lack of state or local fair housing laws; and 4) Lack of public resources in Spanish. Actions taken to address the current impediments are summarized at the end of this section, CR-35 Other Actions.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The primary obstacle to meeting the underserved needs in the City of St. George is the lack of available funding to the City and to the various non-profit agencies the City partners with in serving the low and moderate income residents. The increasing needs of the low-income population and the growing number of competing agencies and organizations, has widened the gap between project costs and available funding. The difficulty in leveraging funding is magnified by the decrease in public and private funds.

The City of St. George continues to coordinate activities with the St. George Housing Authority and the Local Homeless Coordinating Committee (Continuum of Care). The City also continues to work closely with various housing agencies, social service providers, aging organizations and disability organizations to gather data, identify service gaps, and pursue the development of coordinated projects, including support from mental health and substance abuse centers, and homeless assistance providers.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

St. George did not have any programs that directly lead to the reduction of lead-based paint hazards in homes, however the City promotes to its residents the risks associated with living in or purchasing a home that may contain lead-based paint.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of St. George coordinates efforts with the Washington LHCC to not only reduce homelessness, but also open discussion about affordable housing and employment opportunities for poverty-level families and their needs with varying service providers.

The City also spearheads HAC (Housing Action Coalition) with Washington County. This committee is bringing together professionals from varying fields (developers, realtors, loan officers, public officials, city staff, etc) in order to collaboratively find solutions to the barriers of entry to affordable housing.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During the 2015 program year, the City hired consultants with Civitas LLC to assist in a major overhaul of the City's CDBG program. The Consoldiated Plan was updated, a new Analysis of Impediments to Fair Housing Choice was completed, and the City made updates to its Citizen Participation Plan as well as major improvements in the City's CDBG Program Policies and Procedures. Many of these improvements were implemented as part of the previous program year and continued into the 2017 program year.

During the 2018 program year, the City chose to bring CDBG administration back in house so City staff would be more cognizant of the needs in the community and how CDBG funding was being utilized.

During the 2020 program year, the City reorganized various departments and moved administration of the CDBG program from Community Development to Economic Vitality and Housing. With this shift, staff is able to dedicate more time to program administration.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of St. George continues to work closely with area housing and service providers. The Switchpoint Community Center, owned and operated by the City, serves as a regional leader for special needs services. As such, staff have ongoing parternships and relationships with area agencies.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Provisions to affirmatively further fair housing (AFFH) are long-standing components of HUD's housing and community development programs and follow the mandate of Section 808(e)(5) of the Fair Housing Act. Each year CDBG entitlement grantees, such as the City of St. George, are

required to submit a certification that they will comply with provisions to affirmatively further fair housing and to document those actions in their annual CAPER.

A principal means for an entitlement community to further affirm their support of AFFH is through completing and following an "Analysis of Impediments to Fair Housing Choice" (AI). The AI is undertaken to identify impediments or barriers to fair housing choice in the City; to assess current fair housing initiatives; and, to describe actions the City could take to overcome identified problems.

In 2019, the City completed an AI. There were four impediments found through a thorough review of current policies and practices in the public and private sectors, extensive public input, and a detailed examination of social and economic data. These impediments were: 1) Lack of fair housing programs; 2) Limited affordable housing; 3) Lack of state or local fair housing laws; and 4) Lack of public resources in Spanish.

Actions taken to address impediments were:

Impediment 1:

The City continues to monitor state-wide legislative proposals and is heavily involved with the Utah Leagues of Cities and Towns (ULCT). There are no local fair housing programs at this time.

Impediment 2:

1) The Housing Action Coalition (HAC) was created. HAC's purpose is to increase collaboration, educate, and celebrate affordable housing efforts for St.George City and Washington County

2) The Moderate Income Housing element of the General Plan was adopted in 2019 is and amended annually

3) Riverwalk, a 55-unit affordable housing project, is now fully leased out

The City will continue to work and collaborate with area housing developers to provide additional affordable housing options including mixed use developments, single family and multi-family housing.

Impediment 3:

The City continues to monitor state-wide legislative proposals and is heavily involved with the

Utah Leagues of Cities and Towns (ULCT). There are no local fair housing programs at this time.

Impediment 4:

The City's website was updated to improve citizen communications through increased social media posts, video, and press releases. Though these updates are not yet in Spanish, they are setting the groundwork for such communication to translate easier. The City continues to make diversity and inclusivity a priority. The City updated the citizen participation plan for voluntary compliance and publishes all CDBG notices in English and in Spanish.

The City will continue to work towards the four impedients identified in the 2019 Analysis of Impediments in future program years.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of St. George follows an adopted monitoring guide that instructs both the City and it's subrecipients. This guide was updated at the end of the 2015 program year and has been implemented since.

The purpose of monitoring ensures compliance with the requirements of the CDBG program as well as:

- Anticipating and addressing items before they become serious issues or problems,
- Successfully addressing and remedying problems,
- Completing the project
- Making sure the project has met the program objective.

Procedures, Frequency and Results of Monitoring

During the course of each contract year, the City conducts monitoring visits to CDBG subrecipients. The process includes site visits and an annual review of reports and documentation. The visits also include financial monitoring and extended interviews with subrecipients and, as necessary, with clients. From the monitoring visit, suggestions and concerns are relayed through conversation with the subrecipient, with serious issues and findings reported by letter. When necessary, a follow-up session is held with the subrecipient.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City maintains a Citizen Participation Plan. As such, the Citizen Participation Plan requires a 15-day comment period on the CAPER. The City of St. George hosts training sessions, public meetings, and places draft copies of varying plans and reports on the City's website. In addition to local newspaper notices, the City may email information and notices to all agencies who previously applied for funding or those who asked to be contacted regarding funding opportunities.

Summary of Citizen Participation Events During PY 2020

Notices for the following events were published in the Spectrum – the local newspaper as well as on the City's website and on the community bulletin board in City Hall.

A public hearing was held on Thursday, September 2nd, 2021 at 5:00 p.m. at City Hall to receive citizen input on community development needs and to make comments on the CAPER.

The CAPER 15-day comment period was from August 13th to September 1st , 2021. The CAPER was made available on the City's website and was also available in print at City Hall.

Summary of citizen comments

The public comment period was held from August 13th to September 1st , 2021. Any comments received will be added to this report.

Communications Assistance: If you use a special device in order to communicate with someone who uses a standard telephone, you may call a communications assistant at Relay Utah who will assist you with your call to the Human Resources Office. The toll-free number for assistance in English is 7-1-1, for Spanish 1-888-346-3162.

Disability Assistance: The location of the meeting is accessible to persons with disabilities. The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

Translation Assistance: The City of St. George will make efforts to provide language translation assistance for public meetings and program information. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if language translation assistance is needed for a public meeting.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

For the 2020 program year, the City of St. George completed a substantial amendment to its 2019 - 2023 Consoldiated Plan. This amendment included updates to the citizen participation plan and various elements in order to prevent, prepare for, and respond to coronavirus (CV3 funding added as well as specific activies). No futher changes are necessary at this time.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

For the 2020 program year, the City of St. George completed a substantial amendment to its 2019 - 2023 Consoldiated Plan. This amendment included updates to the citizen participation plan and various elements in order to prevent, prepare for, and respond to coronavirus (CV3 funding added as well as specific activies). No futher changes are necessary at this time.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Attachment

PR26

Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2020
ST. GEORGE , UT

DATE: 08-11-21
TIME: 10:18
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	575,354.00
02 ENTITLEMENT GRANT	651,676.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	28,270.57
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	34,411.88
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	34,411.88
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,324,124.33
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,158,396.18
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	(271,588.68)
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	878,727.49
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	588.12
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	879,315.61
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	444,808.72
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,158,396.18
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	(271,588.68)
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	878,727.49
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2020 PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	878,727.49
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	878,727.49
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	732,960.84
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	144,469.97
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	588,490.87
32 ENTITLEMENT GRANT	651,676.00
33 PRIOR YEAR PROGRAM INCOME	58,942.63
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	(144,469.67)
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	567,148.96
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	99.88%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	588.12
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	588.12
42 ENTITLEMENT GRANT	651,676.00
43 CURRENT YEAR PROGRAM INCOME	28,270.57
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	679,946.57
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	0.09%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	2	116	6379773	PY19 Turn Community Services	03D	LMC	$33,400.00
2019	2	116	6407752	PY19 Turn Community Services	03D	LMC	$1,600.00
					03D	**Matrix Code**	**$35,000.00**
2019	2	115	6410854	PY19 Switchpoint (Facilities - Security etc)	03C	LMC	$40,138.45
					03C	**Matrix Code**	**$40,138.45**

2019	2	118	6382910	PY19 Youth Futures	03D	LMC	$46,080.57
					03D	**Matrix Code**	**$46,080.57**
2020	2	127	6489470	PY20 Fire Protection Equipment	03O	LMA	$262,314.00
					03O	**Matrix Code**	**$262,314.00**
2019	2	111	6382932	PY19 Dove Center	03Q	LMC	$5,900.00
2020	3	122	6485156	PY20 Dove Center	03Q	LMC	$12,982.20
2020	3	122	6522156	PY20 Dove Center	03Q	LMC	$36,399.54
2020	3	122	6524842	PY20 Dove Center	03Q	LMC	$540.58
					03Q	**Matrix Code**	**$55,822.32**
2020	3	125	6485142	PY20 Switchpoint (case management)	03T	LMC	$66,459.70
2020	3	125	6485144	PY20 Switchpoint (case management)	03T	LMC	$34,727.14
2020	3	125	6485145	PY20 Switchpoint (case management)	03T	LMC	$65,782.05
2020	3	125	6485146	PY20 Switchpoint (case management)	03T	LMC	$43,990.59
2020	3	125	6485148	PY20 Switchpoint (case management)	03T	LMC	$32,912.54
2020	3	125	6485149	PY20 Switchpoint (case management)	03T	LMC	$45,628.55
2020	3	125	6485153	PY20 Switchpoint (case management)	03T	LMC	$32,286.08
2020	3	125	6485160	PY20 Switchpoint (case management)	03T	LMC	$59,636.46
2020	3	125	6485162	PY20 Switchpoint (case management)	03T	LMC	$57,163.96
2020	3	125	6512362	PY20 Switchpoint (case management)	03T	LMC	$58,087.45
					03T	**Matrix Code**	**$496,674.52**
2019	3	113	6403485	PY19 Memory Matters	05B	LMC	$250.00
2020	3	124	6493597	PY20 Memory Matters	05B	LMC	$12,000.00
2020	3	124	6494794	PY20 Memory Matters	05B	LMC	$12,865.71
2020	3	124	6521930	PY20 Memory Matters	05B	LMC	$6,000.00
2020	3	124	6524823	PY20 Memory Matters	05B	LMC	$6,000.00
2020	3	124	6527283	PY20 Memory Matters	05B	LMC	$2,950.94
					05B	**Matrix Code**	**$40,066.65**
2019	3	110	6457805	PY19 Big Brothers Big Sisters	05D	LMC	$2,653.06
2020	3	121	6485158	PY20 Big Brothers Big Sisters	05D	LMC	$10,622.94
2020	3	121	6491278	PY20 Big Brothers Big Sisters	05D	LMC	$6,728.12
2020	3	121	6512141	PY20 Big Brothers Big Sisters	05D	LMC	$2,648.94
					05D	**Matrix Code**	**$22,653.06**
2019	3	112	6408518	PY19 Family Support Center	05N	LMC	$8,865.22
2020	3	123	6485155	PY20 Family Support Center	05N	LMC	$3,430.18
2020	3	123	6493582	PY20 Family Support Center	05N	LMC	$5,199.43
2020	3	123	6512546	PY20 Family Support Center	05N	LMC	$1,370.39
					05N	**Matrix Code**	**$18,865.22**
2019	3	114	6413324	PY19 Switchpoint (Services - Case Management)	05U	LMC	$25,000.00
2019	3	114	6419929	PY19 Switchpoint (Services - Case Management)	05U	LMC	$42,621.55
2019	3	114	6419930	PY19 Switchpoint (Services - Case Management)	05U	LMC	$15,079.84
2019	3	114	6419993	PY19 Switchpoint (Services - Case Management)	05U	LMC	$50,000.00
					05U	**Matrix Code**	**$132,701.39**
Total							**$1,150,316.18**

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2020	3	125	6485142	Yes	PY20 Switchpoint (case management)	B20MC490012	EN	03T	LMC	$66,459.70
2020	3	125	6485144	Yes	PY20 Switchpoint (case management)	B20MC490012	EN	03T	LMC	$34,727.14
2020	3	125	6485145	Yes	PY20 Switchpoint (case management)	B20MC490012	EN	03T	LMC	$65,782.05
2020	3	125	6485146	Yes	PY20 Switchpoint (case management)	B20MC490012	EN	03T	LMC	$43,990.59
2020	3	125	6485148	Yes	PY20 Switchpoint (case management)	B20MC490012	EN	03T	LMC	$32,912.54
2020	3	125	6485149	Yes	PY20 Switchpoint (case management)	B20MC490012	EN	03T	LMC	$45,628.55
2020	3	125	6485153	Yes	PY20 Switchpoint (case management)	B20MC490012	EN	03T	LMC	$32,286.08
2020	3	125	6485160	Yes	PY20 Switchpoint (case management)	B20MC490012	EN	03T	LMC	$59,636.46
2020	3	125	6485162	Yes	PY20 Switchpoint (case management)	B20MC490012	EN	03T	LMC	$57,163.96
2020	3	125	6512362	Yes	PY20 Switchpoint (case management)	B20MC490012	EN	03T	LMC	$58,087.45
								03T	**Matrix Code**	**$496,674.52**
2019	3	113	6403485	No	PY19 Memory Matters	B19MC490012	EN	05B	LMC	$250.00
2020	3	124	6493597	Yes	PY20 Memory Matters	B20MC490012	EN	05B	LMC	$12,000.00
2020	3	124	6494794	Yes	PY20 Memory Matters	B20MC490012	EN	05B	LMC	$12,865.71
2020	3	124	6521930	Yes	PY20 Memory Matters	B20MC490012	EN	05B	LMC	$6,000.00
2020	3	124	6524823	Yes	PY20 Memory Matters	B20MC490012	EN	05B	LMC	$6,000.00
2020	3	124	6527283	Yes	PY20 Memory Matters	B20MC490012	EN	05B	LMC	$2,950.94
								05B	**Matrix Code**	**$40,066.65**
2019	3	110	6457805	No	PY19 Big Brothers Big Sisters	B19MC490012	EN	05D	LMC	$2,653.06
2020	3	121	6485158	No	PY20 Big Brothers Big Sisters	B20MC490012	EN	05D	LMC	$10,622.94
2020	3	121	6491278	No	PY20 Big Brothers Big Sisters	B20MC490012	EN	05D	LMC	$6,728.12
2020	3	121	6512141	No	PY20 Big Brothers Big Sisters	B20MC490012	EN	05D	LMC	$2,648.94
								05D	**Matrix Code**	**$22,653.06**
2019	3	112	6408518	No	PY19 Family Support Center	B19MC490012	EN	05N	LMC	$8,865.22
2020	3	123	6485155	Yes	PY20 Family Support Center	B20MC490012	EN	05N	LMC	$3,430.18
2020	3	123	6493582	Yes	PY20 Family Support Center	B20MC490012	EN	05N	LMC	$5,199.43
2020	3	123	6512546	Yes	PY20 Family Support Center	B20MC490012	EN	05N	LMC	$1,370.39
								05N	**Matrix Code**	**$18,865.22**
2019	3	114	6413324	Yes	PY19 Switchpoint (Services - Case Management)	B19MC490012	EN	05U	LMC	$25,000.00
2019	3	114	6419929	Yes	PY19 Switchpoint (Services - Case Management)	B19MC490012	EN	05U	LMC	$42,621.55
2019	3	114	6419930	Yes	PY19 Switchpoint (Services - Case Management)	B19MC490012	EN	05U	LMC	$15,079.84

2019	3	114	6439993	Yes	PY19 Switchpoint (Services - Case Management)	B19MC490012	EN	05U	LMC	$66,000.00
								05U	**Matrix Code**	**$132,701.39**
				No	**Activity to prevent, prepare for, and respond to Coronavirus**					**$31,760.28**
				Yes	**Activity to prevent, prepare for, and respond to Coronavirus**					**$679,192.56**
Total										**$710,960.84**

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2015	5	80	6481262	CDBG Program Admin PY 2015	21A		($20,993.42)
2018	1	100	6415641	CDBG Admin (2018)	21A		($7,416.46)
2020	1	126	6489457	Pr20 Admin	21A		$22,046.37
2020	1	126	6511331	Pr20 Admin	21A		$12,053.63
					21A	**Matrix Code**	**$588.12**
Total							**$588.12**

Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2019
ST. GEORGE , UT

DATE: 08-11-21
TIME: 10:39
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	187,952.24
02 ENTITLEMENT GRANT	608,836.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	59,942.63
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	856,730.87

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	204,540.73
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	204,540.73
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	76,836.14
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	281,376.87
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	575,354.00

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	204,540.73
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	204,540.73
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	104,396.57
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	144,469.57
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	248,866.14
32 ENTITLEMENT GRANT	608,836.00
33 PRIOR YEAR PROGRAM INCOME	80,933.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	689,769.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	36.07%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	76,836.14
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	76,836.14
42 ENTITLEMENT GRANT	608,836.00
43 CURRENT YEAR PROGRAM INCOME	59,942.63
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	668,778.63
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	11.49%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	2	99	6368838	1955 Cast Iron Water Line Replacement	03J	LMA	$89,122.46
					03J	**Matrix Code**	**$89,122.46**
2019	2	120	6401491	PY19 650 S Roadway	03K	LMA	$241.80
2019	2	120	6402777	PY19 650 S Roadway	03K	LMA	$4,184.50
					03K	**Matrix Code**	**$4,426.30**

2019	2	103	6274557	Dove Center (2018)	03Q	LMC	$2,535.00
2019	2	111	6375714	FY19 Dove Center	03Q	LMC	$4,100.00
					03Q	**Matrix Code**	**$6,635.00**
2018	3	105	6286107	Friends of Switchpoint - Case Management (2018)	03T	LMC	$25,000.00
					03T	**Matrix Code**	**$25,000.00**
2018	3	107	6302626	Memory Matters (2018)	05A	LMC	$17,034.84
					05A	**Matrix Code**	**$17,034.84**
2019	3	113	6358712	FY19 Memory Matters	05B	LMC	$11,250.00
2019	3	113	6378887	FY19 Memory Matters	05B	LMC	$6,000.00
					05B	**Matrix Code**	**$17,250.00**
2018	2	102	6286269	Big Brothers Big Sisters (2018)	05D	LMC	$3,114.80
2018	2	102	6298098	Big Brothers Big Sisters (2018)	05D	LMC	$1,691.45
2019	3	110	6363085	FY19 Big Brothers Big Sisters	05D	LMC	$4,040.28
2019	3	110	6363219	FY19 Big Brothers Big Sisters	05D	LMC	$4,796.96
2019	3	110	6373392	FY19 Big Brothers Big Sisters	05D	LMC	$3,509.70
					05D	**Matrix Code**	**$17,153.19**
2018	3	104	6284304	Family Support Center (2018)	05N	LMC	$2,484.16
2018	3	104	6298047	Family Support Center (2018)	05N	LMC	$2,500.00
2019	3	112	6362258	FY19 Family Support Center	05N	LMC	$410.87
2019	3	112	6364693	FY19 Family Support Center	05N	LMC	$723.91
					05N	**Matrix Code**	**$6,118.94**
2019	3	117	6407755	FY19 United Way Dixie	05Z	LMA	$5,563.72
2019	3	117	6407758	FY19 United Way Dixie	05Z	LMA	$16,236.28
					05Z	**Matrix Code**	**$21,800.00**
Total							**$204,540.73**

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2018	3	105	6286107	No	Friends of Switchpoint - Case Management (2018)	B18MC490012	EN	03T	LMC	$25,000.00
								03T	**Matrix Code**	**$25,000.00**
2018	3	107	6302626	No	Memory Matters (2018)	B18MC490012	EN	05A	LMC	$9,997.97
2018	3	107	6302626	No	Memory Matters (2018)	B18MC490012	PI	05A	LMC	$7,036.87
								05A	**Matrix Code**	**$17,034.84**
2019	3	113	6358712	No	FY19 Memory Matters	B18MC490012	EN	05B	LMC	$11,250.00
2019	3	113	6378887	No	FY19 Memory Matters	B18MC490012	PI	05B	LMC	$6,000.00
								05B	**Matrix Code**	**$17,250.00**
2018	2	102	6286269	No	Big Brothers Big Sisters (2018)	B18MC490012	EN	05D	LMC	$3,114.80
2018	2	102	6298098	No	Big Brothers Big Sisters (2018)	B18MC490012	EN	05D	LMC	$1,691.45
2019	3	110	6363085	No	FY19 Big Brothers Big Sisters	B19MC490012	EN	05D	LMC	$4,040.28
2019	3	110	6363219	No	FY19 Big Brothers Big Sisters	B19MC490012	EN	05D	LMC	$4,796.96
2019	3	110	6373392	No	FY19 Big Brothers Big Sisters	B19MC490012	PI	05D	LMC	$3,509.70
								05D	**Matrix Code**	**$17,153.19**
2018	3	104	6284304	No	Family Support Center (2018)	B18MC490012	EN	05N	LMC	$2,484.16
2018	3	104	6298047	No	Family Support Center (2018)	B18MC490012	EN	05N	LMC	$2,500.00
2019	3	112	6362258	No	FY19 Family Support Center	B19MC490012	EN	05N	LMC	$410.87
2019	3	112	6364693	No	FY19 Family Support Center	B19MC490012	PI	05N	LMC	$723.91
								05N	**Matrix Code**	**$6,118.94**
2019	3	117	6407755	No	FY19 United Way Dixie	B19MC490012	EN	05Z	LMA	$5,563.72
2019	3	117	6407758	No	FY19 United Way Dixie	B19MC490012	EN	05Z	LMA	$16,236.28
								05Z	**Matrix Code**	**$21,800.00**
				No	**Activity to prevent, prepare for, and respond to Coronavirus**					**$104,356.97**
Total										**$104,356.97**

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	1	100	6282490	CDBG Admin (2018)	21A		$11,500.00
2018	1	100	6282491	CDBG Admin (2018)	21A		$27,678.00
2018	1	100	6283169	CDBG Admin (2018)	21A		$4,025.00
2018	1	100	6294373	CDBG Admin (2018)	21A		$8,348.01
2019	1	119	6388722	FY19 CDBG Admin	21A		$19,443.06
2019	1	119	6400417	FY19 CDBG Admin	21A		$5,845.07
					21A	**Matrix Code**	**$76,836.14**
Total							**$76,836.14**

