

**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, April 4, 2024, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

- 1. Mayor's recognitions and updates.**
 - a. Read a proclamation proclaiming April 27, 2024 as Arbor Day.**
- 2. Appoint Deputy City Recorder.**
- 3. Comments from the public.**

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas about the City which the Council may choose to address. Comments pertaining to an agenda item that includes a public hearing or public input should be given as that item is being discussed during the meeting.

Up to ten (10) members of the public will be given a limit of two (2) minutes per person. The Council will not respond to comments or questions but will take the comments under consideration for possible discussion at another time. If there are more than 10 individuals wishing to provide public comment, speakers will be selected by random draw.

Rules for making comments:

1. You must be a resident of the City of St. George.
2. Public input shall not be allowed on any agenda item or pending land use application.
3. Comments should relate to City business.
4. Speakers shall be courteous and show respect. Comments shall not include obscene or profane language, nor contain attacks on any individual.

In order to provide an opportunity for a broader scope of residents to provide public comments, any person selected to provide comments at a meeting will not be able to provide public comments again for three (3) months (once per quarter); however, written comments may be submitted anytime to the City Recorder at 175 East 200 North, St. George, UT 84770 or publiccomments@sgcity.org.

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

4. **Consent Calendar.**

a. **Consider approval to award bid to AGECEC for the City Hall and parking structure materials testing and special inspections.**

BACKGROUND and RECOMMENDATION: The construction specifications for the New City Hall and Parking structure require special testing and inspections on the project. Staff recommends awarding the bid to AGECEC in the amount of \$106,306.

b. **Consider approval to award bid to American Chiller Services for the replacement HVAC chiller for the Dinosaur Discovery Site.**

BACKGROUND and RECOMMENDATION: The Dinosaur Discovery Site HVAC is over 20 years old and will not work correctly in high temperatures, making the facility very uncomfortable and unsafe for staff and guests. Staff recommends awarding the bid to American Chiller Services in the amount of \$148,753.

c. **Consider approval to award bid to Whitaker Construction for the construction of portions of the Virgin River South Trail Phase 2.**

BACKGROUND and RECOMMENDATION: This portion of the trail will connect phase 1, Bloomington Park to Brigham Rd, to the existing Virgin River South Trail near the I-15. There were some property issues that were unresolved when phase 1 was constructed. These issues have been resolved resulting in a trail connection to Walmart. Staff recommends awarding the bid to Whitaker Construction in the amount of \$1,491,838.

d. **Consider approval to award bid to Caliber Contractor LLC for the JC Snow Park Pavilions Replacement project.**

BACKGROUND and RECOMMENDATION: This bid is to remove two of the existing pavilions and associated concrete flatwork. The bid also includes installing new concrete flatwork for two of the new replacement pavilions. Currently the park has three existing pavilions that were installed in the late '70s that need to be replaced. The three replacement pavilions have already been ordered by the city in a separate contract. Staff recommends awarding the bid to Caliber Contractor LLC in the amount of \$117,864.50.

e. **Consider approval to award bid to Interstate Rock Products for the construction of portions of the Halfway Wash Trail (North).**

BACKGROUND and RECOMMENDATION: This portion of the trail will connect the Snow Canyon Parkway trail to the Red Cliffs Desert Reserve. Staff met with residents of the Paradise Canyon community in the area and addressed concerns regarding the trail proximity to residents, the private roads etc. Adjustments were made to the trail alignment based on resident feedback and a bridge was added to the project. This keeps the trail within City property, gives residents more of a buffer and provides a better trail experience. Staff recommends awarding the bid to Interstate Rock Products in the amount of \$396,228.70.

f. **Consider approval of a Professional Services Agreement with Rosenberg Associates for the design of Gap Canyon Parkway.**

BACKGROUND and RECOMMENDATION: This contract includes the construction design of Gap Canyon Parkway including, base map, floodplain assessment,

erosion hazard assessment, drainage study, geotechnical study, and civil construction plans. Staff recommends approval of the agreement.

g. Consider approval of a Construction Contract with Whitaker Construction for the R1 Sewer Project.

The R1 Sewer project consists of upsizing an existing 10" line to 18" for 1,560 L.F. in the Paiute Springs subdivision. The project was publicly bid last week and we received (2) bids. Staff recommends approval of the contract.

h. Consider approval of a land exchange with Freeport West-Daybreak, LLC.

BACKGROUND and RECOMMENDATION: Freeport is willing to also build the City's portion of Washington Fields Road and the East-West connector road at their expense and provide 60,000 cubic yards of fill dirt for the City's use if there is a need for clay removal. Staff recommends approval.

i. Consider approval of the minutes from the meeting held on March 21, 2024.

5. Consider approval of Ordinance No. 2024-019 amending 10-13-C of the St. George City Code pertaining to Development and the Flood and Erosion Hazard Overlay Zone.

BACKGROUND and RECOMMENDATION: To be eligible for federal disaster assistance St. George participates in the National Flood Insurance Program and is required to enact regulations to minimize flood losses. The original ordinance was adopted in 1987 with minor revisions since then to enact some erosion hazard regulations. This revision brings the ordinance up-to-date in compliance with current Federal and State requirements. At their meeting held on March 26, 2024, the Planning Commission recommended approval.

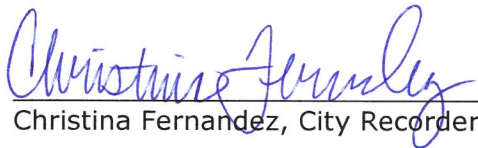
6. Consider approval of Ordinance No. 2024-020 amending an approved PD-C (Planned Development Commercial) on 0.89 acres located on the southeast corner of River Road and George Washington Boulevard, with the conditions from the Planning Commission. (Case No. 2024-PDA-004 - Cypress Credit Union)

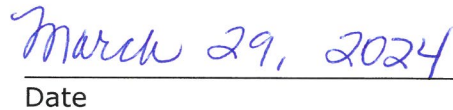
BACKGROUND and RECOMMENDATION: The purpose of the amendment is to add a 4,160 ft² credit union. This lot is a part of the River Crossing Planned Development and the last lot to seek site approval in the development. At their meeting held on March 12, 2024, the Planning Commission held a public hearing and recommended approval of the application with a 6-0 vote and with conditions.

7. Consider approval of a Hillside Permit for the South Rim at Foremaster subdivision Phase 2 Lot 32 to adjust the ridgeline location to the south. (Case No. 2024-HS-006)

BACKGROUND and RECOMMENDATION: This is a request to obtain a hillside permit for the property located at 1636 East Howard Lane (Lot 32, South Rim at Foremaster Ridge Phase 2). The Hillside Review Board met with the applicant on March 12, 2024 and recommended adjusting the ridgeline location approximately 11 feet. The Planning Commission heard the request on March 26, 2024, and recommended approval with the condition that any wall built at the new proposed ridgeline be stained to match the existing ridgeline.

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, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.**


Christina Fernandez, City Recorder


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.