

**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
OCTOBER 28, 2021 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM/SITE VISITS**

PRESENT:

**Mayor Michele Randall
Councilmember Bryan Smethurst
Councilmember Gregg McArthur
Councilmember Dannielle Larkin
Councilmember Vardell Curtis
City Manager Adam Lenhard
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

EXCUSED:

Councilmember Jimmie Hughes

OPENING:

Mayor Randall called the meeting to order and welcomed all in attendance. The invocation was offered by Laura Fairchild with the Baha'I Community and The Pledge of Allegiance to the Flag was led by Lowry Snow.

The Council moved into the RDA meeting; after the meeting, they moved back into the City Council work meeting.

DISCUSSION REGARDING THE PROPOSED PERFORMING ARTS CENTER:

Members of the committee for the proposed performing arts center introduced themselves.

Alyce Stevens Gardner with the Southwest Symphony provided a PowerPoint presentation covering the following topics: Background information; Case for support; Economic Impacts; Performing Arts Center of Southern Utah; Mid-Valley Performing Arts Center; Adjacencies; Capital investment; Programming plan; Site analysis; Renderings; Governance models; and Summary: Keys to Success. She read a statement regarding the arts from Andy Cohen. The committee hopes they can work with the City to make the performing arts center a reality.

Mayor Randall mentioned she and City Manager Adam Lenhard met with the committee recently. She has always been concerned with spending money for a performing arts center that may only be used by a couple of the arts organizations. Tuacahn is really excited about this proposal because they can bring in shows to the performing arts center throughout the year to help keep year-round use.

After being asked by Councilmember Curtis, Ms. Gardner explained the \$45 million included land acquisition; however, they did not factor in the cost of inflation.

City Manager Adam Lenhard mentioned the proposed cost does not include parking. It will need to be addressed as parking will be approximately \$23,000 per stall.

Ms. Gardner noted the center can utilize the parking areas already in place. She is not worried too worried about parking.

City Manager Adam Lenhard advised the parking around the proposed site is private; therefore, parking will need to be built and there will be an expense. He noted that Isaac Barlow with Tech Ridge was present. Mr. Barlow has the contract to takedown the property at Tech Ridge.

Lowry Snow noted there is a possibility that the City could be involved with a donation of property at Tech Ridge.

Ms. Gardner commented the area was recommended during the feasibility study.

Mr. Snow explained this proposal promotes what is being done at Tech Ridge also. Some of these improvements could become part of what Mr. Barlow is trying to accomplish.

Councilmember McArthur asked if there has there been a model for operation.

Ms. Gardner stated a full pro forma has been completed by Webb Development. She commented that the center is estimated to break even at year one and that the model is very sustainable.

Councilmember Larkin commented that art enhances lives. She believes this facility would be amazing at Tech Ridge; however, looking at Abravanel Hall, it is not shared by many organizations. At the end of the day, there are so many hours and so much space for everyone who would like to use the facility. She asked who will be able to use the facility as one of her fears is that another center would be needed to accommodate everyone.

Lucas Darger with the Southwest Symphony explained Mr. Webb spoke to those in the arts community while doing the study. Scheduling will be challenging; however, there are only a number of organizations that would use that many seats. This model allows for a smaller section on the main level with tiers above. Turning the lights off on the tiers makes it seem as though there is a full house when only 500 seats are sold. This would allow opening the facility to the smaller organizations. One of the studies outlines the groups that Mr. Webb spoke with.

Ms. Gardner stated that touring arts groups can also utilize the center. The pro forma takes into account national averages all of the different groups that could perform at the center. They could have a large variety of uses, keeping the center busy.

Mr. Snow noted Councilmember Larkin's question underscores what the need is. He hopes there is a discussion that makes the center expandible.

Councilmember Larkin explained she asked the questions because there is such a demand and who gets to choose their dates first.

Mr. Snow commented that it will also be determined by who the partners are. He wants to make certain that those that make the investment are at the table to help make these decisions.

Ms. Gardner commented that the Mid-Valley facility has art pieces hanging in the lobby; therefore, visual arts can have a home also.

Community Arts Manager Emily Reed noted the Electric Theater is full for the entire year; the demand is there. The Theater supports approximately six organizations; however, they are still able to accommodate several organizations outside of the City.

Cheryl Snow, Chairman of the Performing Arts Center of Southern Utah, strengthen you can bring in from the outside depends on how many seats are in the auditorium.

Jeri Rhodes, President of the Heritage Choir spoke about costs. Her hope is that community organizations would benefit by having a facility that would be affordable for them.

Mr. Snow stated that they have met with County. A statement by Commissioner Iverson indicated that he feels there is a need to do this and to figure things out. He believes the County is willing to work with the City to accomplish this proposal. He then spoke about how to get the funding needed and noted he has been in touch with Jason Burningham and are ready to retain him as their financial advisor. At this time, the committee is not looking at any commitment, other than that the Council is prepared to engage with all parties involved to find a model that is workable. He noted the 2019 survey done with citizens showed they want this here.

Mayor Randall stated she is happy to sit at the table and speak to the County.

Councilmember McArthur noted behind the times with where the city should be at with performing arts.

Mayor Randall asked Councilmembers McArthur and Larkin if they would be City liaisons on this project. Both agreed to do so. She and the Council thanked the committee for their time.

SITE VISIT AND DISCUSSION REGARDING GAP CANYON AND THE DIVARIO DEVELOPMENT LOCATED NEAR THE INTERSECTION OF CANYON VIEW DRIVE AND GAP CANYON DRIVE:

The Council visited the site of the proposed Divario Development located near the intersection of Canyon View Drive and Gap Canyon Drive.

Community Development Director John Willis provided a copy of the preliminary plat.

A discussion took place regarding the four (4) stand alone lots they were concerned about at the recent City Council meeting.

SITE VISIT AND DISCUSSION REGARDING THE SUNRIVER COMMERCIAL PROJECT LOCATED AT THE INTERSECTION OF NIGHTHAWK DRIVE AND PIONEER ROAD:

The Council visited the site of the proposed SunRiver commercial project located at the intersection of Nighthawk Drive and Pioneer Road. Community Development

Director John Willis outlined the proposed project. There they met with several residents, some of which are members of a new development committee created by the HOA of SunRiver, who voiced their concerns about the project.

City Manager Adam Lenhard advised the site visit of the archeological site located south of the Dixie Center, adjacent to the Santa Clara River and update from staff regarding the Webb Hill development will be postponed.

REPORTS FROM THE MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

No reports were given.

The meeting adjourned at approximately 5:30.

Christina Fernandez, City Recorder