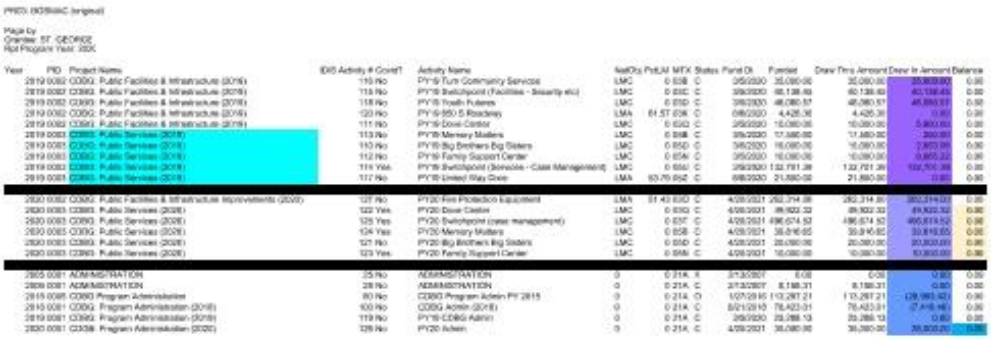
IDIS - PR09

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
Program Income Details by Fiscal Year and Program
ST. GEORGE,UT

Date: 08-11-21
Time: 10:34
Page: 1

Report for Program:CDBG
*Data Only Provided for Time Period Queried:07-01-2019 to 08-11-2021

Program Year	Program	Associated Grant Number	Fund Type	Estimated Income for Year	Transaction	Voucher #	Voucher Created	Voucher Type	IDIS Proj. ID	IDIS Actv. ID	Matrix Code	Receipted/Drawn Amount
2019	CDBG	B19MC490012	PI	0.00								
					RECEIPTS							
						5292718	08-09-19		5	61	13	2,294.29
						5293780	08-09-19		3	69	13	6,000.00
						5300241	10-17-19		3	50	13	10,000.00
						5300242	10-17-19		3	69	13	4,200.00
						5308563	01-22-20		3	64	13	10,000.00
						5310395	02-11-20		3	64	13	6,000.00
						5313925	03-25-20		4	44	13	10,000.00
						5322485	07-17-20		4	44	13	10,000.00
						5322901	07-23-20		5	61	13	1,448.34
					DRAWS							
						6294373	08-12-19	PY	1	100	21A	8,294.29
						6364693	03-26-20	PY	3	112	05N	723.91
						6368722	04-13-20	PY	1	119	21A	19,443.06
						6373392	04-29-20	PY	3	110	05D	3,509.70
						6375714	05-07-20	PY	2	111	03Q	4,100.00
						6378887	05-20-20	PY	3	113	05B	6,000.00
						6379773	05-22-20	PY	2	116	03B	6,423.33
						6401417	08-06-20	PY	1	119	21A	5,845.07
						6402777	08-11-20	PY	2	120	03K	4,184.50
											PI Receipts	59,942.63
											PI Draws	58,523.86
											PI Balance	1,418.77
2019	**CDBG**										**Total CDBG Receipts*:**	**59,942.63**
											Total CDBG Draws against Receipts*:	**58,523.86**
											Total CDBG Receipt Fund Balance*:	**1,418.77**
2020	CDBG	B15MC490012	LA	0.00								
					RECEIPTS							
						5326853	09-16-20		5	80	21A	26,993.42
											LA Receipts	26,993.42
											LA Draws	
											LA Balance	26,993.42
2020	CDBG	B16MC490012	LA	0.00								
					RECEIPTS							
						5326855	09-16-20		3	89	05Z	7,418.46
											LA Receipts	7,418.46
											LA Draws	
											LA Balance	7,418.46
2020	CDBG	B20MC490012	PI	0.00								
					RECEIPTS							
						5325929	09-02-20		3	69	13	6,000.00
						5339956	02-23-21		2	81	13	6,000.00
						5343625	04-09-21		5	61	13	10,000.00
						5343626	04-09-21		3	69	13	6,000.00
						5352068	07-19-21		5	61	13	270.57
											PI Receipts	28,270.57
											PI Draws	
											PI Balance	28,270.57
2020	**CDBG**										**Total CDBG Receipts*:**	**62,682.45**
											Total CDBG Draws against Receipts*:	
											Total CDBG Receipt Fund Balance*:	**62,682.45**



PR03 - IDIS/IMAC (original)

Made by
Grantee: ST. GEORGE
Plan Program Year: 2020

Year	PID	Project Name	IDIS Activity # Count?	Activity Name	Nat'l Obj.	Prior Year Funds	Assisted	Total Amount	Grant Number	Fund Type	Matrix Code	Amount Drawn from Selected Grant	Amount Drawn from Other Grants	Balance
2019	0082	CDBG: Public Facilities & Infrastructure (2019)	116 No	PY19 Turn Community Services	LMC	0.00	0	35,080.00	B19MC490001	EN	05B	35,080.00	0.00	0.00
2019	0082	CDBG: Public Facilities & Infrastructure (2019)	118 No	PY19 Switchpoint (Facilities - Security etc)	LMC	0.00	0	60,138.43	B19MC490001	EN	03C	60,138.43	0.00	0.00
2019	0082	CDBG: Public Facilities & Infrastructure (2019)	118 No	PY19 Youth Futures	LMC	0.00	0	48,080.57	B19MC490001	EN	03D	48,080.57	0.00	0.00
2019	0082	CDBG: Public Facilities & Infrastructure (2019)	120 No	PY19 950 S Roadway	LMA	61.57	836	4,425.36	B19MC490001	EN	03K	4,425.36	0.00	0.00
2019	0082	CDBG: Public Facilities & Infrastructure (2019)	111 No	PY19 Dove Center	LMC	0.00	0	10,080.00	B19MC490001	EN	03Q	10,080.00	0.00	0.00
2019	0083	CDBG: Public Services (2019)	113 No	PY19 Memory Matters	LMC	0.00	0	17,680.00	B19MC490001	EN	05B	17,680.00	0.00	0.00
2019	0083	CDBG: Public Services (2019)	110 No	PY19 Big Brothers Big Sisters	LMC	0.00	0	16,080.00	B19MC490001	EN	05D	16,080.00	0.00	0.00
2019	0083	CDBG: Public Services (2019)	112 No	PY19 Family Support Center	LMC	0.00	0	10,080.00	B19MC490001	EN	05N	10,080.00	0.00	0.00
2019	0083	CDBG: Public Services (2019)	119 Yes	PY19 Switchpoint (Services - Case Management)	LMC	0.00	0	132,721.39	B19MC490001	EN	05J	132,721.39	0.00	0.00
2019	0083	CDBG: Public Services (2019)	117 No	PY19 United Way Dove	LMA	63.76	842	21,680.00	B19MC490001	EN	05Z	21,680.00	0.00	0.00
2020	0082	CDBG: Public Facilities & Infrastructure Improvements (2020)	127 No	PY20 Fire Protection Equipment	LMA	51.43	830	282,314.00	B20MC490001	EN	03O	282,314.00	0.00	0.00
2020	0083	CDBG: Public Services (2020)	122 Yes	PY20 Dove Center	LMC	0.00	0	89,922.33	B20MC490001	EN	03Q	89,922.33	0.00	0.00
2020	0083	CDBG: Public Services (2020)	125 Yes	PY20 Switchpoint (case management)	LMC	0.00	0	496,674.52	B20MC490001	EN	03T	496,674.52	0.00	0.00
2020	0083	CDBG: Public Services (2020)	124 Yes	PY20 Memory Matters	LMC	0.00	0	30,816.65	B20MC490001	EN	05B	30,816.65	0.00	0.00
2020	0083	CDBG: Public Services (2020)	121 No	PY20 Big Brothers Big Sisters	LMC	0.00	0	20,080.00	B20MC490001	EN	05D	20,080.00	0.00	0.00
2020	0083	CDBG: Public Services (2020)	123 Yes	PY20 Family Support Center	LMC	0.00	0	10,080.00	B20MC490001	EN	05N	10,080.00	0.00	0.00
2005	0081	ADMINISTRATION	25 No	ADMINISTRATION	0	0.00	0	0.00	B19MC490001	EN	21A	0.00	0.00	0.00
2009	0081	ADMINISTRATION	28 No	ADMINISTRATION	0	0.00	0	8,188.31	B19MC490001	EN	21A	8,188.31	0.00	0.00
2015	0085	CDBG Program Administration	80 No	CDBG Program Admin FY 2015	0	0.00	0	113,287.21	B15MC490001	EN	21A	113,287.21	0.00	0.00
2015	0081	CDBG: Program Administration (2015)	100 No	CDBG Admin (2015)	0	0.00	0	78,423.01	B15MC490001	EN	21A	78,423.01	(7,416.16)	0.00
2019	0081	CDBG: Program Administration (2019)	119 No	PY19 CDBG Admin	0	0.00	0	28,288.13	B19MC490001	EN	21A	28,288.13	0.00	0.00
2020	0081	CDBG: Program Administration (2020)	126 No	PY20 Admin	0	0.00	0	36,080.00	B20MC490001	EN	21A	36,080.00	36,800.20	0.00

Public Notice

NOTICE OF PUBLIC HEARING & PUBLIC COMMENT PERIOD CITY OF ST. GEORGE CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) FOR PROGRAM YEAR 2019

NOTICE IS HEREBY GIVEN that on or about September 3, 2021, the City will submit a Consolidated Annual Performance Evaluation Report (CAPER), for the 2020 Program Year, to the U.S. Department of Housing & Urban Development (HUD). The CAPER is a financial and public benefit summary of the City's use and expenditures of federal Community Development Block Grant (CDBG) funds. The report evaluates how the City used these federal funds during the past program year to carry out priorities identified in the City's adopted 2020 Annual Action Plan. The report also evaluates how the City uses other resources to leverage federal dollars in carrying out the broader vision of community needs and priorities.

The City of St. George will hold a public hearing on Thursday, September 2, 2021 at 5:00 pm. The hearing will take place at City Hall located at 175 E 200 N, St. George, to provide final comments on the CAPER for the 2020 program year. For more information on this meeting or on the CDBG program, please contact Genna Davenport at the City of St. George, 175 E 200 N, St. George, Utah 84770; Telephone 435-627-4450, or at genna.davenport@sgcity.org.

A draft version of the 2020 CAPER will be made available for review and comment between August 13th and September 1st. The CAPER will be available online at www.sgcity.org, and at the City's Economic Vitality & Housing Department located in City Hall. Written comments may be submitted to Genna Davenport at genna.davenport@sgcity.org or delivered to the Economic Vitality & Housing Department, City of St. George, 175 E 200 N, St. George, Utah 84770. For more information phone 435-627-4450.

Communications Assistance: If you use a special device in order to communicate with someone who uses a standard telephone, you may call a communications assistant at Relay Utah who will assist you with your call to the Human Resources Office. The toll-free number for assistance in English is 7-1-1, for Spanish 1-888-346-3162.

Disability Assistance: The location of the meeting is accessible to persons with disabilities. The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

Translation Assistance: The City of St. George will make efforts to provide language translation assistance for public meetings and program information. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if language translation assistance is needed for a public meeting.

DRAFT

Agenda Item Number : 03

Request For Council Action

Date Submitted	08/25/2021 09:49 AM
Proposed City Council Date	09/02/2021
Applicant	Cimarron Chacon
Subject	Consider approval of a petition to designate a local landmark site for the Sevy Home on approximately 0.15 acres located at 274 South 200 West Street to be known as the Sevy Home. Case No. 2021-HPC-006
Background	The proposal is a petition to designate a local landmark site for the Sevy Home. Planning Commission and Historic Preservation Commission recommended approval of the application.
Proposed Resolution	Planning Commission and Historic Preservation Commission recommend approval.
Cost	$
Action Taken	
Requested by	Carol Davidson
File Attachments	ccpacketsevyhomelocallandmarkpetition082521094900.pdf
Approved by Legal Department?	Yes
Approved by City Admin Services?	NA
Approved in Budget?	N/A **Amount:**

St.George
Community Development

Landmark Site Designation

PLANNING COMMISSION AGENDA REPORT: **08/24/2021**
CITY COUNCIL AGENDA REPORT: **09/02/2021**

Sevy Home Local Landmark Designation (Case No. 2021-HPC-006)	
Request:	To consider a request to designate a Local Landmark Site.
Applicant:	Cimarron Chacon
Representative:	Cimarron Chacon
Location:	274 South 200 West Street St. George, UT 84770
General Plan:	MDR, Medium Density Residential
Zoning:	RCC, Residential Central City
Land Area:	Approximately .15 acres



BACKGROUND:
The owners of the home at 274 S 200 W Street would like to designate this home as a local landmark in the City of St. George. This home was built in 1938 by Ward Clinton for the cost of $300. The original home consisted of a living room space, two small bedrooms, a bathroom, and a kitchen. Off the back of the kitchen was a porch and a mudroom that was used as cold storage. This was constructed of adobe cinder block and is considered one of St. George's historic granaries and may have existed prior to the construction of the home. It is listed in the *St George City Historic Granaries and Field Guide* pamphlet.

There have been some alterations to this home by different owners over the years. On the interior, a staircase was put in to add two bedrooms upstairs; one of the upstairs bedrooms has a door onto the roof in the rear of the property. In addition, the screened porch was enclosed, and the granary was converted into a utility room. Since 2000, when the applicant purchased the home, there have been additional changes. The applicant, with the assistance of the Utah Heritage Foundation, has been in the process of restoring the home. The interior has been restored to its original uses and colors. Included in these changes was an addition added to the rear of the home. The addition added two more rooms on the ground floor to the rear of the home. The second story was enlarged following the same original roof line with this addition. The granary that is located on the southwest side in the rear was not altered. Please refer to the rear before and after photos. The granary is located on the right side (all white). All of the changes since 2000 have been approved and monitored by the Utah Heritage Foundation.

In order to be eligible to become a landmark site, the home must meet the criteria found in Section 10-13E-4 of our Zoning Regulations. This home meets the criteria as shown below.

REQUIREMENTS TO BECOME A LOCAL LANDMARK		
Must Meet All Criteria Below		
a.	It is located within the boundaries of St. George City	*YES*
b.	The building or structure was constructed before 1970	*YES - Per applicant the home was built in 1938*

c.	**There are no major alterations or additions that have obscured or destroyed significant historic features**, such as: changes in pitch of the main roof, enlargement or enclosure of windows on the principal façades, addition of upper stories or the removal of original upper stories, covering the exterior walls with nonhistoric materials, moving the resource from its original location to one that is dissimilar to the original, or additions which significantly detract from or obscure the original form and appearance of the building or structure when viewed from the public way.	*YES - Per applicant, the home has had additions. The porch and mudroom (location of the granary) were enclosed and completely attached to the house leaving two of the four walls still exposed to the outside. A covered front porch has also been added and two additions have been added to the rear with the roofline being extended keeping the original pitch, but adding a dormer window to the north side of the roofline. Except for the new dormer, the rear additions cannot be seen from the public right-of-way.*
Must Meet at Least One Criteria		
d.	**NATIONAL REGISTER** *It is* currently listed in the National Register of Historic Places, or it has been officially determined eligible for listing in the National Register of Historic Places under the provisions of 36 CFR 60.6. Properties listed on or determined to be eligible for the national register must still retain their integrity	*NO*
e.	**EVENTS** It is associated with events that have made a significant contribution to the broad patterns of the history of the city, state or nation	*NO*
f.	**PERSON** It is associated with lives of persons significant in the history of the city, state or nation	*NO*
g	**ARCHITECTURE / CONSTRUCTION** It embodies the distinctive characteristics of a rare or unique type, period or method of construction, or represents the work of an architect or builder recognized as a master in his/her field, or possesses high artistic values or style, or represents a significant and	*YES – the granary*

	distinguishable entity whose components may lack individual distinction	
h.	**ARCHAEOLOGICAL** It has yielded or may be likely to yield information important in prehistory or history (archaeological sites, for example).	*NO*

RECOMMENDATION:
With a 4-1 vote from the Historic Preservation Commission and a 5-1 vote from the Planning Commission recommended approval of the petition of the Sevy Home to become a local landmark.

ALTERNATIVES:
1. Approve as presented.
2. Deny petition.
3. Table the proposed landmark designation to a specific date.

FINDINGS FOR APPROVAL FROM PLANNING COMMISSION:
The Planning Commission recommended approval with the findings that it meets items A-C, recognizing that this proposal meets item C because the additions to the home are not considered significant. In addition, for items D-H, this proposal meets item G in that the granary and the home embody the distinctive characteristics of a rare or unique type, period or method of construction.

EXHIBIT A
Applicant's Narrative

DOCUMENTED HISTORY OF THE SEVY HOUSE – 274 SOUTH 200 WEST ST GEORGE UTAH

St George Plat A- Black 5, Section 8 & 1 was originally deeded to the Solon Foster family in 1877 by the Major of St George. This land remained in the Foster family until the 1930's when pieces began to be divided and sold or transferred to heirs. One of these families was Andrew C and Sarah Black. In the summer of 1938 Sarah's daughter and son-in-law, Ward Clinton & Mamie Sevy, returned to St George and were given a small parcel of land next to their parents' home to build a house. (Although it appears the land was not transferred legally to them until the mid 1940's)

The Sevy home was built in the summer of 1938 for $300. Ward obtained all the lumber needed for the modest 2 bedroom home in Carmel Junction just east of Zion National Park. When the house was constructed the front room-living space was to the north and two small bedrooms were located on the south side. In the center of the main room was a fire place. The bathroom was accessed through the kitchen and contained a clawfoot tub and pedestal type sink (The remnants of the original plumbing are buried under the floor of the bathroom). Out the back of the kitchen was a porch and mud room, constructed of abode cinder block, where Mamie prepared and stored her canning for the winter months (This room is considered one of St George's historic granaries and may have existed prior to the home construction) . At the time of its construction, the Sevy house was the last home on the block. IN the evenings Ray (the Sevy child) remembers heading toward the Virgin River to gather the cow's home for the night. There existed at least two other homes on the 200 west side of the block, both were built using adobe brick and both were destroyed before 1990. At this point we know that Ward, his wife, and their 8 year old son, Ray, remained in this home for about 12 years until they moved to Ogden UT.

IN 1955/56 the home was purchased by Jeanine Brown –Roundy from a Mathew Gray (record of Mathew Grey has not been confirmed- he may have been a Black) of Central UT. She was a single parent with small children. She lived in the home only a few years before renting out the place to others. She owned the house for about 10 years. Changes were made in the first couple of years by her father. They included adding a staircase and finishing an up stairs to accommodate two rooms. The staircase was located inside the second bedroom. The upstairs already had the same Douglas For flooring as the main floor, so when finished it the home was consistent. The upstairs rooms were finished with wood paneling and drywall…By 1955 the fire place was also not accessible to Ms Roundy's recollection.

Over the next three decades the house had many owners and occupants. Additional changes included removing the South bedrooms, adding a bedroom to the north, enclosing the screened

parch into a mud room, converting the granary into a utility room, and covering the wood floors with carpet and linoleum.

The house was purchased in 2000, by Cimarron Chacon. She married Bryce Clayton Pratt (a descendant of Orson and Parley P Pratt) 2 months later. Over a 6 year period, with the assistance of the Utah Heritage foundation the home was restored to reflect it original uses, and materials. The ground floor was stripped to the wall; sand both structural and system upgrades were made to modernize the home. The upstairs floors were stripped of the carpet and original flooring refinished. A modern 4 ½ claw foot tub was installed in the bathroom to replicate the original and custom shaker cabinets were built for the kitchen. Colors and textured were matched as closely as possible to remnants found in the floorboards during reconstruction. Finally two new rooms were added to the rear of the home to expand the square footage but keep with the form or the original home.

Improvements continued to be made to the property by the Chacon/Pratt family between 2009 and 2021, including full replacement Marvin windows and a ductless cooling and heating system.

Sources

Washington County Recorders archives

Inverview

Ray Sevy – Son of Ward Sevy (2-19-04)

HC 3 box 510-0

Payson AZ 85541

Jeanine Brown – Roundy (11-20-03)

330 West 300 South

St George UT 84770

Cimarron Chacon (2-06-09)

274 South 200 West

St George UT 84770

EXHIBIT B
Letter of Support

Kirk Huffaker
Preservation Strategies

August 12, 2021

Ms. Bette Arial, Chair
Historic Preservation Commission of the City of St. George
175 E 200 N
St. George, UT 84770-3795

RE: 274 S 200 W – Application for Landmark Site Designation

Dear Chair Arial and Commissioners:

It's a pleasure to submit a letter of support for the application for landmark site designation for the historic house at 274 South 200 West in St. George.

I have known the owner for over ten years, having been an employee of Utah Heritage Foundation at the time that the organization provided preservation technical assistance and financial assistance for rehabilitation. We should all be thankful for the passionate homeowner who was committed to a historic preservation approach to the house. That passion is what I recall from that first site visit, along with the numerous issues with the systems, finishes, function, structure, and exterior of the house. There were significant plumbing and electrical issues, along with a tree growing out of the foundation that destabilized the entire house structure.

While some may consider this house to not be on par architecturally with high style examples in the city, it is in fact a fine example of a vernacular cottage from the period. A period where severe financial strain created an ethic of modesty and restraint for the majority of Americans in both appearance and financial expense. Additionally, in my professional opinion, this historic working class-type of building is the most endangered type in the state for just this reason.

It is not hyperbole to state that if not for this owner this house would have been demolished. I strongly encourage the commission to make a favorable recommendation for landmark site designation for the following reasons in addition to those in the staff report that are required by ordinance:

1) The owner has requested it of their own free will;

Kirk Huffaker
Preservation Strategies

2) This type of house is highly endangered throughout the state and preserving working class and vernacular examples is equally as important as the high style examples of the advantaged;
3) This is exactly the type of model preservation project the city should promote to other owners, one that is methodical, slow and steady, collaborates to utilize available preservation programs, and desires to protect that investment through landmark site designation.

One additional note of historic significance. The property may also be considered locally significant from the settlement period as it was surveyed and included in Plat A Block 5 in 1862. According to BLM General Land Office records (for T42S R16W, Section 25, SE ¼ NE ¼), the property was first owned by Joseph W. Young, having been recorded in 1872 when he was concurrently serving as Mayor of St. George, St. George Stake President, and Utah Territorial Legislature Representative.

Thank you for your consideration of this information and the application.

