

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
AUGUST 4, 2022, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen**

EXCUSED:

**Councilmember Michelle Tanner
Councilmember Gregg McArthur**

STAFF MEMBERS PRESENT:

**City Manager Adam Lenhard
City Attorney Tani Pack Downing
City Recorder Christina Fernandez
City Engineer Jay Sandberg
Police Chief Kyle Whitehead
Planner Carol Davidson
Community Development Director John Willis**

CALL TO ORDER, INVOCATION, AND FLAG SALUTE:

Mayor Randall called the meeting to order and welcomed all in attendance. The invocation was offered by Joyce De Toni Hill with the United Methodist Church and The Pledge of Allegiance to the Flag was led by Councilmember Larkin.

Link to call to order, invocation, and flag salute: [00:00:00](#)

Link to Mayor Randall excusing Councilmembers Tanner and McArthur: [00:01:57](#)

Link to the Miss St. George Royalty introducing themselves: [00:02:07](#)

Link to update from Mitch Cloward and Cindy Gilbert with St. George Regional Hospital: [00:03:50](#)

The video shown by the Hospital representatives can be found by clicking this link: <https://www.youtube.com/watch?v=q1cpwP2gC6Y>

COMMENTS FROM THE PUBLIC:

Link to Mayor Randall noting that one form was received from Resident Dan Cooper; however, the topic he wanted to discuss is scheduled for a public hearing on Thursday, August 18, 2022; she asked that he return at that time to comment: [00:17:51](#)

CONSENT CALENDAR:

- a. Consider approval to award the bid to Western Utility Telecom Inc for the purchase of steel power poles for the Gap Canyon Transmission Line Project in the amount of \$769,009.**

BACKGROUND and RECOMMENDATION: This request is to award the bid to Western Utility Telecom Inc for the purchase of steel transmission line poles. The line will be constructed by SGESD crews from Aliente Drive the new Canyon View Substation Site. Staff recommends approval of awarding the bid to Western Utility Telecom Inc.

- b. Consider approval to award bid to Interstate Rock Products for the Virgin River South Trail from Bloomington Park to Brigham Road in the amount of \$545,943.25.**

BACKGROUND and RECOMMENDATION: This is a multi-use trail that will run along the south side of the Virgin River between Bloomington Park and Brigham Rd. This trail is part of the master-planned trail system and will eventually connect to the Web Hill trail. This project was broken into phases because of property acquisition issues. The original bid for both phases by Interstate Rock was \$2,200,260.15. Staff recommends approval to award the bid to Interstate Rock Products.

- c. Consider approval of a Professional Services Agreement with Rosenberg Associates for design and engineering of the proposed George Washington Boulevard from Boulder Creek Crossing commercial center near River Road to the east side of the proposed Virgin River bridge structure east of 270 East (Crosby Way) Project.**

BACKGROUND and RECOMMENDATION: This agreement is for civil engineering and land surveying services including roadway, drainage, and utility construction plans, geotechnical investigation, contract documents, bidding assistance, and a FEMA LOMR for the proposed George Washington Boulevard from Boulder Creek Crossing commercial center near River Road to the east side of the proposed Virgin River bridge structure east of 270 East (Crosby Way) Project. Staff recommends approval.

- d. Consider approval of the Warner Draw Watershed Supplemental Watershed Work Plan Agreement #9 between Washington County, City of Hurricane, Washington City, City of St. George, Washington County Water Conservancy District, The Nature Conservancy, and the Natural Resources Conservation Service (NRCS).**

BACKGROUND and RECOMMENDATION: This agreement covers five sites within the Warner Draw Watershed, two of which are in St. George. The two sites in St. George covered by this agreement include Seegmiller Marsh and Warner Valley Disposal System. Detailed information concerning this project can be found on the NRCS website at <https://bit.ly/3DTnKNk>. Staff recommends approval of the agreement.

- e. Consider approval of a renewal of a Transportation Network Company Operating Agreement between the City of St. George and Raiser, LLC. (Uber).**

BACKGROUND and RECOMMENDATION: Raiser, LLC. (Uber) has been providing ground transportation to passengers since 2017. This agreement is a renewal. Staff recommends approval of the agreement.

- f. Consider approval of the minutes from the meetings held on June 23, 2022; June 30, 2022; July 21, 2022 (work meeting); July 21, 2022 (regular meeting); July 28, 2022 (work meeting); and July 28, 2022 (regular meeting).**

Link to presentation from City Manager Adam Lenhard, including discussion between the Council and City Engineer Jay Sandberg regarding item c: [00:18:30](#)

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Link to motion: [00:20:38](#)

MOTION:

A motion was made by Councilmember Hughes to approve the consent calendar as presented.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

INTERLOCAL AGREEMENT/RESOLUTION:

Consider approval of a resolution entering into an Interlocal Agreement with the County for the 2022 Byrne Justice Assistance Grant (JAG) Program Award.

