

**ST. GEORGE CITY COUNCIL MINUTES AMENDED
WORK MEETING
DECEMBER 8, 2022 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

**Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Gregg McArthur
Councilmember Natalie Larsen
Councilmember Michelle Tanner**

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Tani Pack Downing
Deputy City Attorney Jami Brackin
Deputy City Recorder Annette Hansen
Assistant City Manager Deanna Brklacich
Assistant City Manager Marc Mortensen
Water Services Director Scott Taylor
Public Works Director Cameron Cutler
Economic Vitality and Housing Director Shirlayne Quayle
Communications and Marketing Director David Cordero
Budget and Financial Planning Manager Robert Myers
Police Chief Kyle Whitehead
Executive Assistant Emilie Pinkelman
Facilities Services Director Carlos Robles
Parks and Community Services Director Shane Moore
Special Events Coordinator Sarah Reber**

OTHERS PRESENT:

Jim Child, Galloway & Company, Inc.

CALL TO ORDER, INVOCATION, AND FLAG SALUTE:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Jim Kinzie with the Church of Jesus Christ of Latter-day Saints and member of the Interfaith Council and The Pledge of Allegiance was led by Councilmember Tanner.

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

**DISCUSSION REGARDING A MITIGATION BANK FOR THE RED CLIFFS DESERT
RESERVE ON CITY-OWNED PROPERTY AT THE WASTEWATER TREATMENT PLANT:**

Link to introduction from City Manager John Willis and presentation from Water Services Director Scott Taylor, including discussion between the City Council, Mayor Randall, and City staff: [00:02:40](#)

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UPDATE REGARDING THE NEW CITY HALL BUILDING:

Link to introduction from City Manager John Willis and presentation by Assistant City Manager Marc Mortensen, including discussion between the City Council, Mayor Randall, City staff, and Jim Child with Galloway & Company, Inc.: [00:23:10](#)

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Assistant City Manager Marc Mortensen provided a history of the project for a new City Hall building and introduced Jim Child, an architect with Galloway & Company. This project began with a need to expand the building that houses the Police Department. A 4-phase plan was developed; Phase 1: move the Emergency Dispatch Center to the City Commons building – completed and Dispatch moved to the new location in 2021; Phase 2: build a parking structure – a bid was obtained, and construction was slated to begin; Phase 3: to expand the existing City Hall building to the east; and Phase 4: to expand the Police Department. Plans for phases 2 through 4 were halted indefinitely when COVID hit. Since then, staff has reevaluated the proposed plan and developed a new plan as the original plan did not provide enough square footage for the cost of the new building, which didn't solve any problems long term. The new plan was to find a new site to build a new City Hall building and use the current site to become the expansion for the Police Department. Additionally, the new plan would take IT out of their current space in the City Commons building, providing for future growth for either Dispatch or Parks and Community Services. Several sites in the downtown area were looked at, and the Wells Fargo property was selected and purchased as it would be a good fit for a new City Hall building.

Deputy City Attorney Jami Brackin provided the Council with an update on the Wells Fargo property purchase.

Assistant City Manager Marc Mortensen explained as part of the agreement for the purchase of the property, the City will be required to provide the Wells Fargo a new drive thru ATM. He outlined how that will happen during Phase 1 of the project.

Jim Child with Galloway & Company outlined the remainder of the project by providing a PowerPoint presentation covering the following topics: St. George City Hall – architectural site plan; third floor plan; second floor plan; first floor plan; and presentation elevations. Mayor Randall, the City Council, Mr. Child, and City staff discussed the plans during the presentation.

Assistant City Manager Marc Mortensen provided the Council with a tentative schedule which includes closing on the property purchase, select a construction manager/general contractor, work on financing options including applying for a low interest loan from the Community Impact Board (CIB), creating a new entrance from Main Street, building the drive thru ATM for Wells Fargo, and abatement and demolition of the existing teller building and tunnel. He explained the City was approved for a CIB loan in the amount of \$15 million when the initial expansion was planned; however, since the project did not happen, the money was returned. Although a new application has not yet been

submitted, the City is on the prioritization list with the Five County Association of Governments. It is anticipated that the ground breaking will take place in June or July.

DISCUSSION REGARDING SPECIAL EVENTS:

Link to introduction from City Manager John Willis and presentation by Assistant City Manager Marc Mortensen, including discussion between the Council, Mayor Randall, and City staff: [01:24:00](#)

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REPORTS AND UPDATES FROM THE MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to report from Councilmember Larkin: [02:24:34](#)

Link to report from Councilmember Larsen: [02:25:02](#)

REQUEST 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: [02:25:12](#)

MOTION:

A motion was made by Councilmember Larkin to adjourn.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember McArthur – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

/s/Annette Hansen

Annette Hansen, Deputy City Recorder