Sincerely,

Kirk Huffaker
Principal / Architectural Historian

cc: Cimarron Chacon, Applicant
Carol Davidson, Planner, City of St. George

EXHIBIT C
PowerPoint Presentation

The Sevy House

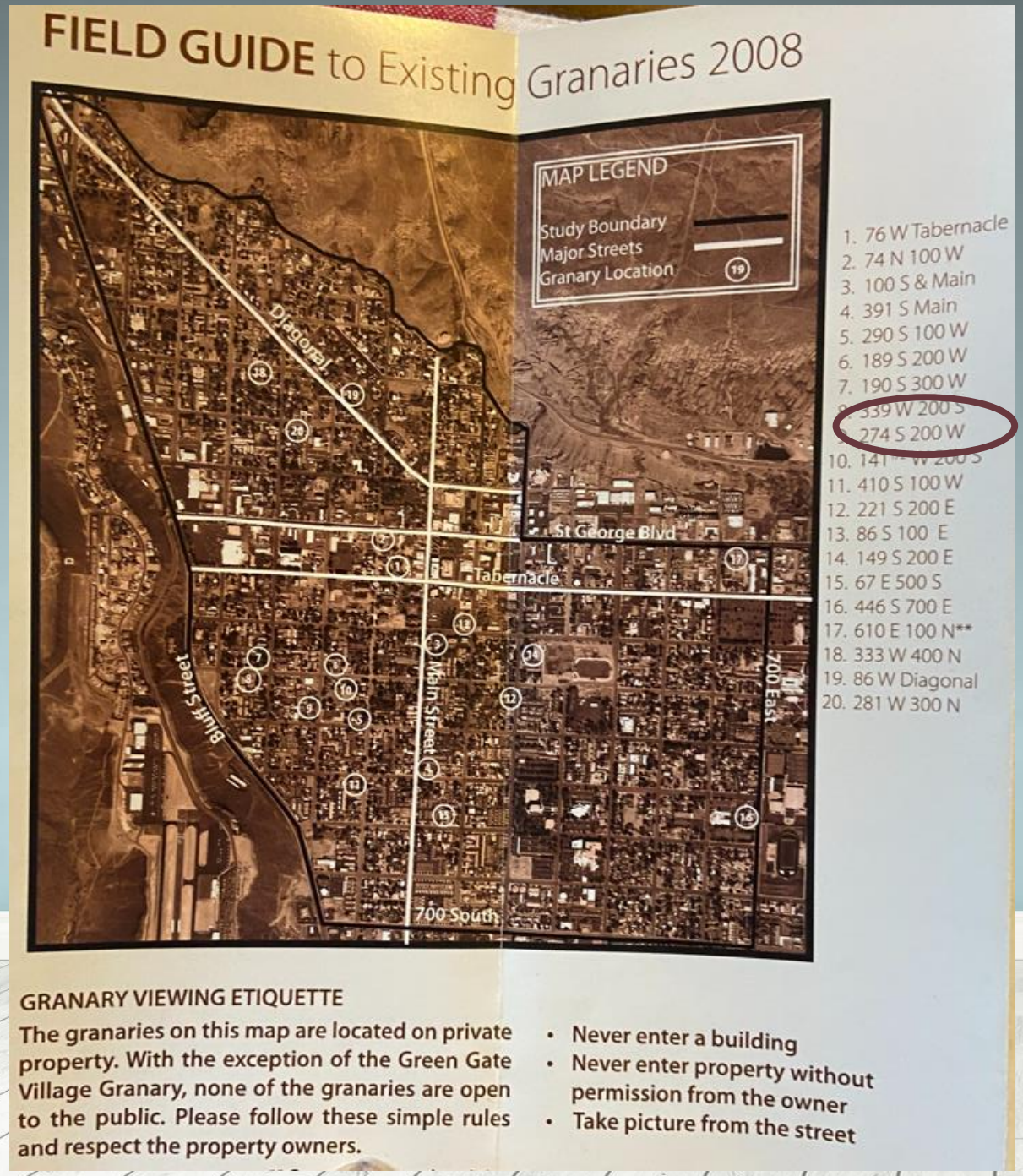
LOCAL LANDMARK DESIGNATION

2021-HPC-006



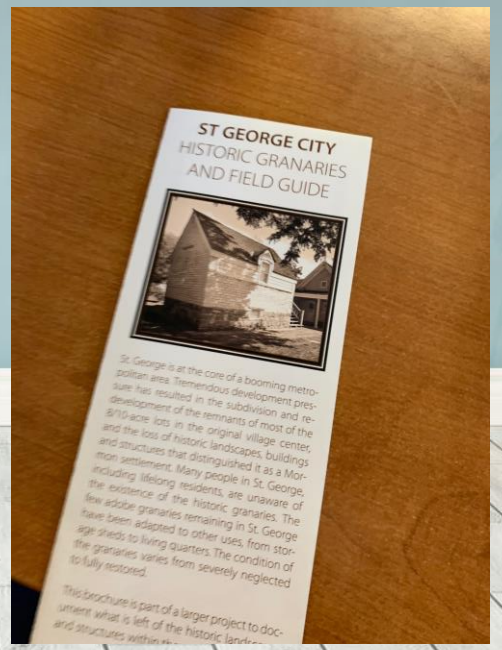


Location



Facts:

- This home has a granary built of adobe blocks on the property which is believed to have been built before the home was built
- The granary is featured in the St. George City Historic Granaries and Field Guide pamphlet published in 2008.





Granary



Facts:

- Built in 1938 as a two-bedroom, one-bath house
- There have been additions to the home including enclosing the granary within the home, adding a second floor with two bedrooms. Adding a covered front porch. Plus, there have been two additions to the rear. The second addition enlarged the second story following the same original roof line but adding in a dormer window.

Granary



photos



photos



photos





photos





photos





photos

REQUIREMENTS TO BECOME A LOCAL LANDMARK		
Must Meet All Criteria Below		
a.	It is located within the boundaries of St. George City	*YES*
b.	The building or structure was constructed before 1970	*YES - Per applicant the home was built in 1938*
c.	**There are no major alterations or additions that have obscured or destroyed significant historic features**, such as: changes in pitch of the main roof, enlargement or enclosure of windows on the principal façades, addition of upper stories or the removal of original upper stories, covering the exterior walls with nonhistoric materials, moving the resource from its original location to one that is dissimilar to the original, or additions which significantly detract from or obscure the original form and appearance of the building or structure when viewed from the public way.	*YES - Per applicant, the home has had additions. The porch and mudroom (location of the granary) were enclosed and completely attached to the house leaving two of the four walls still exposed to the outside. A covered front porch has also been added and two additions have been added to the rear with the roofline being extended keeping the original pitch, but adding a dormer window to the north side of the roofline. Except for the new dormer, the rear additions cannot be seen from the public right-of-way.*



Must Meet at Least One Criteria		
d.	**NATIONAL REGISTER** *It is* currently listed in the National Register of Historic Places, or it has been officially determined eligible for listing in the National Register of Historic Places under the provisions of 36 CFR 60.6. Properties listed on or determined to be eligible for the national register must still retain their integrity	*NO*
e.	**EVENTS** It is associated with events that have made a significant contribution to the broad patterns of the history of the city, state or nation	*NO*
f.	**PERSON** It is associated with lives of persons significant in the history of the city, state or nation	*NO*
g	**ARCHITECTURE / CONSTRUCTION** It embodies the distinctive characteristics of a rare or unique type, period or method of construction, or represents the work of an architect or builder recognized as a master in his/her field, or possesses high artistic values or style, or represents a significant and distinguishable entity whose components may lack individual distinction	*YES – the granary*
h.	**ARCHAEOLOGICAL** It has yielded or may be likely to yield information important in prehistory or history (archaeological sites, for example).	*NO*



PLANNING COMMISSION RECOMMENDATION:

With a 4-1 vote from the Historic Preservation Commission and a 5-1 vote from the Planning Commission recommended approval of the petition of the Sevy Home to become a local landmark.



FINDINGS FOR APPROVAL FROM PLANNING COMMISSION:

The Planning Commission recommended approval with the findings that it meets items a-c, recognizing that this proposal meets item c because the additions to the home are not considered significant. In addition, for items d-h, this proposal meets item g in that the granary and the home embody the distinctive characteristics of a rare or unique type, period or method of construction.



DRAFT

Agenda Item Number : 04

Request For Council Action

Date Submitted	08/25/2021 08:50 AM
Proposed City Council Date	09/02/2021
Applicant	Washington County
Subject	Consider approval of an ordinance changing the zone from C-4 (Central Business District Commercial) to PD-C (Planned Development Commercial) on approximately 2.03 acres located on 50 North 200 East Street.
Background	The underlying general plan land use is PF (Public Facility) with adjacent zoning of C-4 (Central Business District Commercial) and PD-C (Planned Development Commercial). Planning Commission recommended approval of the application.
Proposed Resolution	Planning Commission recommends approval.
Cost	$
Action Taken	
Requested by	Carol Davidson
File Attachments	washingtoncountyparkinggarageccpacket082521085013.pdf
Approved by Legal Department?	Yes
Approved by City Admin Services?	NA
Approved in Budget?	N/A **Amount:**

St.George
Community Development

Zone Change

PLANNING COMMISSION AGENDA REPORT: 8/10/2021
CITY COUNCIL AGENDA REPORT: 9/02/2021

Washington County Garage Zone Change (Case No. 2021-ZC-054)		
Request:	To change the zone from C-4 (Central Business District Commercial) to PD-C (Planned Development Commercial) to allow for a parking garage to be developed.	
Applicant:	Washington County	
Representative:	Nicholle Felshaw / T.J. Ford	
Location:	The property is located at 50 North 200 East.	
General Plan:	PF (Public Facility)	
Existing Zoning:	C-4 (Central Business District Commercial)	
Surrounding Zoning:	North	C-4 (Central Business District Commercial)
	South	C-4 (Central Business District Commercial)
	East	C-4 (Central Business District Commercial)
	West	C-4 (Central Business District Commercial) PD-C (Planned Development Commercial)
Land Area:	Approximately 2.03 acres	



BACKGROUND:

In August of 2020, the new Washington County Administration Building was approved (Case 2020-ZC-022) and construction has begun. The new building will be 126,462 square feet, and it has been determined that more parking will be needed at this location to accommodate county staff and the general public alike. This zone change request will convert this C-4 (Central Business District Commercial) district to a PD-C (Planned Development Commercial) to allow for a parking garage to be built at this location.

The garage will have four levels of parking. The basement level will be reserved for the county's fleet vehicles and the remaining levels will be open for day-time use. The total number of stalls will be 353. The top level will not be used for parking, but rather as a wellness deck and outdoor venue. There will be sports courts and a track along with a catering kitchen, restrooms, and elevator access. There is also a large storage room that holds a portable stage as well as tables and chairs, allowing for this space to be converted to an event space.

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks		Not shown	The required setbacks for this structure are front, side, rear: 0-10'
Temporary Buildings, including Cargo Containers	10-8-4	None	No comment
Pedestrian Circulation Plan	10-8-6	The site plan shows a pedestrian path from the garage to the new county building.	The proposed sidewalk will be beneficial for people entering and exiting the garage from the county building. However, additional pedestrian sidewalks are needed to connect the garage to 200 E. Street. Staff will ensure there is sufficient pedestrian access during the site plan review process.
Uses	10-8D-2	Please see attached use list	The proposed uses are compatible with this area
Height and Elevation	10-8D-2	The proposed maximum height is 69'3"	This height is allowed if approved by the City Council. The county administration

			building was approved to be built at 77'8".
Phasing Plan	10-8D-2	N/A	No comment
Landscape Plan	10-8D-2	Not provided	This will be reviewed during the site plan review process.
Utilities	10-8D-2	Not provided	This will be reviewed during the site plan review process.
Signs	10-8D-2		
Lighting	10-8D-2	Not provided	This will be reviewed during the site plan review process.
Lot Coverage	10-8D-6	The garage covers approx. 27,816 sf and the existing bldg. covers approx. 16,645 sf. This totals 44,461 sf	The PD-C permits a maximum building lot coverage of 50% which equals 44,213 sf. The makes the coverage over 50% by 248 sf.
Solid Waste	10-8D-6	None proposed	There will be two dumpsters located at the new county administration building. It is also expected that additional dumpsters will be added to the property when the southern building is redeveloped.
Buffer - Protection of Residential Property	10-8D-6	Not provided	Not needed, surrounded by commercial
Overlay Zones	10-13	N/A	N/A
Parking	10-19-5	The garage will provide 353 parking spaces.	The building will be 126,462 sf. / 500 = 253 required parking spaces. This garage meets the parking regulations
EVCS And Bike Parking	10-19-6	No bike parking and conduit for electric parking stations are not shown	They will be required to provide at least two bike parking spaces and will be required to provide conduit for future electric charging stations to at least four parking spaces.

RECOMMENDATION:
Planning Commission held a public hearing on August 10, 2021 and with a 5-0 vote, recommends approval of the proposed zone change.

ALTERNATIVES:

1. Approve as presented.
2. Deny the application.
3. Table the application to a future date.

POSSIBLE MOTION:
I move we approve the requested zone change for the Washington County Parking Garage from C-4 (Central Business District Commercial) to PD-C (Planned Development Commercial) on approximately 2.03 acres as recommended by the Planning Commission.

FINDINGS FOR APPROVAL:
1. The proposed zone change is compliant with the future land-use map found in the general plan.
2. The increased height will fit in harmoniously into the neighborhood, minimizing any negative impacts after considering the following:
    a) The proposed setbacks provide an appropriate buffer
    b) Increased landscaping enhances the project and reduces any negative impacts
    c) Site layout and design enhance the project and reduce any negative impacts
    d) The massing and building scale is appropriate for the location
    e) The proposed height increase is appropriate for the area
    f) The increase in height is consistent with any applicable master plan

Exhibit A
Applicant's Narrative

July 21, 2021

City of St. George
157 East 200 North
St. George, UT 84770

RE: Washington County
Zone Change Application
Detailed Narrative

To Whom It May Concern:

Washington County is proposing to construct a new parking garage to assist with the limited parking in Washington County's current parking lot. The proposed development will consist of a county government building to provide services for Washington County that includes:

- Secured basement parking for County Fleet vehicles
- 4 levels of parking for daytime public use and County employees (total parking stalls with basement is 353)
- Top level Wellness Deck / Outdoor Venue

The parking garage will primarily be open during hours of operation for Washington County, or during planned events.

Exhibit B
Use List

Washington County Garage
Use List
2021-ZC-054

1. Indoor entertainment activities such as paintball, miniature golf, arcade
2. Amusement centers, recreation and entertainment facilities (outdoor) as a CUP
3. Financial, medical and professional services
4. Catering establishment
5. Restaurant
6. Counseling center, mental health, alcohol, drugs (nonresidential, less than 24 hours)
7. Office
8. Antique store
9. Athletic and sporting goods store
10. Department store
11. Drive-through sales (pharmacy, dairy products, etc.)
12. Furniture and large appliances sales (used)
13. Furniture sales (new) and repair
14. Household appliances sales and services
15. Office supply, office machines sales and service
16. Supermarket/grocery store
17. Vegetable stand
18. Child care center
19. Educational institutions, schools, college, learning centers, trade schools (no residential or 24-hour facilities)
20. Personal instruction service
21. Printing, lithographing, publishing or reproduction sales and service
22. Bus Terminal
23. City, all facilities
24. Parking Garage

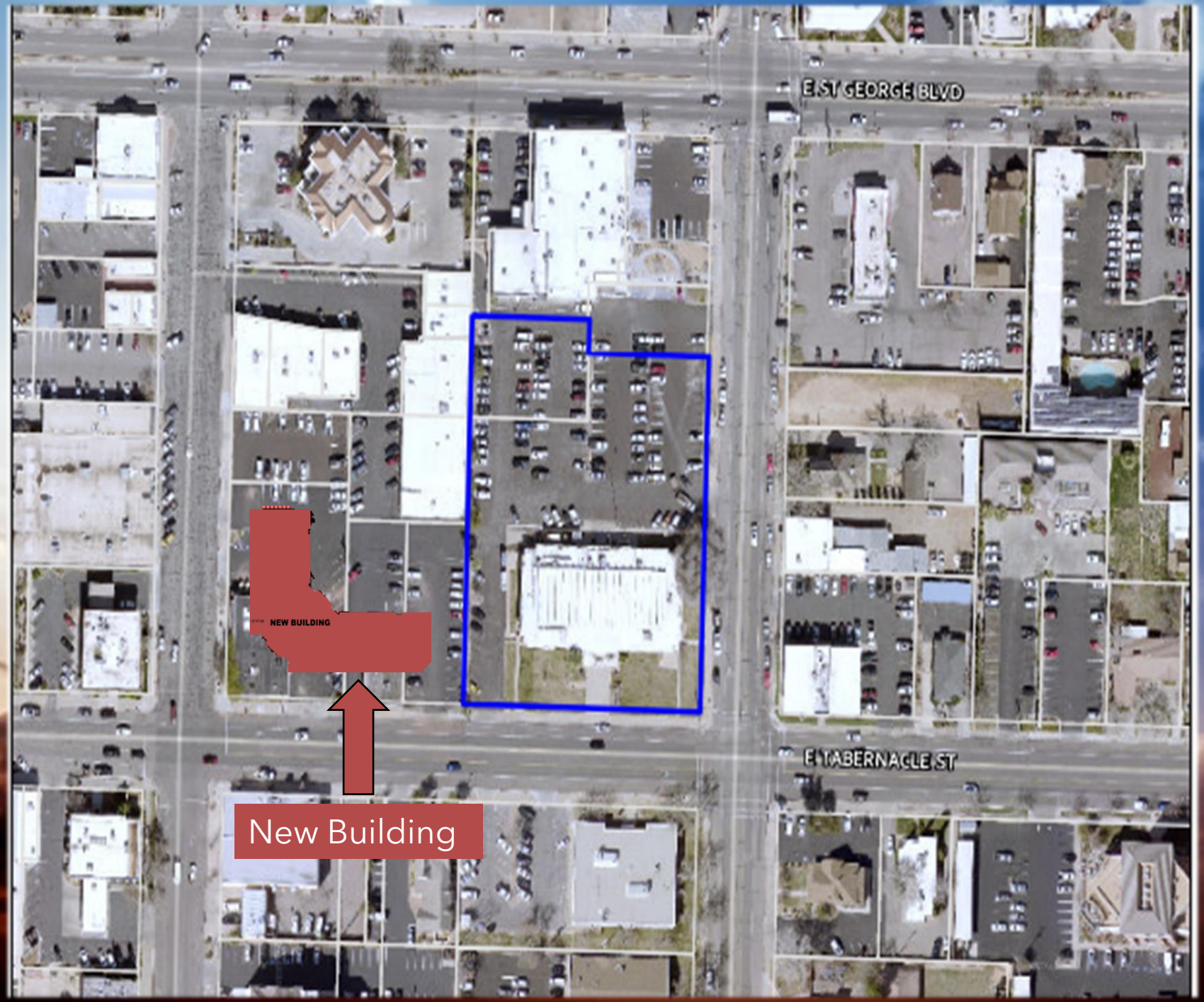
Exhibit C
PowerPoint Presentation



Washington County Parking Garage

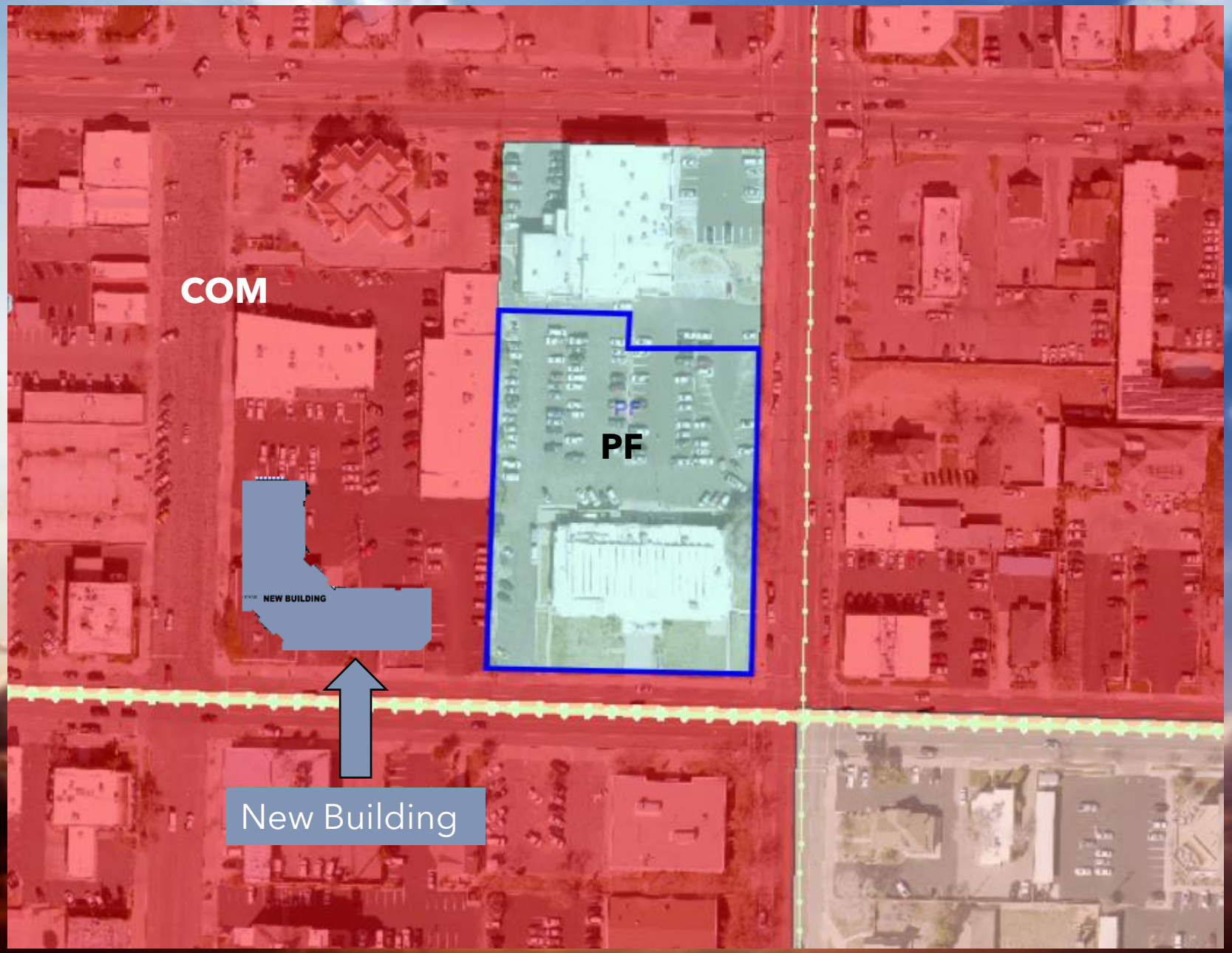
Zone Change

(2021-ZC-054)