BACKGROUND and RECOMMENDATION: The St. George Police Department is applying to receive the 2022 Department of Justice, Edward Byrne Memorial Justice Assistance Grant, (JAG) award. The \$28,217 award will be used to supplement funding to purchase a 3-dimensional scanning machine for use by the Accident Reconstruction Team and Investigations Division to more efficiently process and diagram extensive collision and crime scenes. Funding will also be used to acquire individual first aid kits for officers. The interlocal agreement is part of our application process and has been signed by Washington County and St. George City each year we have applied for the grant. Staff recommends approval of the resolution.

Link to presentation from Police Chief Kyle Whitehead, including discussion between the City Council and Chief Whitehead: [00:20:49](#)

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Link to motion: [00:22:45](#)

MOTION:

A motion was made by Councilmember Larsen to approve the resolution entering into an Interlocal Agreement with the County for the 2022 Byrne Justice Assistance Grant (JAG) Program Award.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

GENERAL PLAN AMENDMENT/ORDINANCE:

Consider approval of an ordinance changing the General Plan future land-use map from Open Space (OS) to Commercial (COM) on 2.45 acres located on Bluff Street, just north of 676 South Bluff Street for a project to be known as "Car Lot, Medical Office Condominium." Case No. 2022-GPA-007

BACKGROUND and RECOMMENDATION: This project is to change the land use designation on an undeveloped piece of property along Bluff Street. The majority of this property has the land use designation as Open Space (OS), with a small portion located on the southern side already designated as Commercial. At their meeting held on July 12, 2022, the Planning Commission held a public hearing and recommended approval; no public comments were given.

Link to presentation from Planner Carol Davidson, including discussion between the City Council and Ms. Davidson: [00:23:15](#)

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Link to motion: [00:26:15](#)

MOTION:

A motion was made by Councilmember Hughes to approve the ordinance changing the General Plan future land-use map from Open Space (OS) to Commercial (COM) on 2.45 acres located on Bluff Street, just north of 676 South Bluff Street for a project to be known as "Car Lot, Medical Office Condominium."

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

ZONE CHANGE/ORDINANCE:

Consider approval of an ordinance changing the zone from Central Business District (C-4) to Planned Development Mixed Use (PD-MU) on approximately 1.3 acres to allow for a new mixed-use building for a project to be known as 300 West Mixed Use. Case No. 2022-ZC-027

BACKGROUND and RECOMMENDATION: The southwest corner of St. George Boulevard and 300 West currently has a used car lot, the Sun City Glass building, and an older mechanic shop that is being used as a part-time hobby shop. Behind the mechanic shop there is an unfinished dirt area that houses a few vehicles. The applicant is proposing to remove the car lot and mechanic shop buildings that wrap around the Sun City Glass building for the purpose of adding in a new mixed-use building that will house commercial on the main floor. At their meeting held on June 28, 2022, the Planning Commission held a public hearing and recommended approval.

Link to presentation from Planner Carol Davidson, including discussion between the Mayor, City Council, applicant Wes Davis, and Community Development Director John Willis: [00:26:55](#)

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Link to motion: [00:51:44](#)

MOTION:

A motion was made by Councilmember Larkin to table the item for an indefinite time period.

Link to discussion between the City Council on the motion, including comments from City Manager Adam Lenhard regarding the fact that only three (3) Councilmembers are present: [00:52:04](#)

Link to second and vote: [00:53:29](#)

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

APPOINTMENTS:

Appointments to Boards and Commissions of the City.

Link to Mayor Randall recommending appointing Bonnie Pendleton to the Shade Tree and Beautification Board: [00:53:57](#)

Link to motion: [00:54:10](#)

MOTION:

A motion was made by Councilmember Hughes to appoint Bonnie Pendleton to the Shade Tree and Beautification Board.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Councilmember Larsen: [00:54:20](#)

Link to reports from Councilmember Larkin: [00:54:37](#)

Link to reports from Mayor Randall: [00:55:22](#)

ADJOURN TO A CLOSED SESSION:

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.

A closed session was not needed.

ADJOURN:

Link to motion: [00:57:47](#)

MOTION:

A motion was made by Councilmember Larkin to adjourn.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

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Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

/s/ Christina Fernandez

Christina Fernandez, City Recorder