50 N 200 E

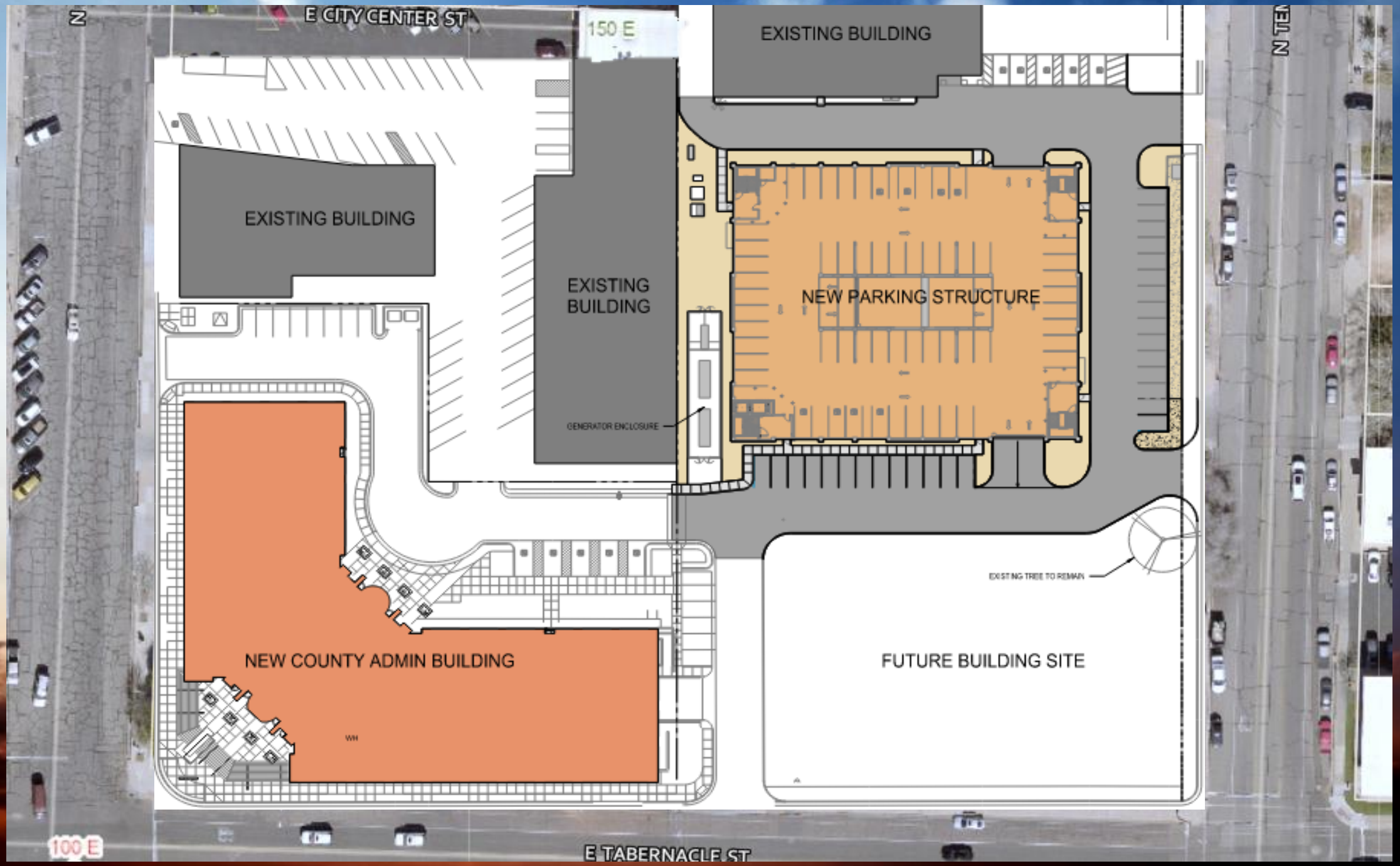
Location

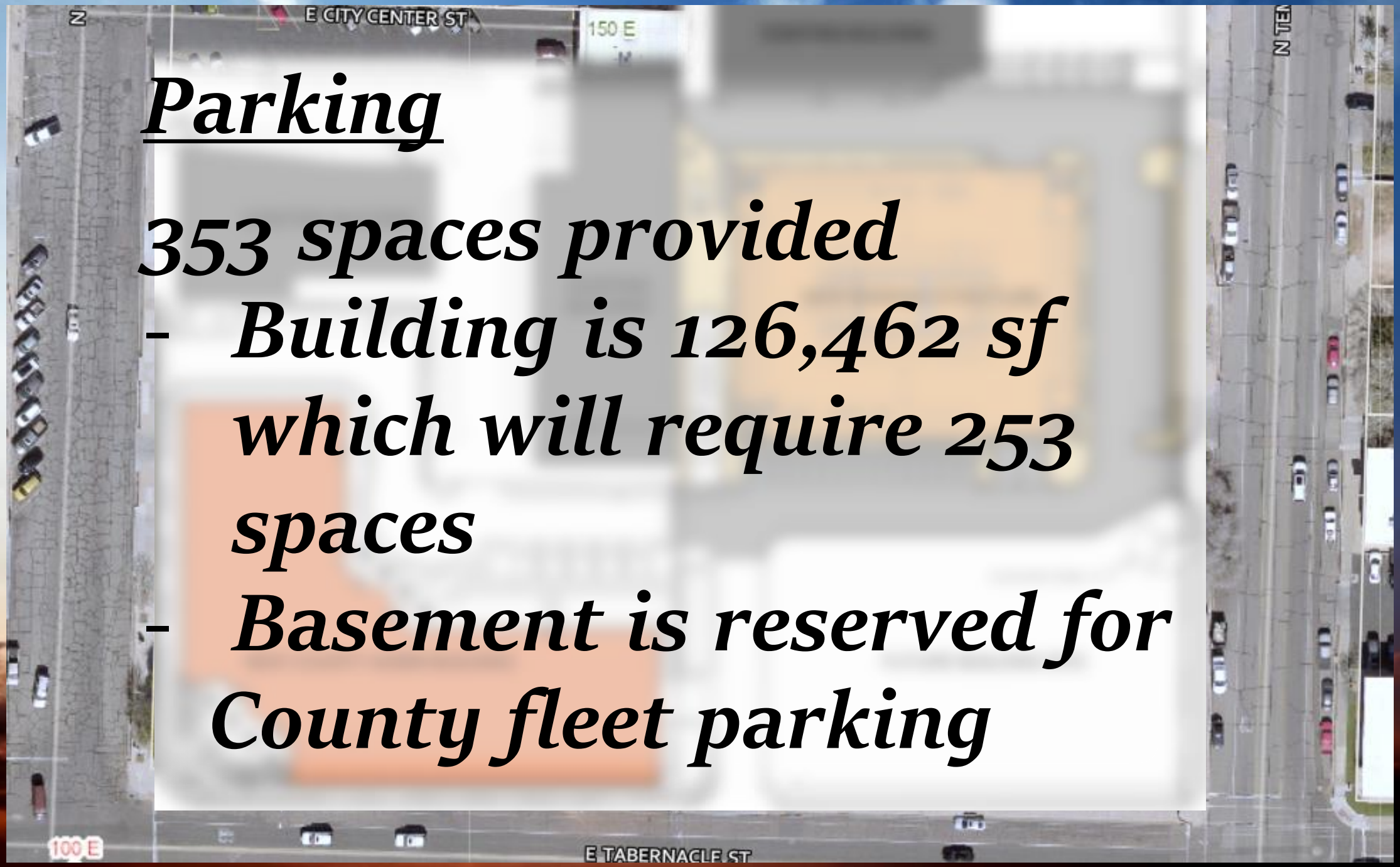


General Plan



Zoning


E CITY CENTER ST
150 E
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
NEW PARKING STRUCTURE
GENERATOR ENCLOSURE
NEW COUNTY ADMIN BUILDING
EXISTING TREE TO REMAIN
FUTURE BUILDING SITE
100 E
E TABERNACLE ST

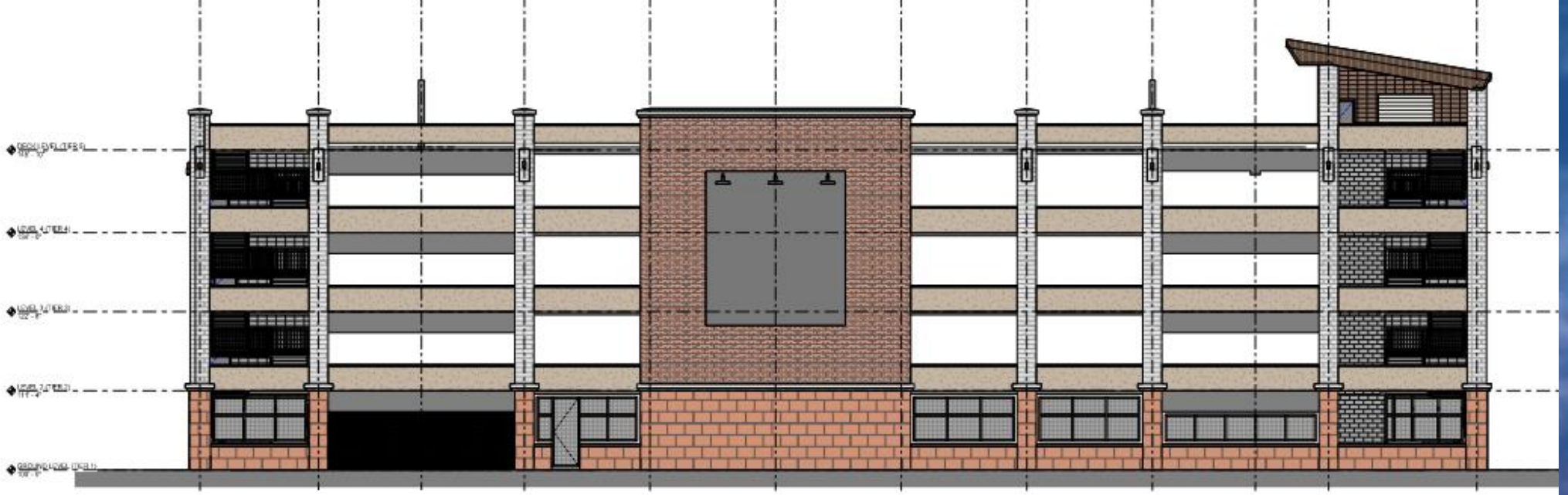


Parking

353 spaces provided

- Building is 126,462 sf which will require 253 spaces
- Basement is reserved for County fleet parking

Elevations



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Interior Lot



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Temple St. 200 E.

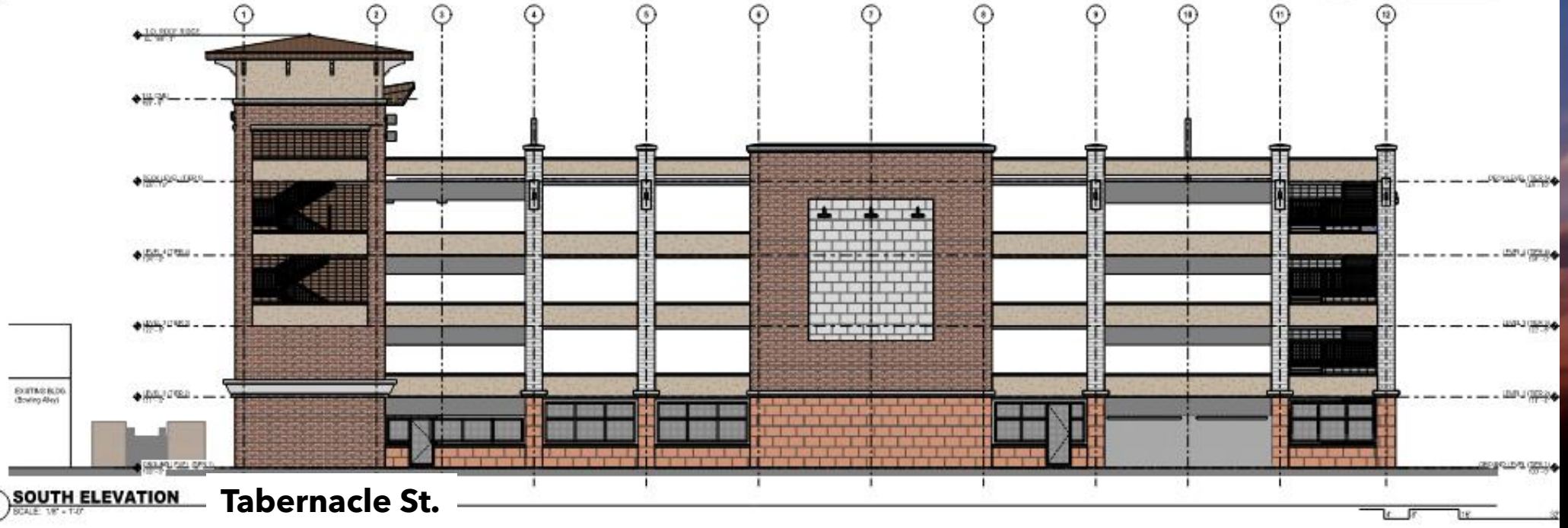
Elevations

Maximum Height: 69’3:



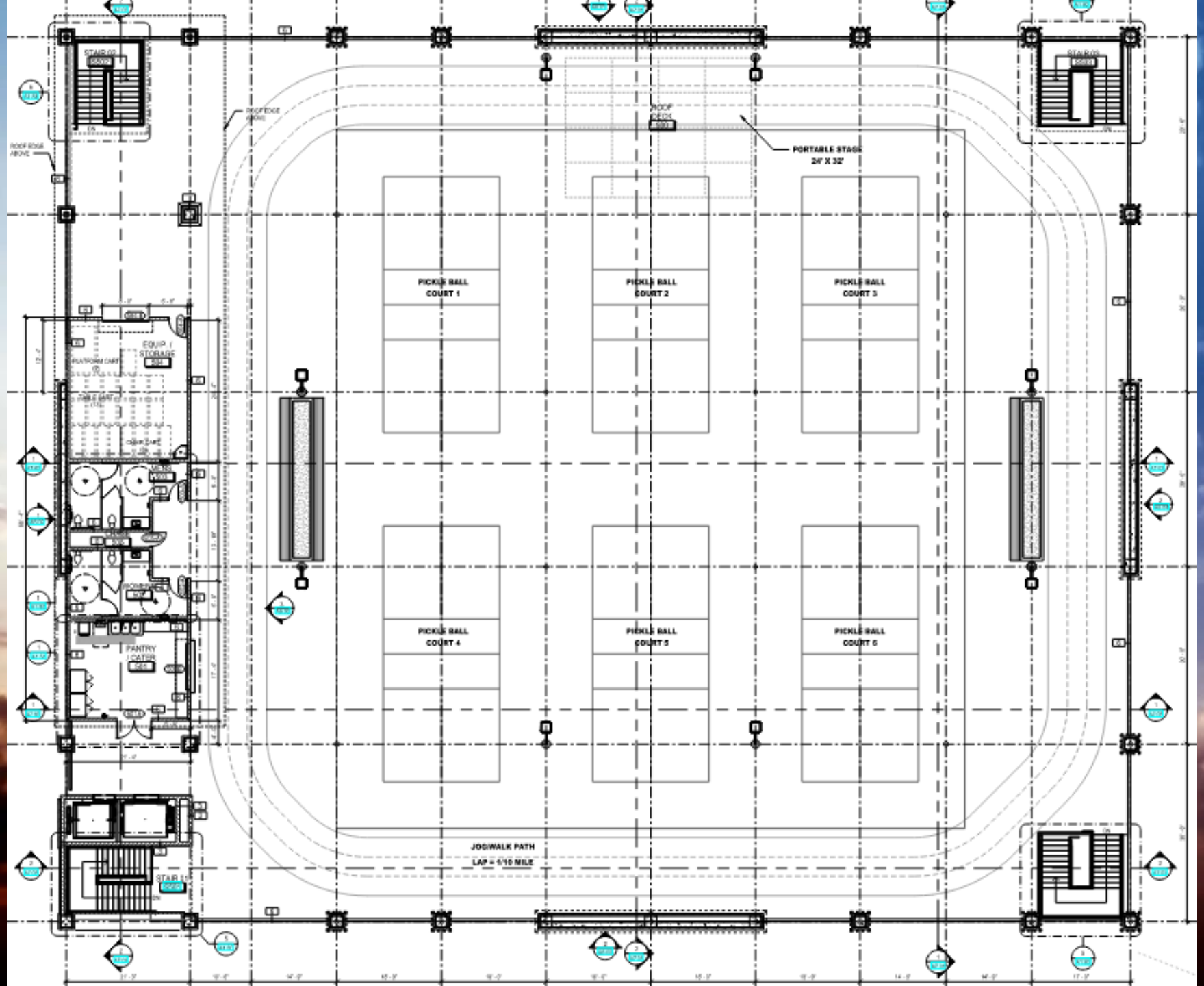
1 WEST ELEVATION

Interior Lot



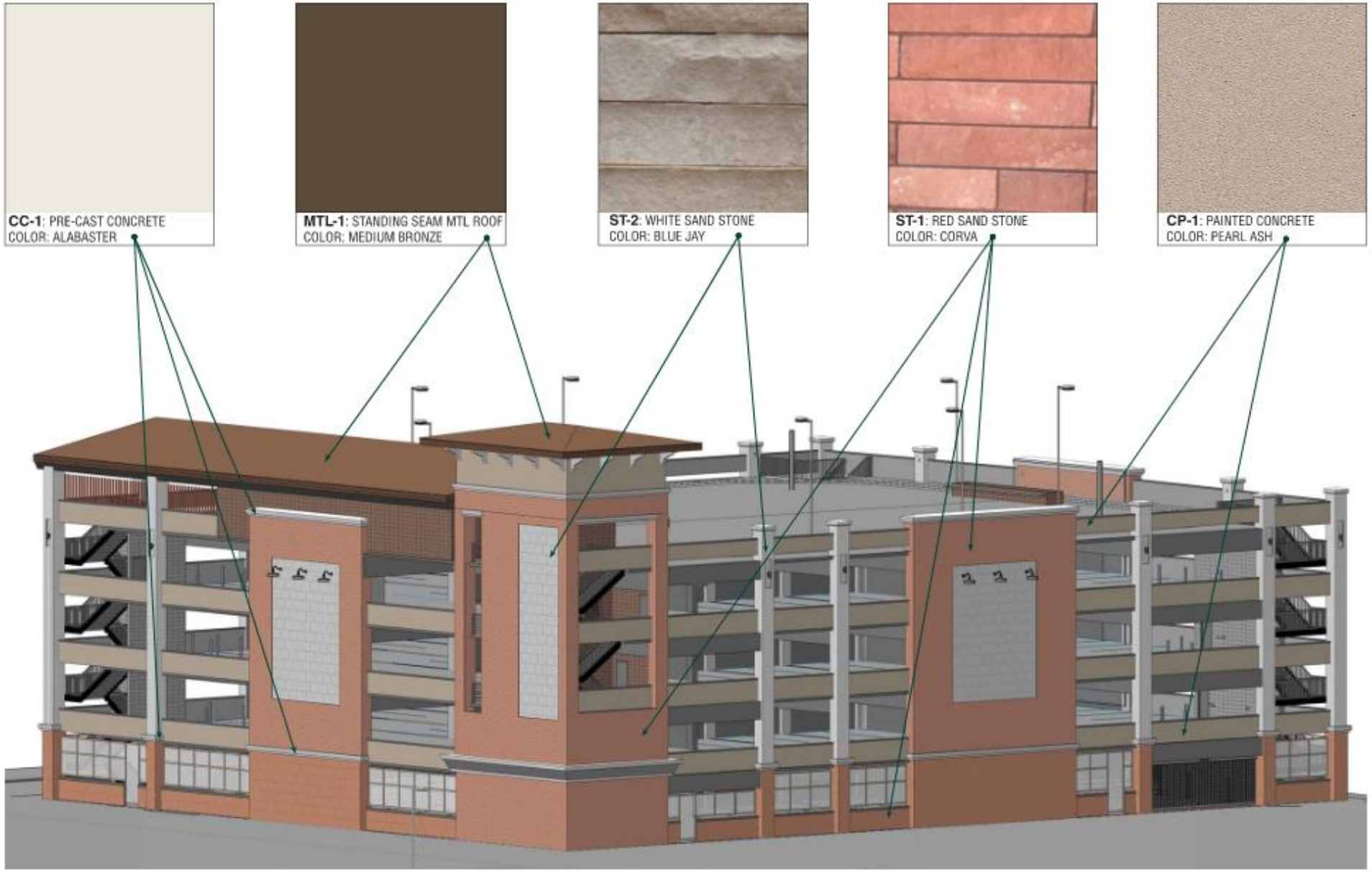
2 SOUTH ELEVATION

Tabernacle St.



Roof Top Design

- Pickleball courts
- Track
- Restrooms
- Kitchen
- Storage room
- Chairs, tables
- Portable stage
- Elevator

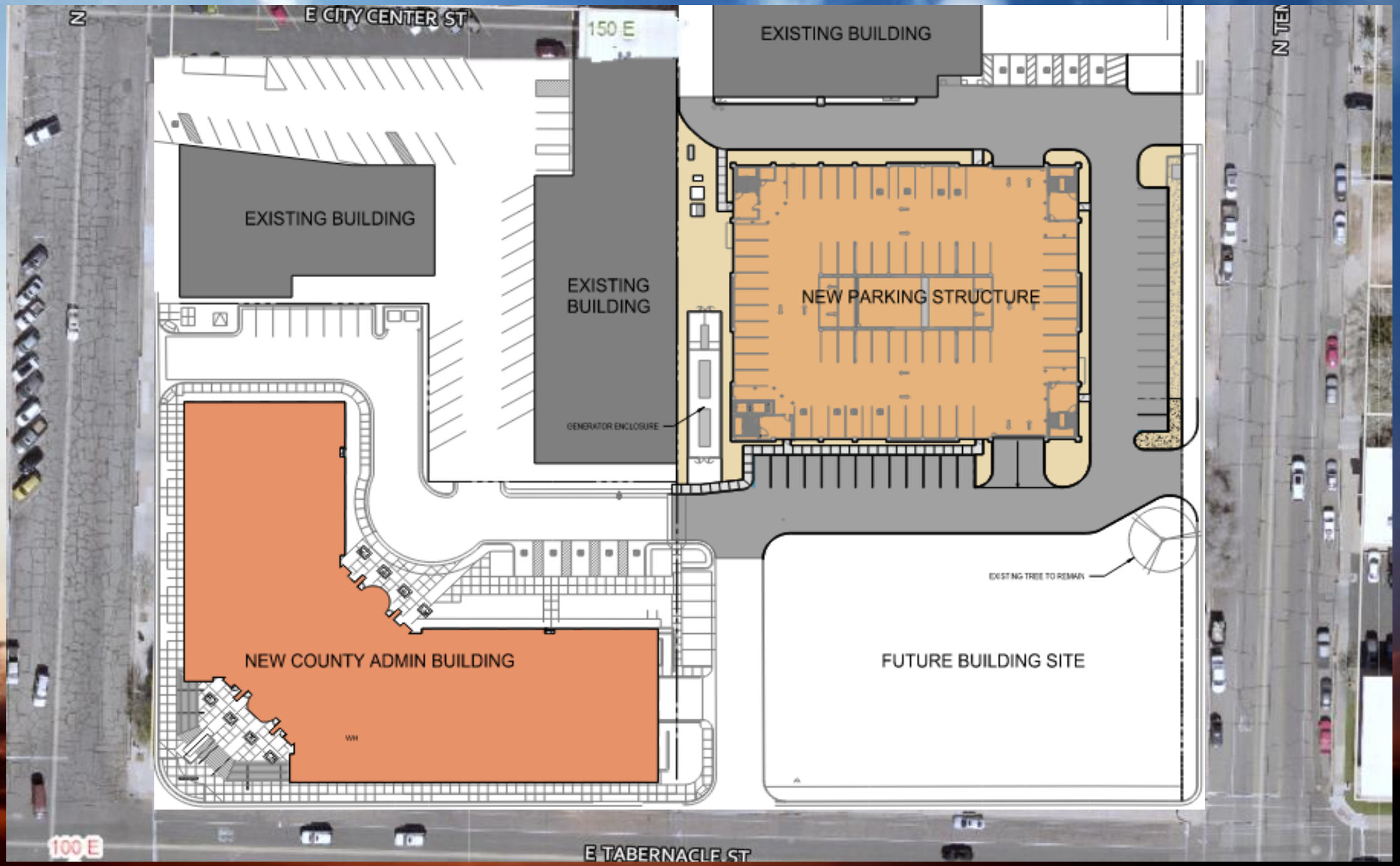

CC-1: PRE-CAST CONCRETE
COLOR: ALABASTER
MTL-1: STANDING SEAM MTL ROOF
COLOR: MEDIUM BRONZE
ST-2: WHITE SAND STONE
COLOR: BLUE JAY
ST-1: RED SAND STONE
COLOR: CORVA
CP-1: PAINTED CONCRETE
COLOR: PEARL ASH

Use List

1. Indoor entertainment activities such as paintball, miniature golf, arcade
2. Amusement centers, recreation and entertainment facilities (outdoor) as a CUP
3. Financial, medical and professional services
4. Catering establishment
5. Restaurant
6. Counseling center, mental health, alcohol, drugs (nonresidential, less than 24 hours)
7. Office
8. Antique store
9. Athletic and sporting goods store
10. Department store
11. Drive-through sales (pharmacy, dairy products, etc.)
12. Furniture and large appliances sales (used)
13. Furniture sales (new) and repair
14. Household appliances sales and services
15. Office supply, office machines sales and service
16. Supermarket/grocery store
17. Vegetable stand
18. Child care center
19. Educational institutions, schools, college, learning centers, trade schools (no residential or 24-hour facilities)
20. Personal instruction service
21. Printing, lithographing, publishing or reproduction sales and service
22. Bus Terminal
23. City, all facilities
24. Parking Garage

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of the Zone Change from C-4 to PD-C for the Washington County Garage development with the condition that it meets all requirements found in Section 10-8D of the Zoning Regulations.


E CITY CENTER ST
150 E
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
NEW PARKING STRUCTURE
GENERATOR ENCLOSURE
NEW COUNTY ADMIN BUILDING
EXISTING TREE TO REMAIN
FUTURE BUILDING SITE
100 E
E TABERNACLE ST

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM C-4 (CENTRAL BUSINESS DISTRICT COMMERCIAL) TO PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 2.03 ACRES LOCATED AT 50 NORTH 200 EAST STREET.

(Washington County Parking Garage)

WHEREAS, the property owner has requested a zone change from C-4 (Central Business District Commercial) to PD-C (Planned Development Commercial) on approximately 2.03 acres located at 50 North and 200 East Street; and

WHEREAS, the Planning Commission held a public hearing on the requested zone change; and

WHEREAS, the City Council held a public meeting on this request on September 2, 2021; and

WHEREAS, the City Council has determined that the requested amendment to the Zoning Map is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed from C-4 (Central Business District Commercial) to PD-C (Planned Development Commercial) on approximately 2.03 acres located at 50 North 200 East Street. The location of the zone change is more specifically described on the attached property legal description, incorporated herein as Exhibit "A", and parcel exhibit, incorporated herein as Exhibit "B".

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 2nd day of September 2021.

_____
Michele Randall, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

Exhibit “A” – Legal Description

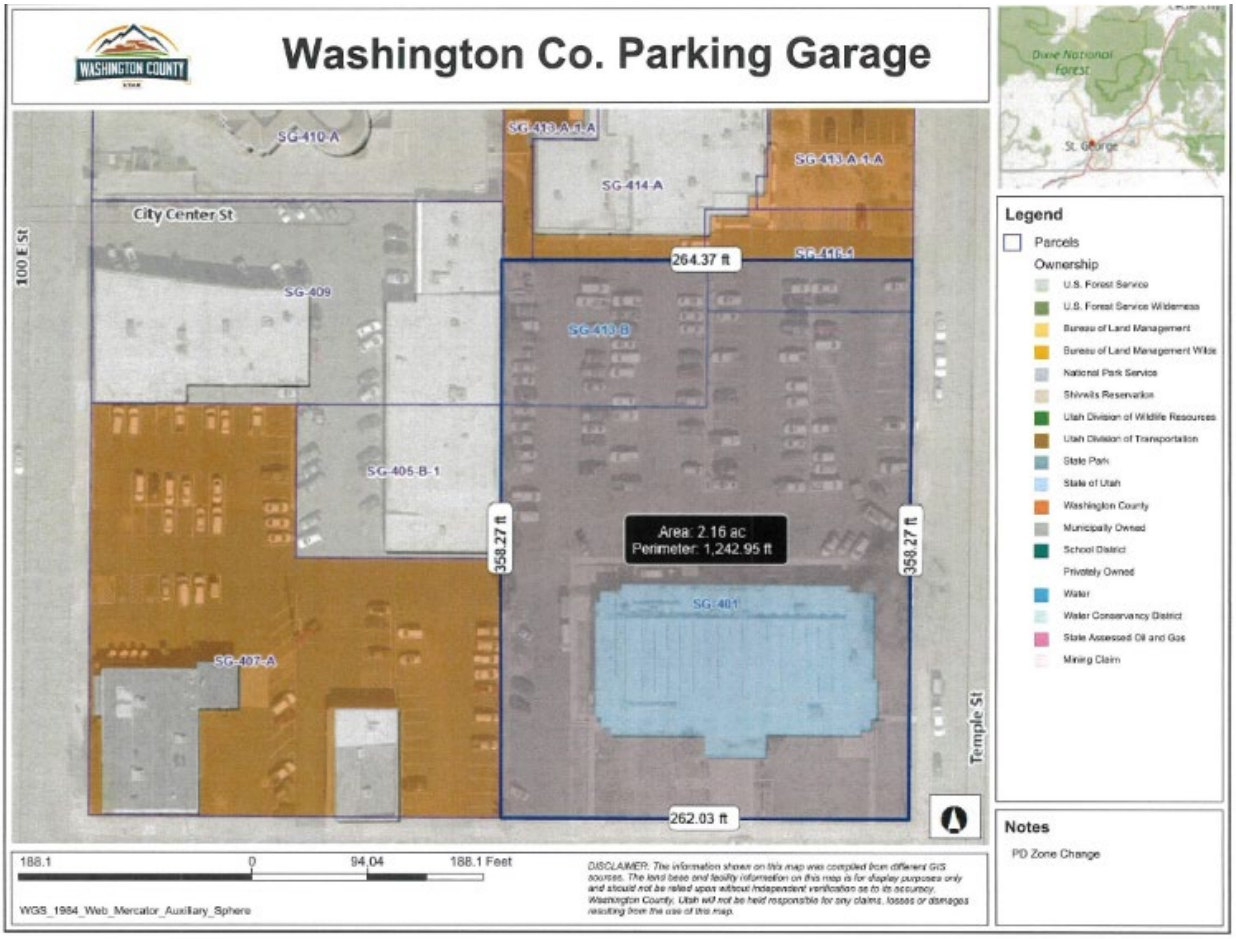
PARCEL: SG-413-B
BEGINNING AT A POINT S 40° 37’ 49" W 203.31' FROM THE NORTHEAST CORNER OF BLOCK 27 OF THE ST. GEORGE CITY SURVEY PLAT “A"; THENCE S 0° 08' 44" W 109.94' THENCE N 89° 53' 43" W, 132.00'; THENCE N 0 °08' 44" E, 109.98'; THENCE S 89° 52' 42" E, 132.00' TO THE POINT OF BEGINNING.
CONTAINS 0.333 ACRES MORE OR LESS.

PARCEL: SG-416-1
BEGINNING AT A POINT NORTH 67 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 27, PLAT "A", ST. GEORGE CITY SURVEY, AND RUNNING THENCE WEST 132 FEET; THENCE NORTH 65 FEET; THENCE EAST 132 FEET; THENCE SOUTH 65 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.20 ACRES MORE OR LESS.

PARCEL: SG-401
ST GEORGE CITY SUR PLAT A BLK 27 (SG) LOT: 1, SUBDIVISION: ST GEORGE CITY SUR PLAT A BLK 27 (SG) LOT: 2 LOT 1 & 2 & S 67 FT LOT 8 BLK 27 PLAT “A” ST GEORGE CITY SURVEY.
CONTAINS 1.80 ACRES MORE OR LESS.

TOTAL AREA BEING 2.0333 ACRES

Exhibit “B” – Parcel Exhibit



DRAFT

Agenda Item Number : 05

Request For Council Action

Date Submitted	08/25/2021 11:23 AM
Proposed City Council Date	09/02/2021
Applicant	Adam Allen
Subject	Consider approval of an ordinance amending the Grand View and Green Valley Planned Development Residential zone for 60 homes to be known as the Flats at Grand View on approximately 9.62 acres generally located at 1600 West and Skyrocket Road. Case No. 2021-ZC-053
Background	The proposal is for a single-family project consisting of 60 small units with a density of 6.25 units per acre dwelling units per acre. The underlying general plan is MDR (Medium Density Residential).
Proposed Resolution	Planning Commission held a public hearing on the request and is forwarding a recommendation for approval.
Cost	$
Action Taken	
Requested by	Dan Boles
File Attachments	cc2021-zc-053flatsatgrandviewatgreenvalley082521112300.pdf
Approved by Legal Department?	Yes
Approved by City Admin Services?	NA
Approved in Budget?	N/A **Amount:**

St.George
Community Development

ZONE CHANGE AMENDMENT

PLANNING COMMISSION AGENDA REPORT: 08/10/2021
CITY COUNCIL AGENDA REPORT: 09/02/2021

Zone Change Amendment
Flats at Grand Views at Green Valley
Case No. 2021-ZC-053

Request: Consider a Zone Change amendment for the Grand Views at Green Valley PD (Planned Development) in order to 1) amend the current zone plan, and 2) amend the current zone in order to allow 60 homes on approximately 9.62 acres.

Applicant: Temting, LLC

Representative: Adam Allen

Area: 9.62

Location: The property is generally located at 1600 West and Skyrocket Road.



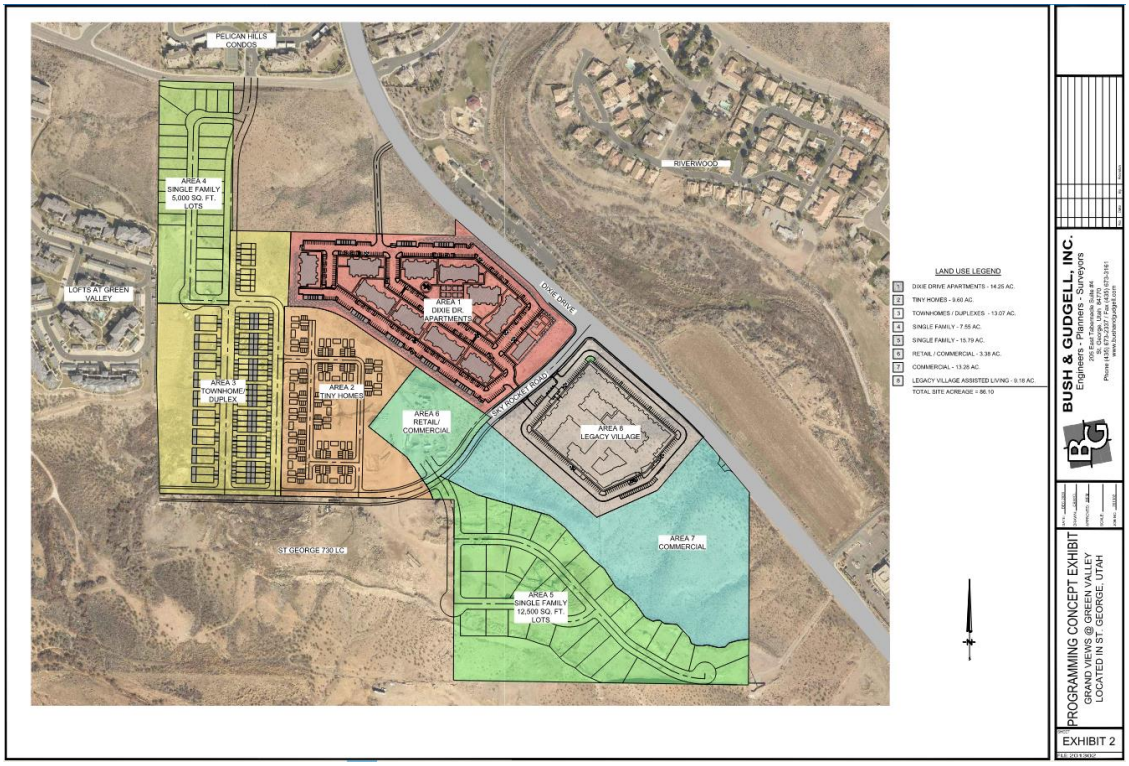
Current Zone: PD-R (Planned Development Residential)

General Plan: MDR (Medium Density Residential), COM (Commercial)

Background:
For many years, much (though not all) of the subject property has been a gravel pit. In 2018, the applicant applied for a General Plan amendment on the subject 9.62-acre property along with the rest of the Grand Views property. That request was granted and changed the land use from low density to a mix of commercial, medium density and low density. Specifically, the 9.62 acres was changed to Medium Density Residential. In February of 2020, The City Council heard a request to change the general plan again on the property to medium density and commercial and remove the low density residential. That request was also granted. Finally, in February of 2021, the property was granted PD zoning allowing a total of 431 units. Additionally, the initial 240 apartment units were also approved at that time.

REQUEST
The application before the Planning Commission now is twofold. The first request is to amend the PD zone plan to expand the number of "Tiny Homes" from 50 to 60. Even though this amendment to the PD zone plan is general to the Grand View PD, in reality, it would only apply to the one area designated for tiny homes.

The second request associated with this application is to approve the second "area" site, elevations, amenities, etc. for the tiny homes site. Again, this approval is very specific to the 9.62 acres for the tiny homes. Below is the approved concept plan for the overall PD.



PD Amendment:
The PD zone plan amendment is the first request. The table below is a breakdown of the residential areas (areas 1-5) and their densities as was approved by the City Council.

Area 1 – Dixie Drive Apartments	240 Units	14.25 Acres	16.84 du/ac
Area 2 – Tiny Homes	50 Units	9.60 Acres	5.21 du/ac
Area 3 – Townhomes/Duplexes	80 Units	13.07 Acres	6.12 du/ac
Area 4 – Single Family	30 Units	7.55 Acres	3.97 du/ac
Area 5 – Single Family	31 Units	15.79 Acres	1.96 du/ac
Totals	**431 Units**	**60.26 Acres**	**7.15 du/ac**

It should be noted that area one provides a great deal of the density over the entire site. Removing area one from the calculation leaves the rest of the site at a 4.15 du/ac density. The applicant is proposing to allow 60 units increasing the number of units by ten. This would result in a density of 6.25 units on area two and 7.31 du/ac overall (4.36 du/ac without area one).

Area Two Site Details:
The property is currently vacant. The proposed site, which totals 9.62 acres, depicts 60, single-family residential buildings. A typical tiny home is between 150-500 square feet in size. The smallest of the proposed structures show 904 sq ft. which is significantly larger than a typical tiny home. That said, the structures are still smaller homes. The buildings are distributed evenly throughout the site and provide several amenities which will be discussed later. Parking is provided throughout the site in either garages, in driveways or formal parking stalls.

Parking: Under section 10-19-4(A)(4) of the St. George zoning code, each unit is required to provide two parking stalls, one of which must be covered (garage), plus one stall for every three units for guest parking. With 60 units, this would yield a total requirement of 140 stalls (60 covered). The site plan depicts a total of 145 stalls. Because the driveways are 16 feet wide, they don't quite meet the requirements for two parking stalls though in reality two cars may be able to park there. Therefore, staff has only considered the driveway as one stall and not two as indicated by the applicant.

The parking stalls are well dispersed throughout the site, and all meet the minimum size requirements.

Elevations: The site depicts 60 units. Four building layouts are proposed, two two-story layouts and two single-story layouts. Each of the units are designed with a single-car garage and a 20-foot driveway. Square footages range from 904 square feet to 1,500 sq ft. Materials include wood siding, stucco and stacked stone. A two-story building would stand at approximately 22 feet tall while a single story would reach approximately 13 feet (see elevations attached).

Landscaping/Amenities: The site is required to maintain a minimum of 30% landscaping. The site has been designed with 43.75% landscaping. Additionally, a multi-family development must provide usable recreation areas, in this case at least 12,000 sq ft. The site is also depicting 17%

open space on some of the steeper portions of the property. The site is designed with two pickleball courts, a pool, BBQ's, Fire Pit, and Cabanas which will exceed that requirement.

Planning Commission Recommendation:
Planning Commission held a public hearing on the request and is forwarding a positive recommendation to the City Council.

Alternatives:

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Table the proposed zone change amendment to a specific date.

Possible Motion:
"I move that we approve the zone change amendment for the Flats Grand Views at Green Valley as presented, case no. 2021-ZCA-053, based on the findings listed in the staff report."

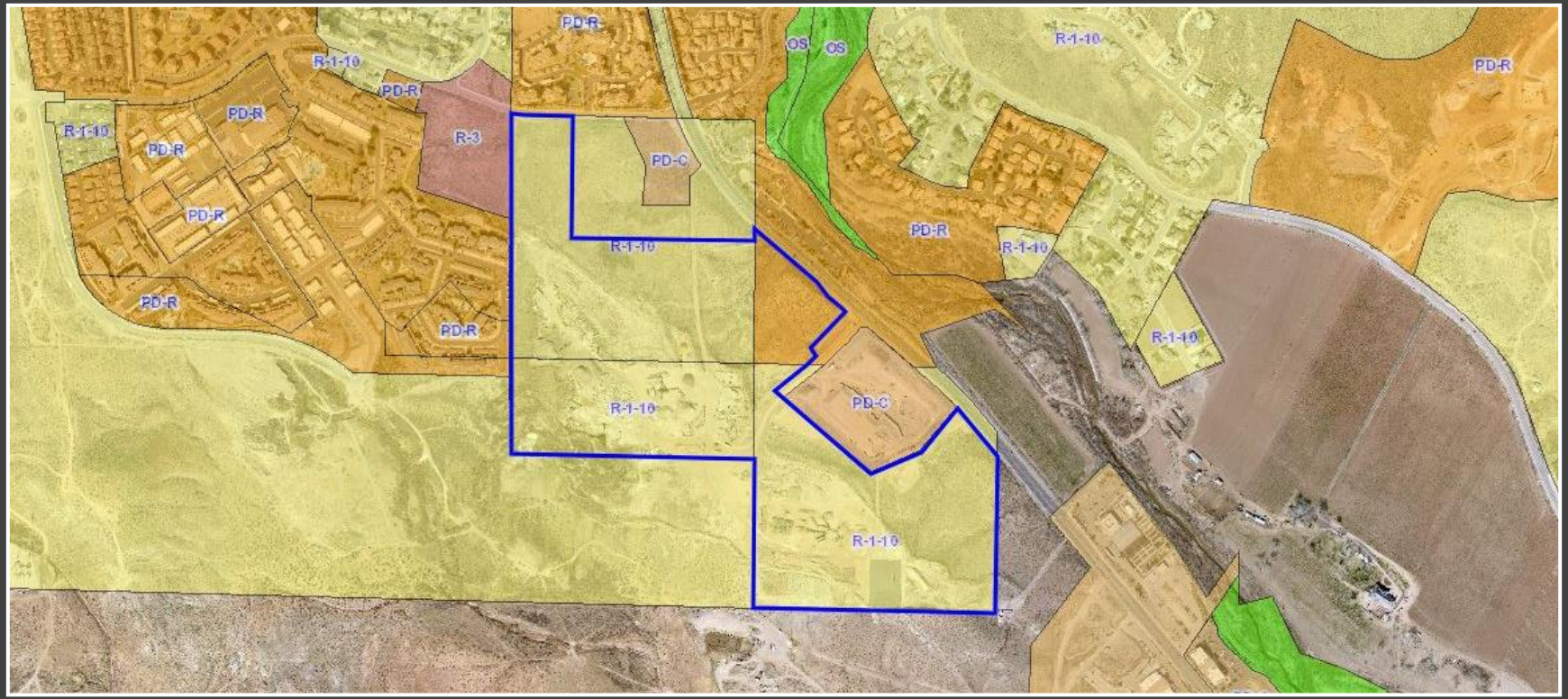
Findings for Approval:

1. The proposed amendment meets the requirements of section 10-7F of the zoning code.
2. There will be adequate parking to facilitate the development.
3. The application meets the requirements of section 10-7F-4(C) regarding height.

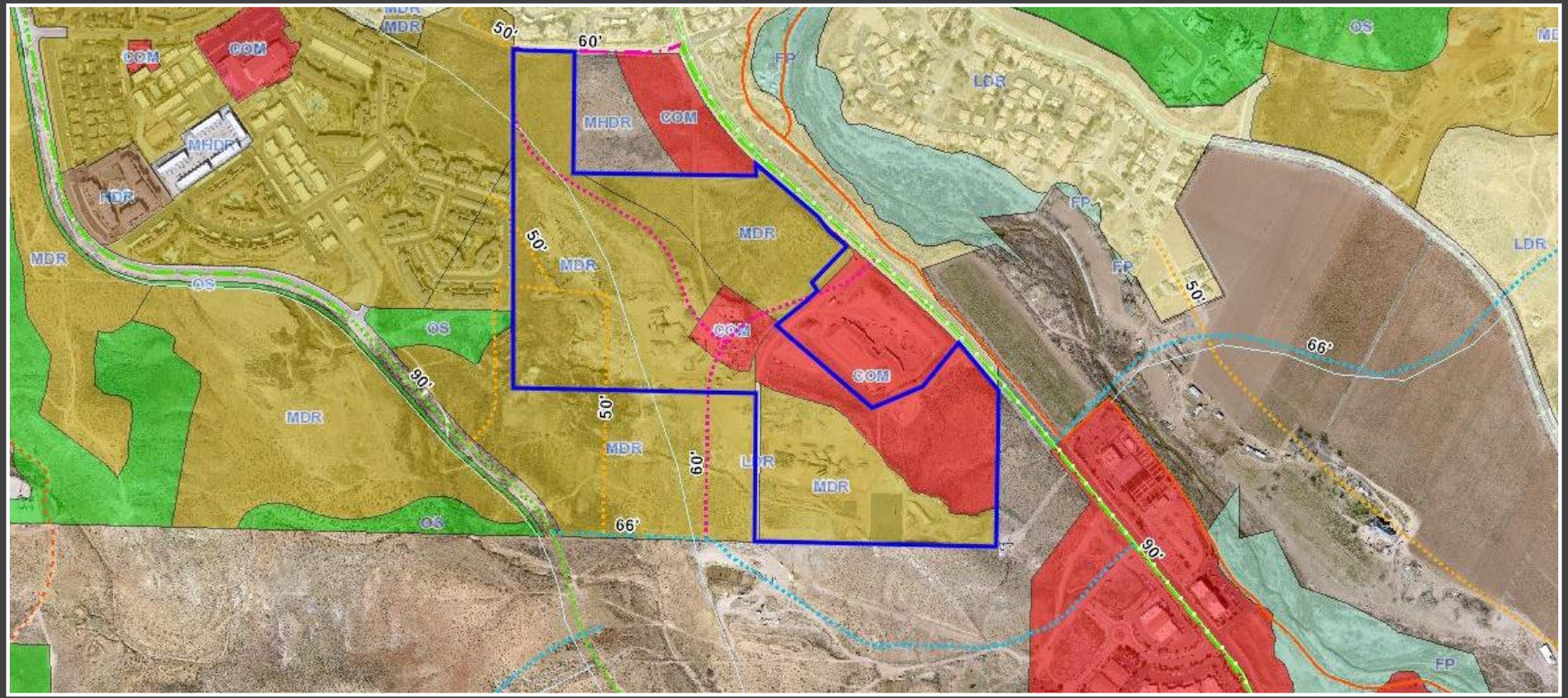
EXHIBIT A
PRESENTATION

Grand Views at Green Valley
PD Zone Change

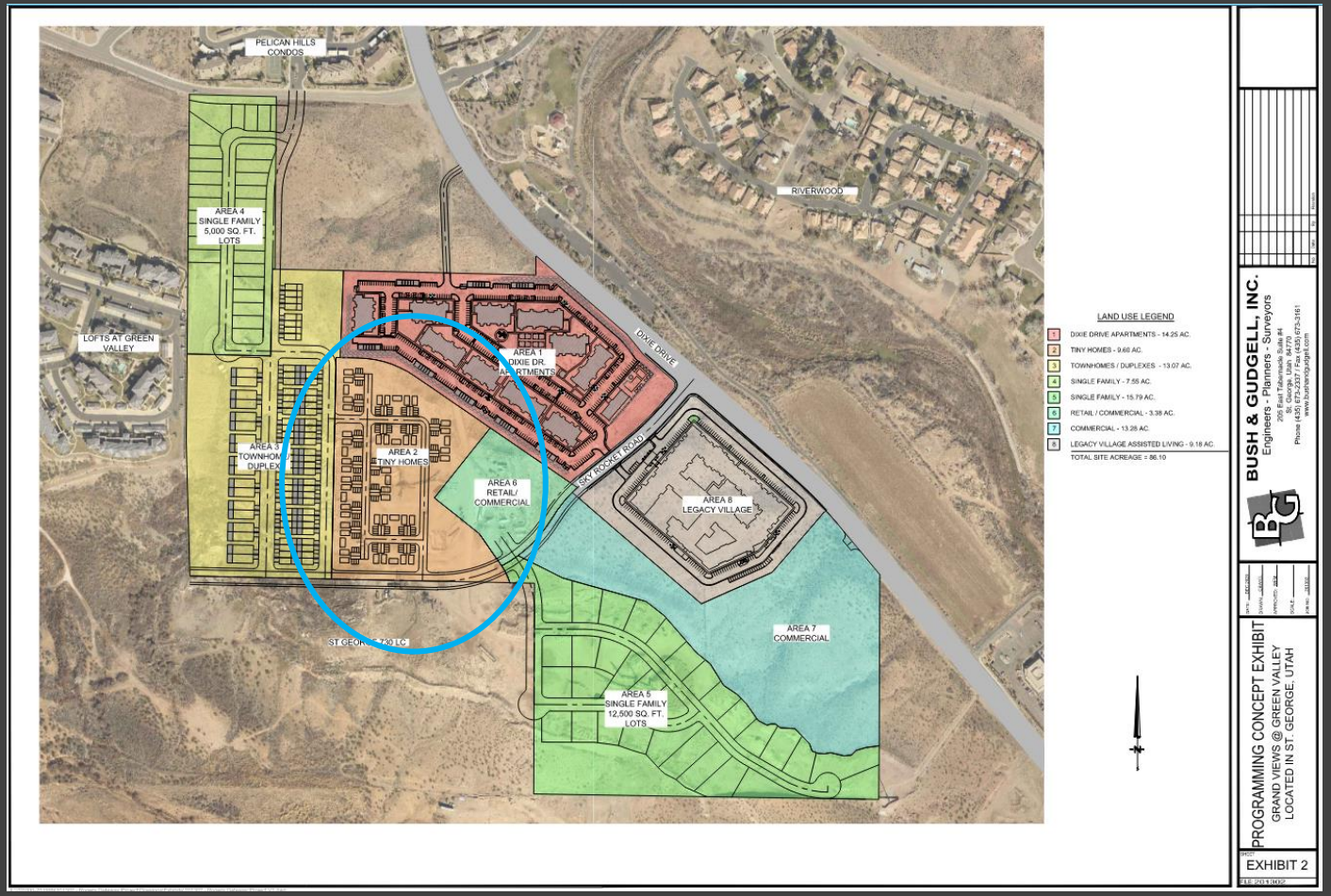
Generally South of Canyon View Drive and South-West of Dixie Drive



Existing Zoning



Existing General Plan



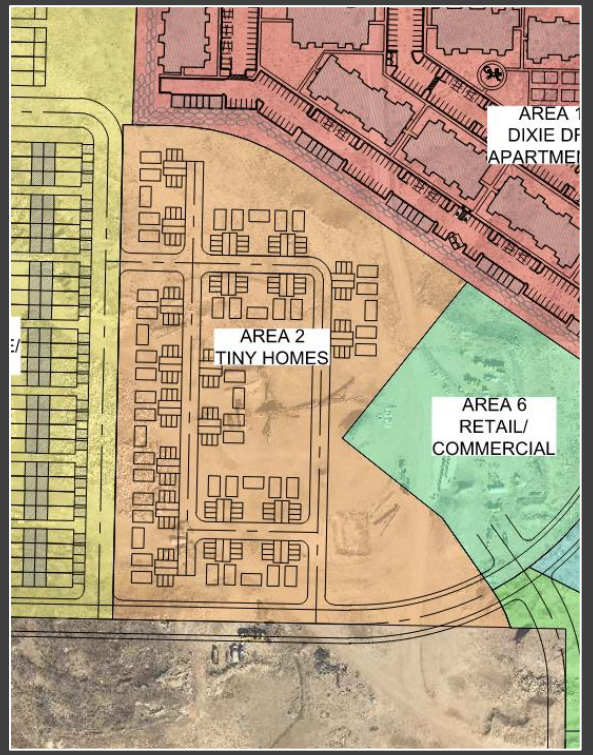
Concept Plan



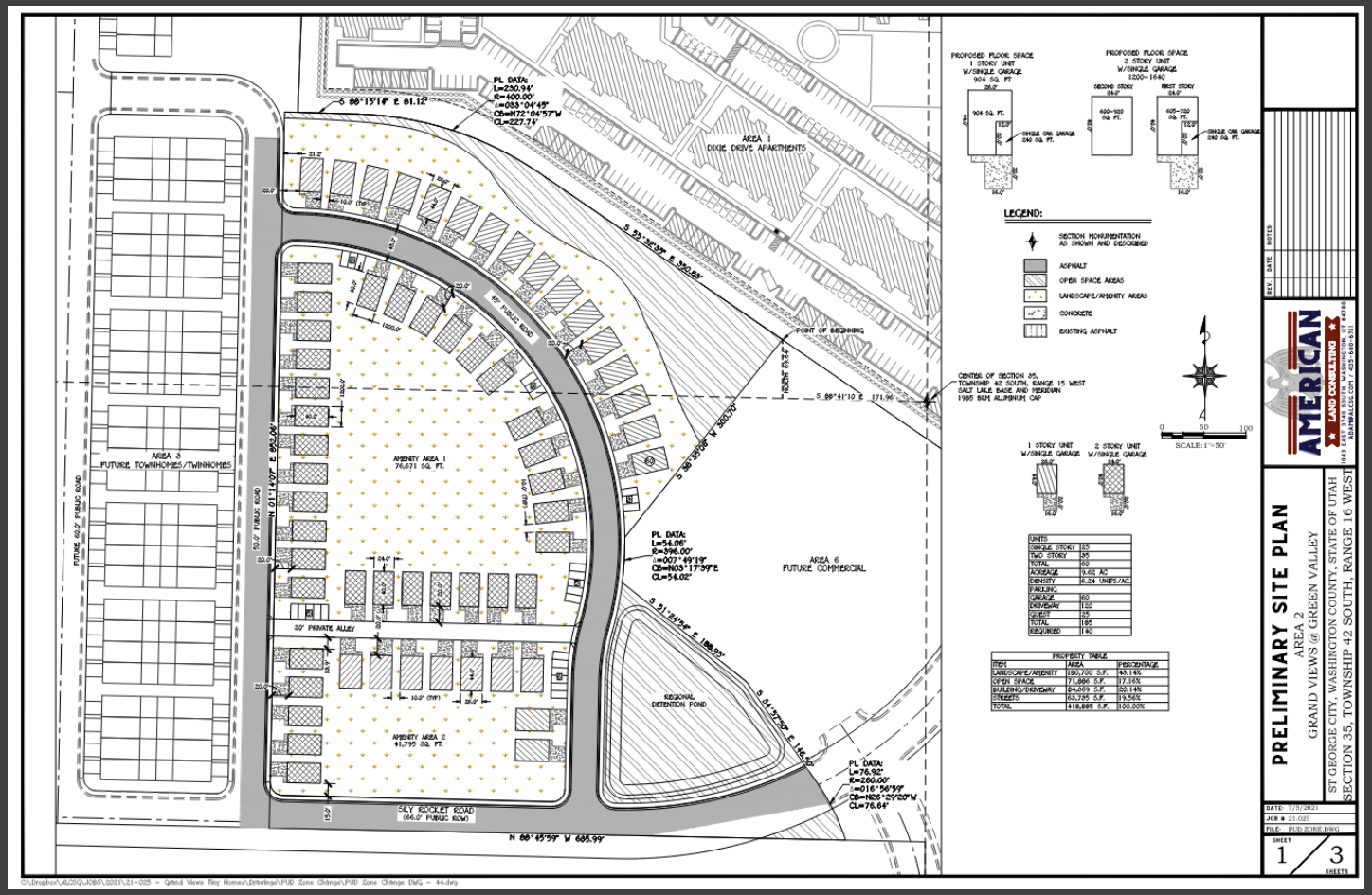
Existing Zoning



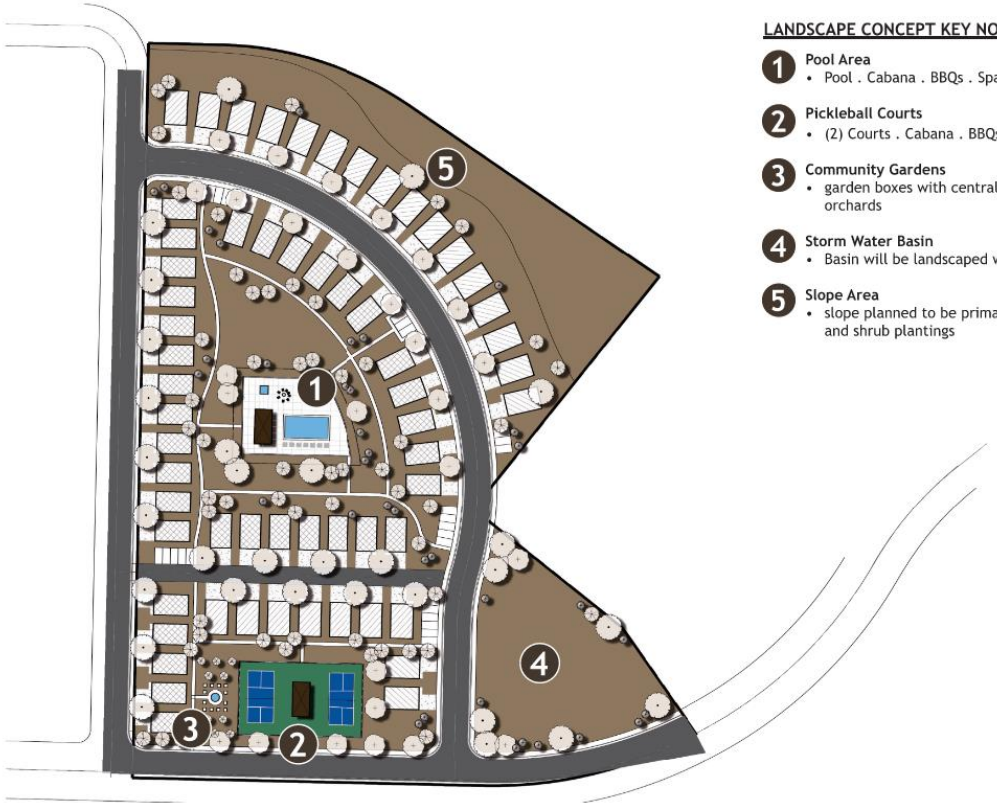




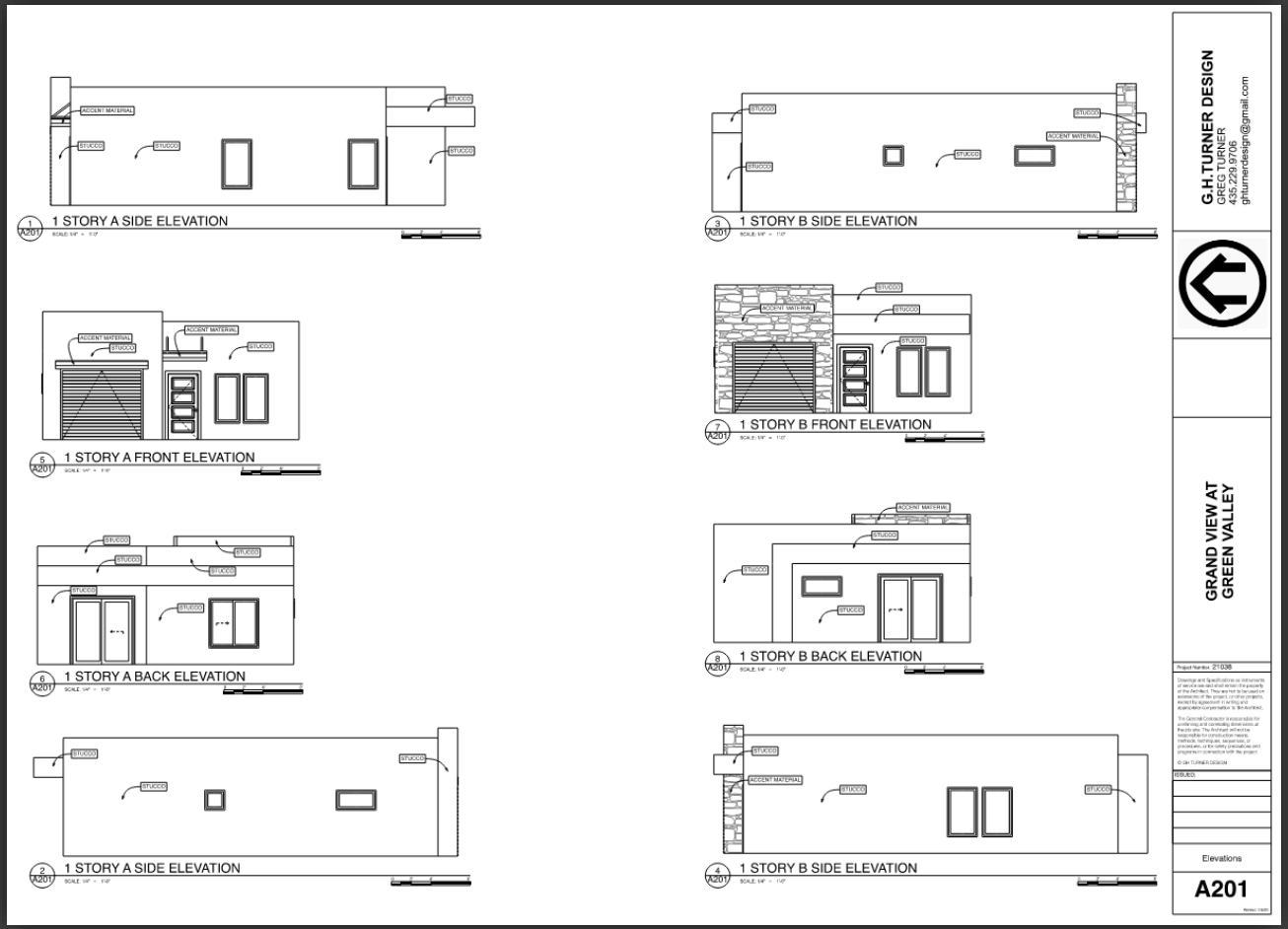
Original Conceptual Tiny Homes



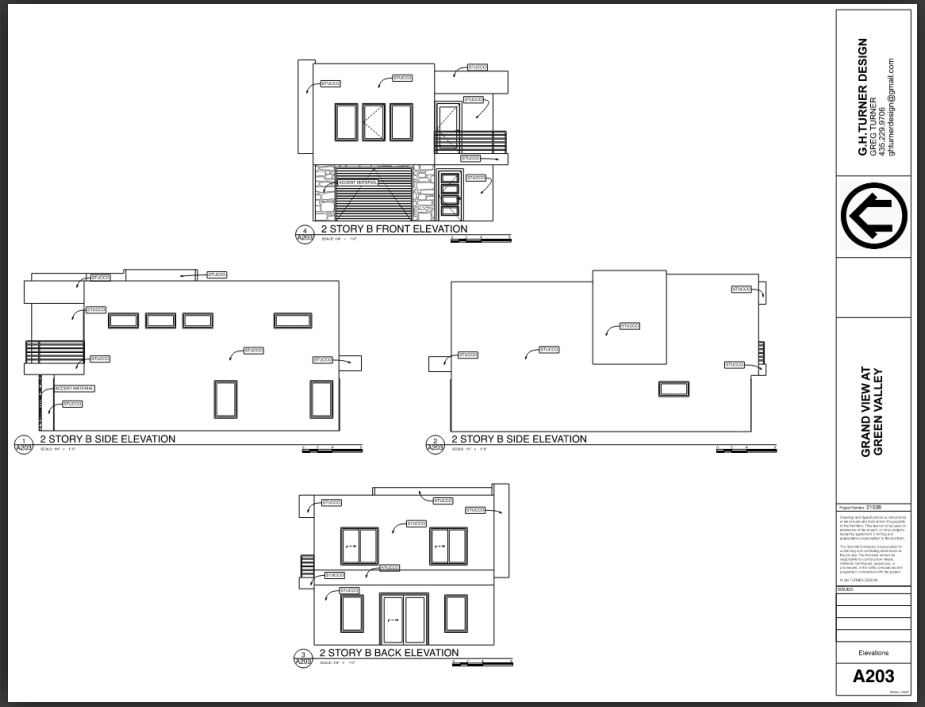
Proposed Layout

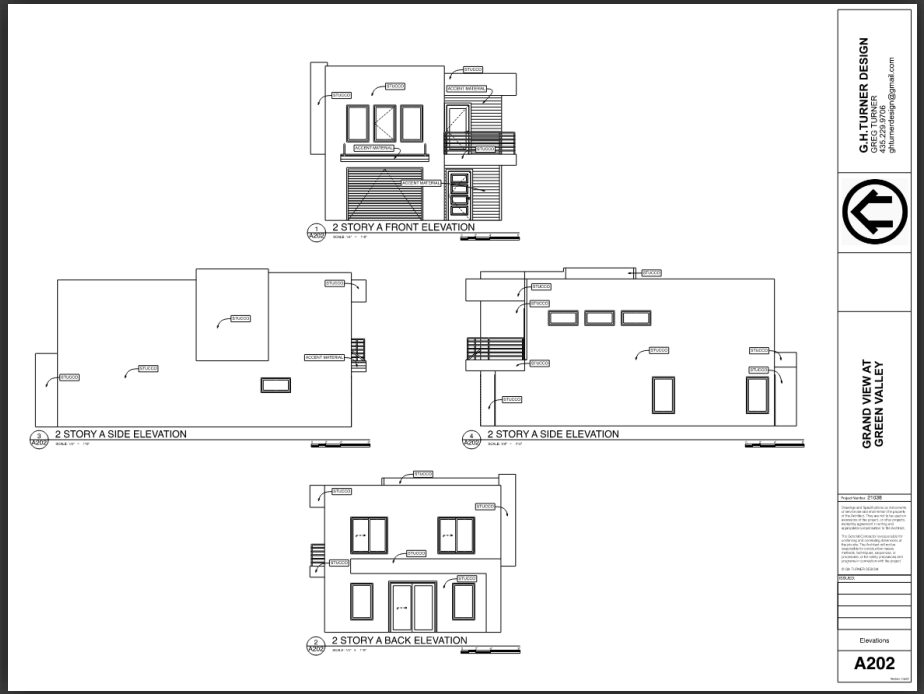

LANDSCAPE CONCEPT KEY NOTES
1 Pool Area
• Pool . Cabana . BBQs . Spa . Fire Pit . Sitting Area
2 Pickleball Courts
• (2) Courts . Cabana . BBQs
3 Community Gardens
• garden boxes with central focal point and fruit tree orchards
4 Storm Water Basin
• Basin will be landscaped with primarily rock mulch
5 Slope Area
• slope planned to be primarily rock mulch with tree and shrub plantings
1
2
3
4
5
GRAND VIEW @ GREEN VALLEY
Landscape Concept Plan

Amenities



Single Story Elevations





Two Story Elevations

GRAND VIEW AT GREEN VALLEY





G.H.TURNER DESIGN
GREG TURNER
435.229.9706
ghturnerdesign@gmail.com

GRAND VIEW AT GREEN VALLEY

Project Number: 21838

ISSUED

Cover Sheet

A001

Renderings



WOOD SIDING COLORS: SAGIER KNOTTY MAPLE, SAGIER ESPRESSO BLACKWOOD, SAGIER CHOCOLATE SAGIER
STUCCO COLORS: THUNDER GREY
STONE COLORS: FIELDSTONE HERMITAGE



WOOD SIDING COLORS: SAGIER KNOTTY MAPLE, SAGIER ESPRESSO BLACKWOOD, SAGIER CHOCOLATE SAGIER
STUCCO COLORS: SHOJI WHITE
STONE COLORS: MTN. LEDGE DUSK



WOOD SIDING COLORS: SAGIER KNOTTY MAPLE, SAGIER ESPRESSO BLACKWOOD, SAGIER CHOCOLATE SAGIER
STUCCO COLORS: GALVESTON GREY
STONE COLORS: DESIGN SERIES OXFORD



WOOD SIDING COLORS: SAGIER KNOTTY MAPLE, SAGIER ESPRESSO BLACKWOOD, SAGIER CHOCOLATE SAGIER
STUCCO COLORS: BRIARWOOD
STONE COLORS: MTN. LEDGE FOSSIL GRAY

G.H. TURNER DESIGN
GREG TURNER
435.229.9706
ghturnerdesign@gmail.com

GRAND VIEW AT GREEN VALLEY

Project Number: 21036

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project or on other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating all dimensions at the job site. Any discrepancies shall be reported to the Architect before proceeding with the work. The General Contractor is responsible for all construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

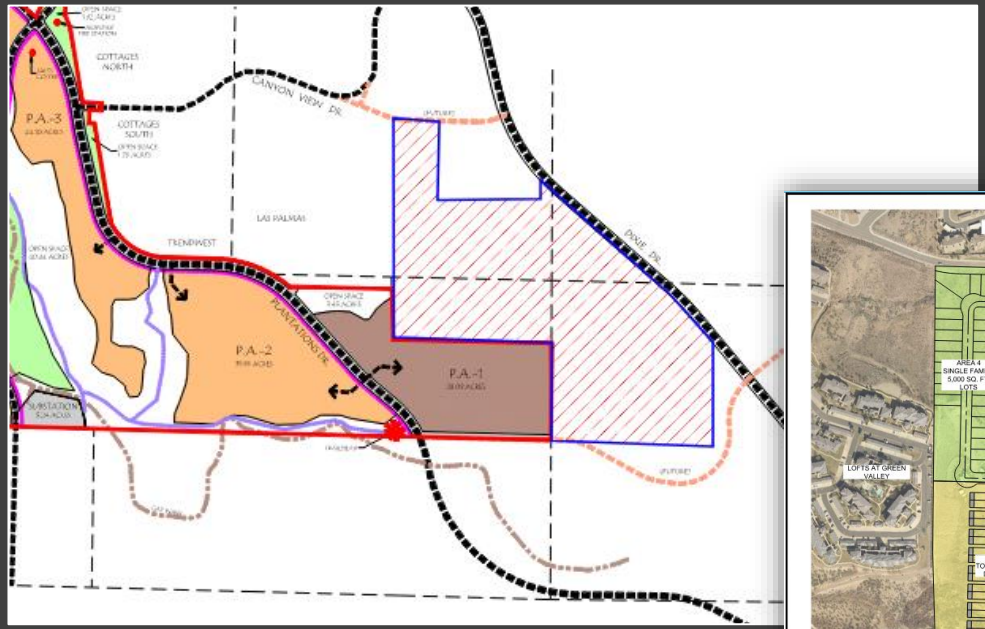
© GH TURNER DESIGN

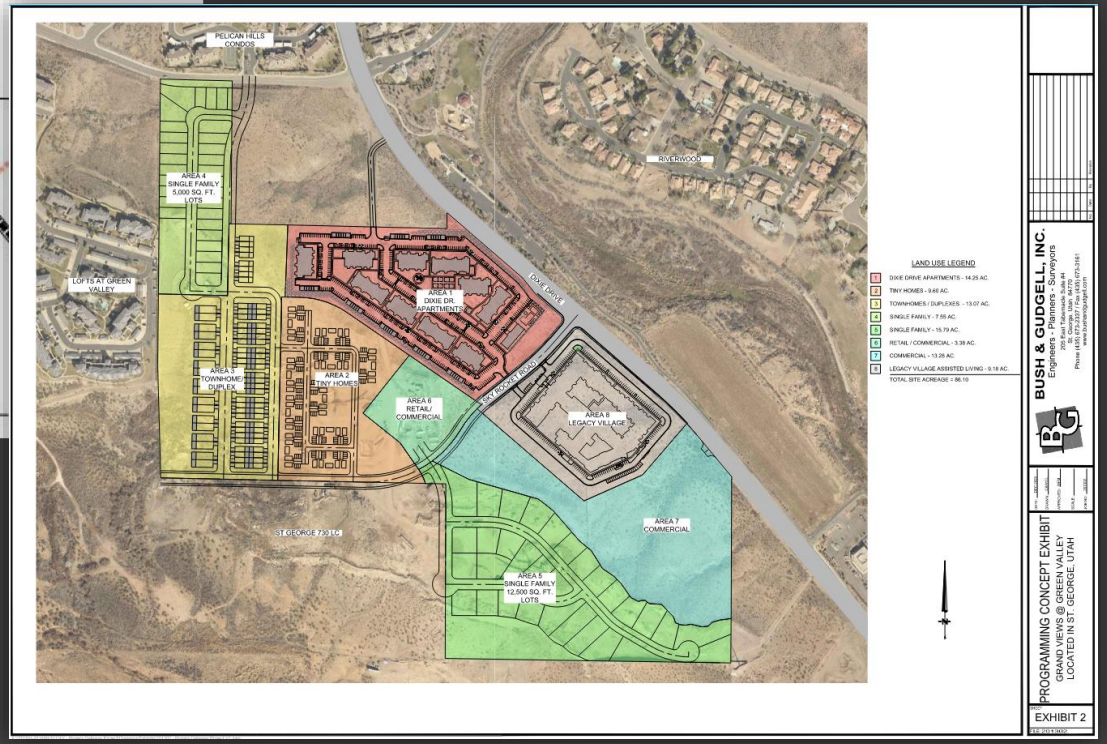
ISSUED

Material Board

A002

Materials


COTTAGES NORTH
CANYON VIEW DR.
COTTAGES SOUTH
P.A.-3
LAS PALMAS
TREMPAWEST
P.A.-2
MANHATTAN DR.
P.A.-1
DIXIE DR.
SUBSTATION


PELICAN HILLS CONDOS
AREA 4 SINGLE FAMILY 5,000 SQ. FT. LOTS
LOFTS AT GREEN VALLEY
AREA 9 DIXIE DR. APARTMENTS
RIVERWOOD
DIXIE DRIVE
AREA 3 TOWNHOME / DUPLEX
AREA 2 TINY HOMES
AREA 6 RETAIL / COMMERCIAL
CANYON POINTE ROAD
AREA 8 LEGACY VILLAGE
AREA 7 COMMERCIAL
ST. GEORGE
AREA 5 SINGLE FAMILY 12,500 SQ. FT. LOTS
LAND USE LEGEND
DIXIE DRIVE APARTMENTS - 14.25 AC.
TINY HOMES - 9.60 AC.
TOWNHOMES / DUPLEXES - 13.07 AC.
SINGLE FAMILY - 7.55 AC.
SINGLE FAMILY - 15.79 AC.
RETAIL / COMMERCIAL - 3.38 AC.
COMMERCIAL - 13.26 AC.
LEGACY VILLAGE ASSISTED LIVING - 9.18 AC.
TOTAL SITE ACREAGE = 86.10
BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
PROGRAMMING CONCEPT EXHIBIT
GRAND VIEWS @ GREEN VALLEY
LOCATED IN ST. GEORGE, UTAH
EXHIBIT 2

Divario

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE EXISTING GRAND VIEWS AT GREEN VALLEY PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ZONE ON APPROXIMATELY 9.62 ACRES TO APPROVE THE ADDITION OF 60 NEW UNITS IN THE GRAND VIEWS AT GREEN VALLEY DEVELOPMENT WITH ELEVATIONS AND SITE PLAN AND AMENDING THE GRAND VIEW AT GREEN VALLEY ZONE PLAN TO ALLOW 10 ADDITIONAL UNITS.

(The Flats at Grand View at Green Valley)

WHEREAS, the property owner has requested a zone change amendment to the existing PD-R zone on approximately 9.62 acres, to approve the addition of 60 total units to the PD and approve elevations and site layout and amend the Grand View at Green Valley zone plan to allow an additional 10 units. The site is generally located at 1600 West and Skyrocket Road; and

WHEREAS, the City Council held a public meeting on this request on September 2, 2021; and

WHEREAS, the Planning Commission recommends approval of the requested zone change amendment; and

WHEREAS, the City Council has determined that the requested zone change amendment to the Zoning Map is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the amendment to the Grand View at Green Valley PD-R (Planned Development Residential) zone on 9.62 acres. The zone change amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit "A." The Planned Development Residential project is approved, including the conceptual layout, building design, colors and materials, landscaping, and parking and the zone plan is amended to allow an additional ten units. The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 2nd Day of September 2021.

_____
Michele Randall, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

Exhibit “A”

AMERICAN
LAND CONSULTING

GRAND VIEWS @ GREEN VALLEY AREA 2 LEGAL DESCRIPTION

Beginning at a point that lies thence North 88°41'10" West along the Center Section Line 171.96 feet and North 69.64 feet from the Center of Section 35, Township 42 South, Range 15 West, Salt Lake Base and Meridian; Running thence South 38°35'06" West 300.70 feet; thence southerly along a 396.00 foot radius non-tangent curve to the right, (long chord bears South 03°17'39" West a distance of 54.02 feet, center point lies South 89°22'59" West), through a central angle of 07°49'19", 54.06 feet; thence South 51°24'54" East 188.95 feet; thence South 34°57'50" East 146.50 feet; thence southeasterly along a 260.00 foot radius curve to the right, (long chord bears South 26°29'20" East a distance of 76.64 feet, center point lies South 55°02'10" West) through a central angle of 16°56'59", 76.92 feet; thence North 88°45'59" West 685.99 feet; thence North 01°14'07" East 852.06 feet; thence South 88°15'14" East 81.12 feet; thence South 88°37'20" East 5.22 feet; thence easterly along a 400.00 foot radius curve to the right, (long chord bears South 72°04'57" East a distance of 227.74 feet, center point lies South 01°22'40" West) through a central angle of 33°04'45", 230.94 feet; thence South 55°32'35" East 350.83 feet; to the point of beginning.

containing 418,886 square feet or 9.62 acres.



DRAFT

Agenda Item Number : 06

Request For Council Action

Date Submitted	07/30/2021 04:42 PM
Proposed City Council Date	08/19/2021
Applicant	Ken Miller, Development Solutions Group
Subject	Consider approval of the preliminary plat for South Desert Townhomes, a 132-lot residential subdivision located at approximately White Dome Drive and 2500 East in the Southern Hills development.
Background	This proposed subdivision is located at approximately White Dome Drive and 2500 East in the Southern Hills development.
Proposed Resolution	Planning Commission recommends approval
Cost	$N/A
Action Taken	
Requested by	Wes Jenkins
File Attachments	cc2021-pp-038southdeserttownhomes073021164208.pdf preliminaryplatpresentationforsouthdeserttownhomes073021164208.pdf
Approved by Legal Department?	NA
Approved by City Admin Services?	NA
Approved in Budget?	N/A **Amount:**

St.George
Community Development

ITEM

PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: **07/27/2021**
CITY COUNCIL **08/05/2021**

PRELIMINARY PLAT
South Desert Townhomes
Case No. 2021-PP-038

Request: To approve a preliminary plat for a one hundred and thirty two (132) lot residential subdivision

Location: The site is located at approximately White Dome Drive and 2500 East in the Southern Hills Development.

Property: 14.67 acres

Number of Lots: 132

Density: 9 DU/AC

Zoning: PD-R

Adjacent zones: This plat is surrounded by the following zones:
North – PD-R
South – PD-R
East – PD-R
West – OS (White Dome Nature Conservancy)

General Plan: MDR

Applicant: Development Solutions Group

Representative: Ken Miller

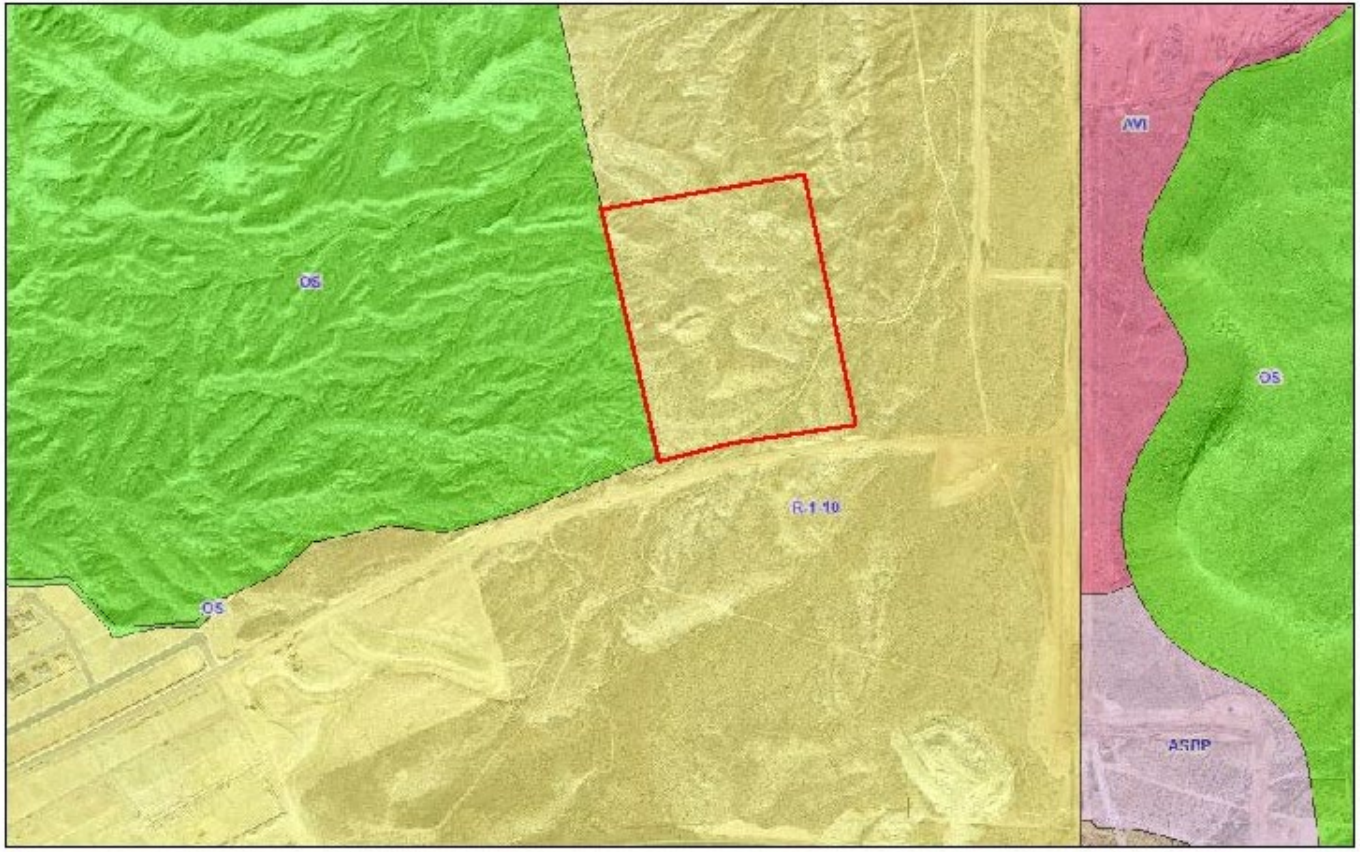
Comments:

Preliminary Plats

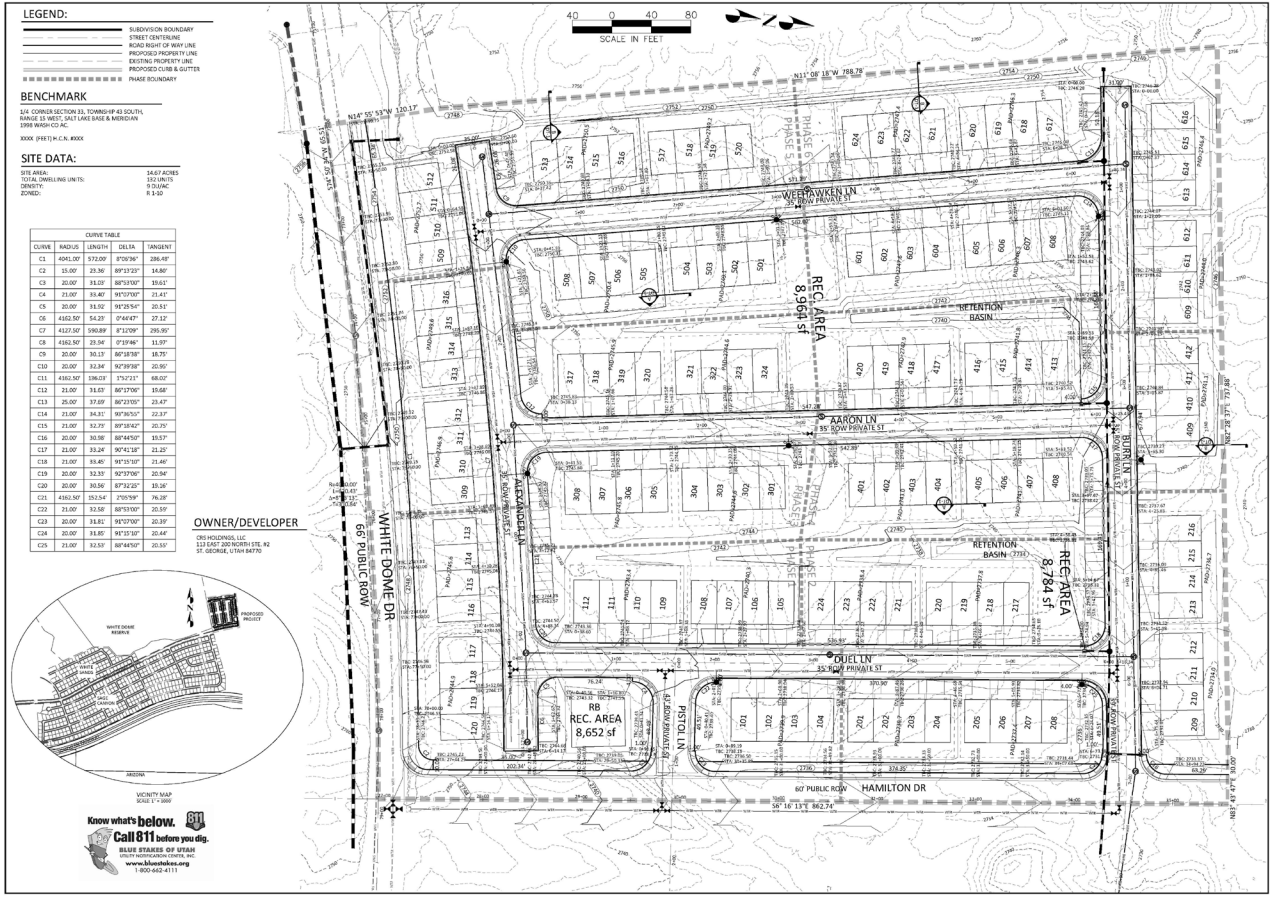
July 27, 2021



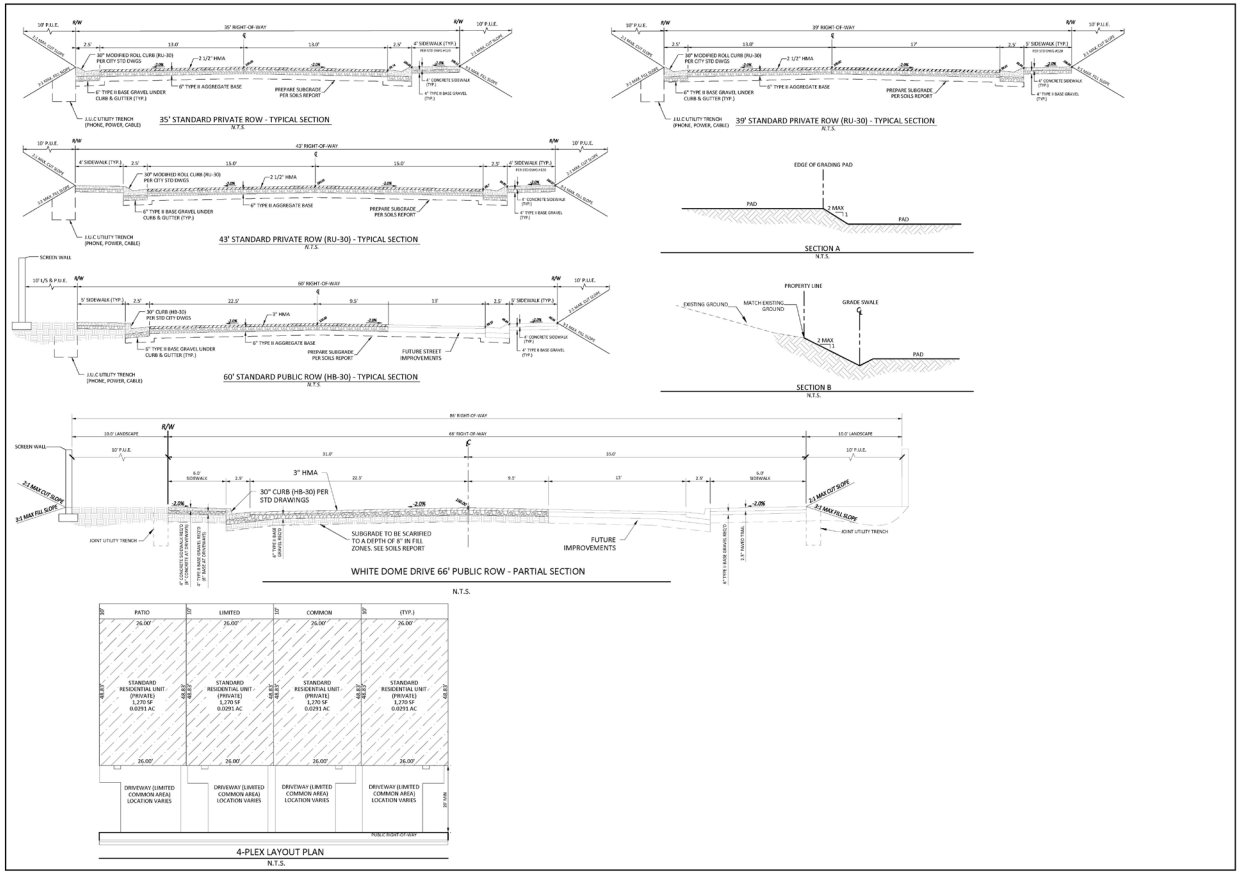
Preliminary Plat – South Desert Townhomes



Preliminary Plat – South Desert Townhomes



Preliminary Plat – South Desert Townhomes



Preliminary Plat – South Desert Townhomes

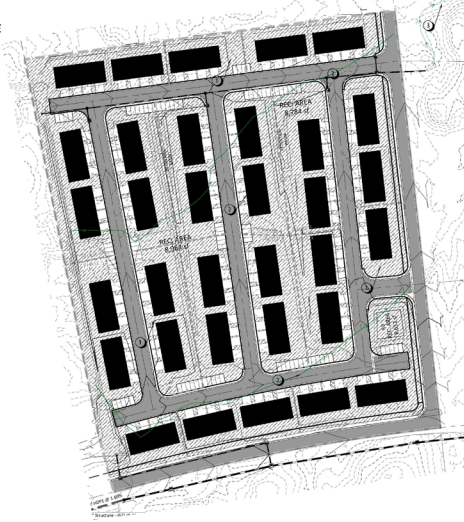
LID NOTES:

SITE AREA:	14.68 ACRES
TOTAL LOT AREA:	10.61 ACRES
LOT AREA PERCENTAGE OF SITE:	72.3%
SITE PERVIOUS AREA:	5.92 ACRES
SITE IMPERVIOUS AREA:	8.76 ACRES
SITE IMP %:	59.67%
SITE WQRV:	7,248 CU FT
TOTAL DWELLING UNITS:	133 UNITS

1. THE REQUIRED 80TH PERCENTILE RUNOFF RETENTION VOLUME IS 7,248 CU FT
2. ASSUMING DISCONNECTED ROOF RUNOFF AND MAX 44% IMPERIOUS COVERAGE PER LOT AREA, THE CALCULATED MAXIMUM RUNOFF MAY BE REDUCED BY 73% FOR DEVELOPED LOT AREAS.
3. THE REDUCED RETENTION VOLUME REQUIRED INCLUDING STUCTURES, LANDSCAPE, LOTS, PAVEMENT AND SIDEWALK COMBINED AREA IS 3,442 CU FT
4. THE ADDITIONAL RUNOFF RETENTION VOLUME IS ACCOMMODATED IN THE 1.62 ACRE/FT OPEN EXISTING DRAINAGE CHANNEL BY NATURAL INFILTRATION, ASSUMING AN AVERAGE OF 15MM/HR INFILTRATION FOR LOAM SOIL. AS FURTHER DEVELOPMENT IS DESIGNED AND CONSTRUCTED A PROPOSED REGIONAL BASIN TO THE NORTH EAST WILL BE SUBMITTED FOR REVIEW.

LID LEGEND:

1. LOT AREA WHERE STRUCTURES, DRIVEWAYS AND LANDSCAPING WILL BE CONSTRUCTED (USED TO CALCULATE A RUN OFF REDUCTION)
2. IMPERVIOUS AREA (SIDEWALKS/STREETS)
3. DRAINAGE RUN OFF TO INFILTRATE INTO PRIVATELY OWNED DRAINAGE CHANNEL



SOUTHERN DESERT TOWNHOMES
PLANNED UNIT DEVELOPMENT
LOCATED IN ST. GEORGE, UTAH

LID DETAIL

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

LID-1
3 OF 3 TOTAL

Preliminary Plat – South Desert Townhomes

DRAFT

Agenda Item Number : 07

Request For Council Action

Date Submitted	07/30/2021 04:13 PM
Proposed City Council Date	08/19/2021
Applicant	Ken Miller, Development Solutions Group
Subject	Consider approval of the preliminary plat for Southern View PD, a 123-lot residential subdivision located on the south side of White Dome Drive at approximately 2500 East.
Background	This subdivision is located on the south side of White Dome Drive at approximately 2500 East.
Proposed Resolution	Planning Commission recommends approval
Cost	$N/A
Action Taken	
Requested by	Wes Jenkins
File Attachments	cc2021-pp-037southernviewpd073021161322.pdf preliminaryplatpresentationforsouthernviewpd073021161322.pdf
Approved by Legal Department?	NA
Approved by City Admin Services?	NA
Approved in Budget?	N/A **Amount:**

St.George
Community Development

ITEM

PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: **07/27/2021**
CITY COUNCIL **08/05/2021**

PRELIMINARY PLAT
Southern View PD
Case No. 2021-PP-037

Request: To approve a preliminary plat for a one hundred and twenty-three (123) lot residential subdivision

Location: The site is located at approximately White Dome Drive and Southern Hills Parkway.

Property: 16.13 acres

Number of Lots: 123

Density: 7.63 DU/AC

Zoning: PD-R

Adjacent zones: This plat is surrounded by the following zones:
North – PD-R
South – PD-C
East – PD-C
West – R-1-10

General Plan: MDR

Applicant: Development Solutions Group

Representative: Ken Miller

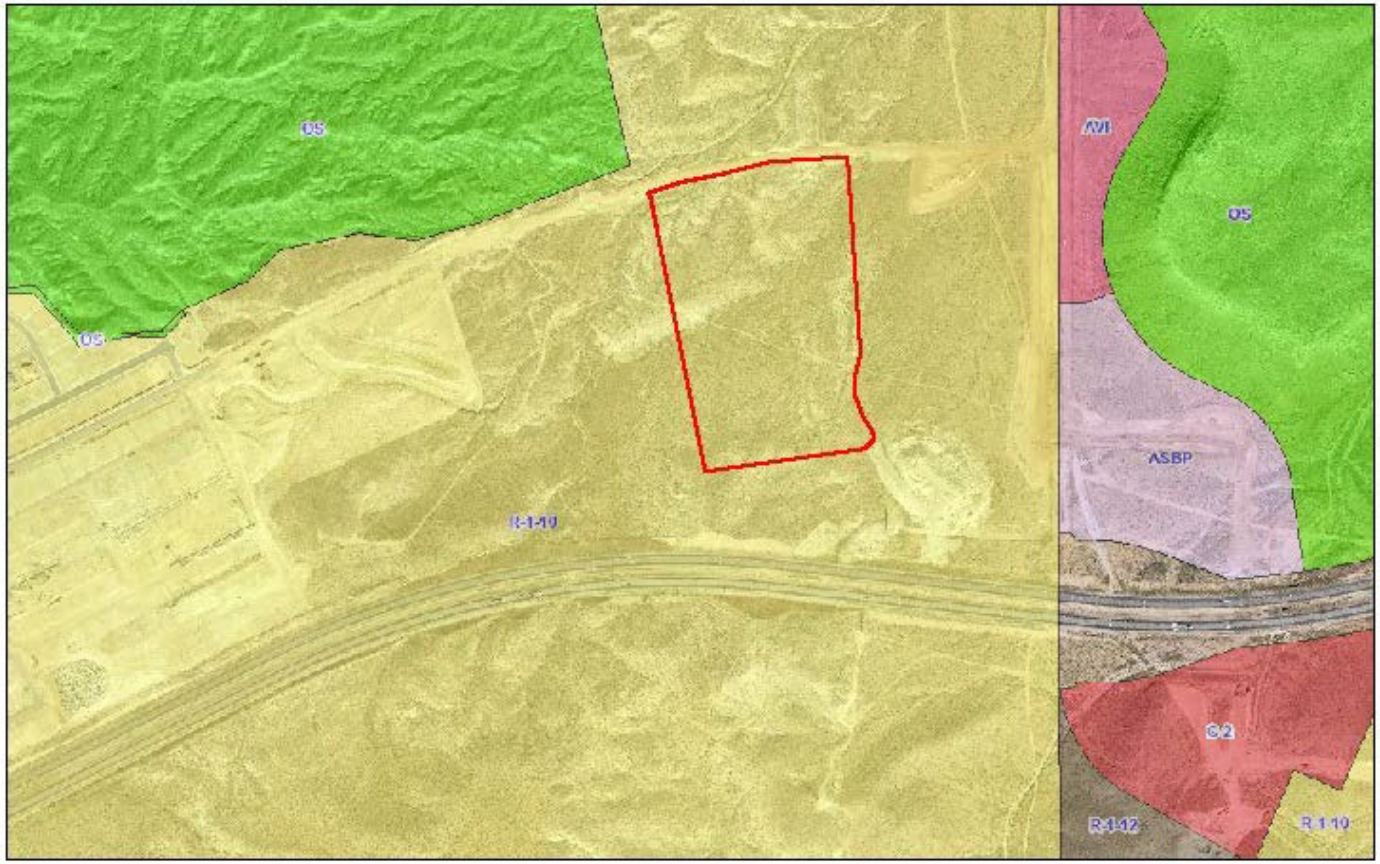
Comments:

Preliminary Plats

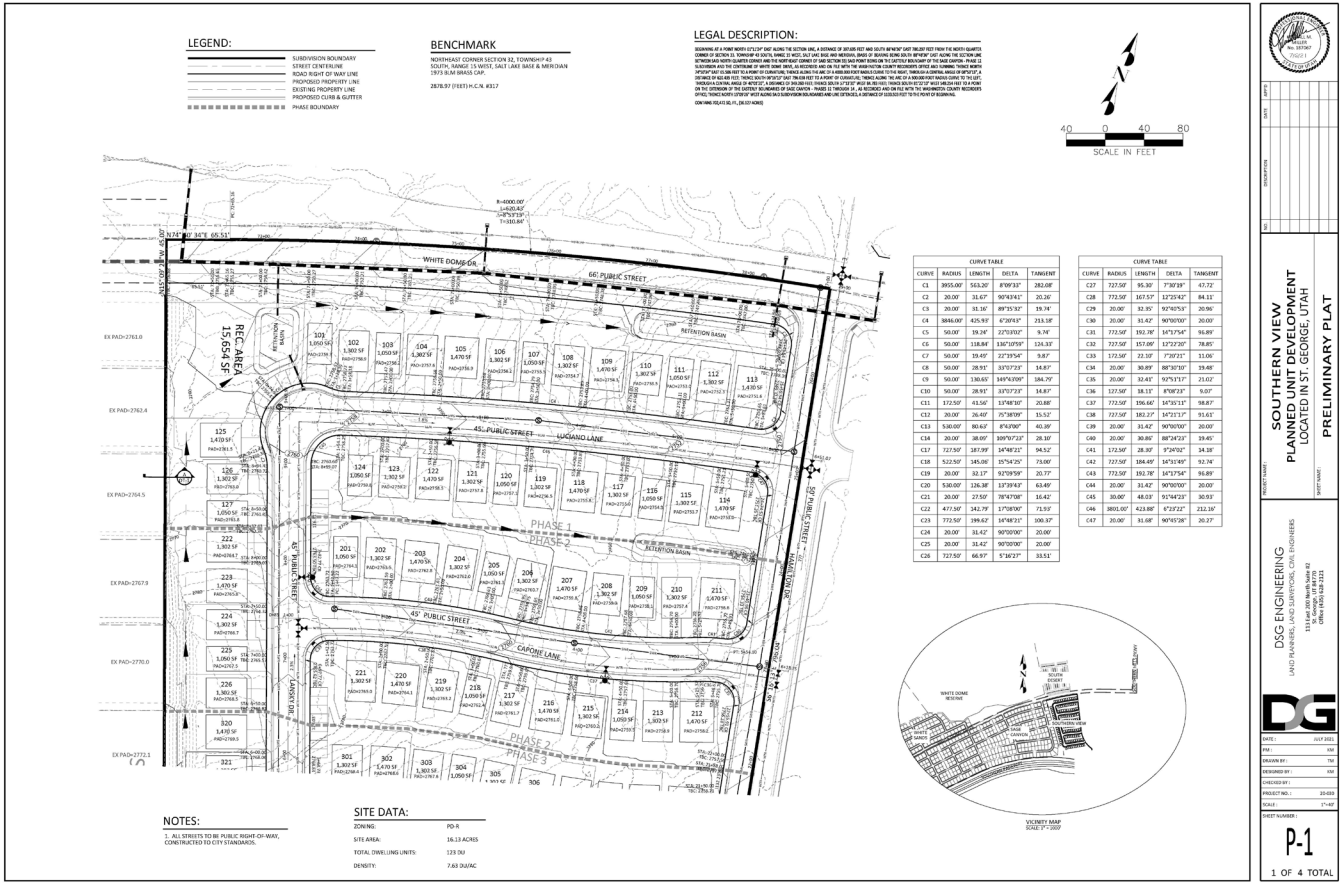
July 27, 2021



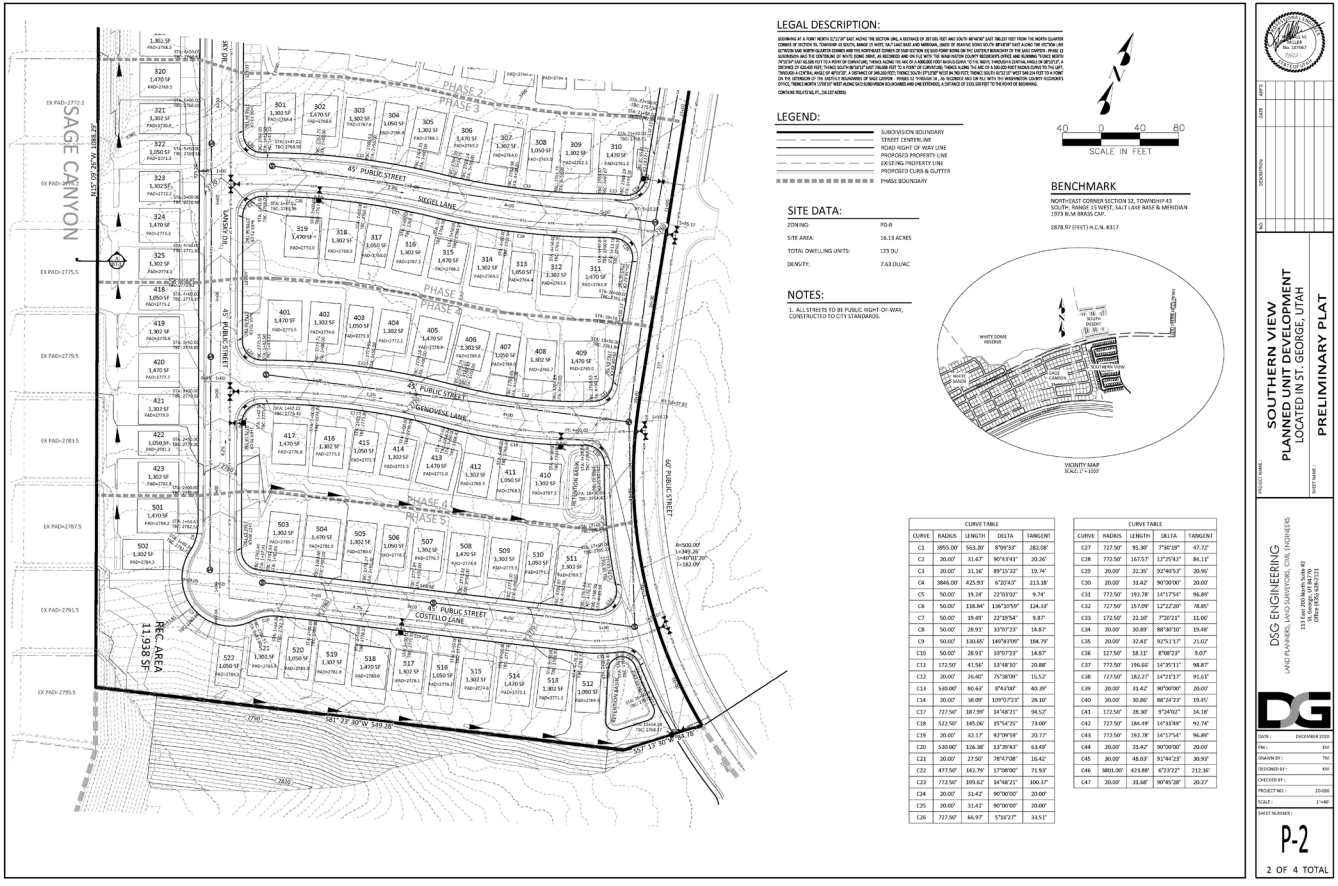
Preliminary Plat – Southern View PD



Preliminary Plat – Southern View PD



Preliminary Plat – Southern View PD



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	3955.00'	563.20'	8°09'35"	282.08'
C2	20.00'	31.67'	90°41'41"	20.26'
C3	20.00'	31.16'	89°15'32"	19.74'
C4	3846.00'	425.93'	6°20'43"	213.18'
C5	50.00'	19.24'	22°03'02"	9.74'
C6	50.00'	118.84'	136°10'59"	124.10'
C7	50.00'	19.49'	22°19'54"	9.87'
C8	50.00'	28.91'	33°07'23"	14.87'
C9	50.00'	130.65'	149°43'09"	184.79'
C10	50.00'	28.91'	33°07'23"	14.87'
C11	172.50'	41.56'	13°48'10"	20.88'
C12	20.00'	26.40'	75°38'09"	15.52'
C13	530.00'	80.63'	8°43'00"	40.39'
C14	20.00'	38.09'	109°07'23"	28.18'
C17	727.50'	187.99'	14°48'21"	94.52'
C18	522.50'	145.06'	15°54'25"	73.00'
C19	20.00'	32.17'	92°09'59"	20.77'
C20	530.00'	126.38'	13°39'43"	63.49'
C21	20.00'	27.50'	78°47'08"	16.42'
C22	477.50'	142.79'	17°08'00"	71.93'
C23	772.50'	199.62'	14°48'21"	100.37'
C24	20.00'	31.42'	90°00'00"	20.00'
C25	20.00'	31.42'	90°00'00"	20.00'
C26	727.50'	66.97'	5°16'27"	33.51'

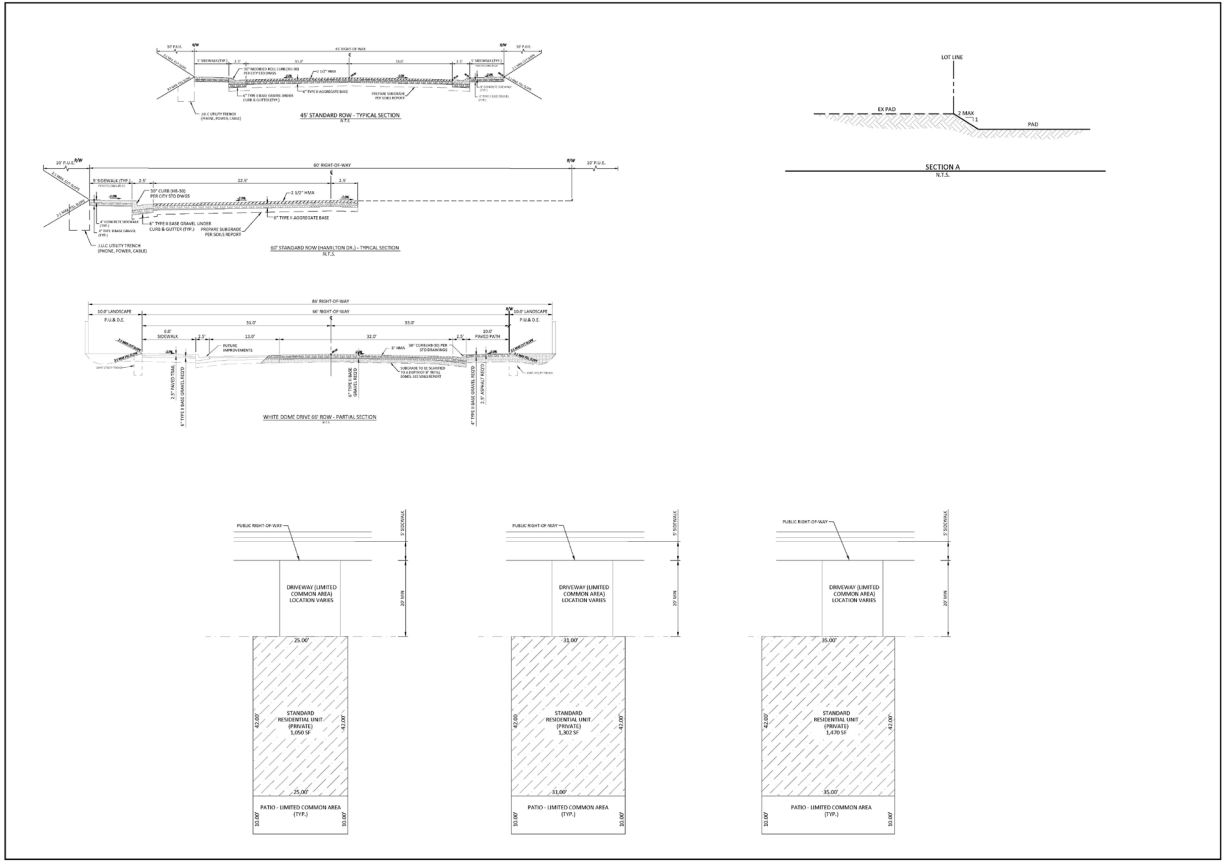
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C27	727.50'	95.30'	7°30'19"	47.72'
C28	772.50'	167.57'	12°25'42"	84.13'
C29	20.00'	32.35'	92°40'53"	20.96'
C30	20.00'	31.42'	90°00'00"	20.00'
C31	772.50'	192.28'	14°15'54"	96.89'
C32	727.50'	157.09'	12°22'20"	78.85'
C33	172.50'	22.10'	7°20'21"	11.06'
C34	20.00'	30.89'	88°30'10"	19.48'
C35	20.00'	32.43'	92°51'17"	21.02'
C36	127.50'	18.11'	8°08'23"	9.07'
C37	772.50'	196.66'	14°35'11"	98.87'
C38	727.50'	182.27'	14°21'13"	91.61'
C39	20.00'	31.42'	90°00'00"	20.00'
C40	20.00'	30.86'	88°24'23"	19.45'
C41	172.50'	28.36'	9°24'02"	14.18'
C42	727.50'	184.49'	14°31'49"	92.74'
C43	772.50'	192.28'	14°15'54"	96.89'
C44	20.00'	31.42'	90°00'00"	20.00'
C45	30.00'	48.03'	91°44'23"	30.93'
C46	1801.00'	423.86'	6°73'22"	212.16'
C47	20.00'	31.68'	90°45'28"	20.27'

SOUTHERN VIEW
PLANNED UNIT DEVELOPMENT
LOCATED IN ST. GEORGE, UTAH
PRELIMINARY PLAT

DSG ENGINEERING
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
111 East 200 North, Suite #2
St. George, Utah 84770
Office (435) 628-2121

DATE: DECEMBER 2020
PM: KM
DRAWN BY: TM
DESIGNED BY: KM
CHECKED BY:
PROJECT NO.: 20-030
SCALE: 1"=40'
SHEET NUMBER:
P-2
2 OF 4 TOTAL

Preliminary Plat – Southern View PD



Preliminary Plat – Southern View PD

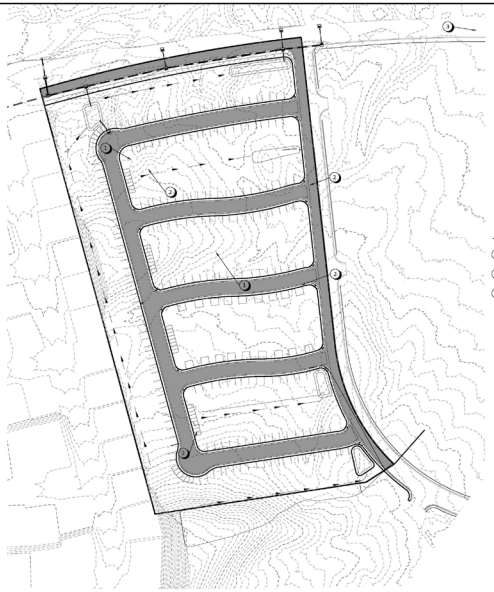
LID NOTES:

SITE AREA:	16.13 ACRES
TOTAL LOT AREA:	11.46 ACRES
LOT AREA PERCENTAGE OF SITE:	71.1%
SITE PERVIOUS AREA:	6.53 ACRES
SITE IMPERVIOUS AREA:	9.59 ACRES
SITE IMP %:	59.48%
SITE WQRV:	7,908 CU FT
TOTAL DWELLING UNITS:	123 UNITS

SITE DATA:

ZONING:	PD-R
SITE AREA:	16.13 ACRES
TOTAL DWELLING UNITS:	123 DU
DENSITY:	7.63 DU/AC

1. THE REQUIRED 80TH PERCENTILE RUNOFF RETENTION VOLUME IS 7,908 CU FT
2. ASSUMING DISCONNECTED ROOF RUNOFF AND MAX 43% IMPERIOUS COVERAGE PER LOT, THE CALCULATED MAXIMUM RUNOFF MAY BE REDUCED BY 85% FOR LOT AREAS.
3. THE REDUCED RETENTION VOLUME INCLUDING LOTS, PAVEMENT AND SIDEWALK COMBINED AREA IS 3,135 CU FT
4. THE ADDITIONAL RUNOFF RETENTION VOLUME IS ACCOMMODATED IN THE DOWNSTREAM DESERT TO THE SOUTH-WEST, PRIVATELY OWNED DETENTION/SEDIMENT BASIN OF APPROXIMATELY 1 ACRE FT.



LID LEGEND:

1. LOT AREA WHERE STRUCTURES, DRIVEWAYS AND LANDSCAPING WILL BE CONSTRUCTED
2. IMPERVIOUS AREA (STRUCTURES, DRIVEWAYS, STREETS, WALKWAYS)
3. DRAINAGE RUN OFF TO INFILTRATE INTO REGIONAL DETENTION BASIN

LID LEGEND:

1. LOT AREA WHERE STRUCTURES, DRIVEWAYS AND LANDSCAPING WILL BE CONSTRUCTED
2. IMPERVIOUS AREA (STRUCTURES, DRIVEWAYS, STREETS, WALKWAYS)
3. DRAINAGE RUN OFF TO INFILTRATE INTO PRIVATELY OWNED NATIVE DESERT

SOUTHERN VIEW
PLANNED UNIT DEVELOPMENT
LOCATED IN ST. GEORGE, UTAH

LID DETAIL

DSG ENGINEERING
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2221

LID-1
4 OF 4 TOTAL

Preliminary Plat – Southern View PD