

**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, June 13, 2024, commencing at 4:00 p.m.

The agenda for the meeting is as follows:

1. **Update from Alissa Urzi with Victim Services.**
2. **Discussion regarding the St. George Animal Shelter.**
3. **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.**
4. **Adjourn and reconvene in a Regular Meeting of the City Council.**

**** THE COUNCIL WILL MOVE TO THE CITY COUNCIL CHAMBERS
FOR THE CITY COUNCIL REGULAR MEETING****

**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, June 13, 2023 commencing at approximately 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. **Consent Calendar.**
 - a. **Consider approval of an Agreement with Peak Transit for a GPS Bus Tracking, Automated Passenger Counting, and Customer Service Mobile Ticketing App services.**

BACKGROUND and RECOMMENDATION: The City requested proposals from qualified contractors/vendor for services including GPS bus tracking, automated passenger counting, and customer service mobile ticketing software. Three proposals were received with one of those only providing services for the GPS bus tracking. The GPS bus tracking service, which also includes audible bus stop announcements, and the automated passenger counting service are two categories that help the service comply with federal guidelines. The customer service ticketing app is targeted to provide a way for riders to purchase a tickets for the Zion Route service, but also will be used to purchase bus fares on the rest of the main transit system. The proposals were analyzed and compared for the services being provided, costs of equipment, and annual fees. It is recommended to enter into an agreement with Peak Transit to provide services as follows: 1) GPS Bus Tracking: Equipment & Hardware - \$115,950, Annual Subscription - \$19,650; 2) Automatic Passenger Counting: Equipment & Hardware - \$75,750, Annual Subscription - \$1,800; and 3) Customer Service Mobile Ticketing App: Setup & Deployment - \$11,328, Annual Subscription - \$11,484. It is anticipated that the annual subscription would be continued for the next three years with options to renew the subscription annually.

b. Consider approval of the 8th Amendment to the Jviation Agreement dated September 23, 2021.

BACKGROUND and RECOMMENDATION: This project is for AIP Project No. 3-49-0060-048-2024 Reconstruct Taxiway A and A2 - Design. An application for this project has been submitted. This grant has not yet been received. Staff recommends approval.

c. Consider approval of the minutes from the meetings held on April 25, 2024; May 2, 2024; May 9, 2024; May 16, 2024 (work meeting); May 16, 2024 (regular meeting); May 23, 2024 (work meeting); and May 23, 2024 (regular meeting).

2. Public hearing to receive input on the Fiscal Year 2024-25 Budget.

BACKGROUND and RECOMMENDATION: State Law requires the City to hold a public hearing to receive citizen input prior to final adoption of the budget which must occur before June 30th each year. This year the City will hold two public hearings to gather citizen input on the FY 2024-25 Budget. Tonight's item will be this year's first public hearing with the second public hearing planned to be held on June 20, 2024. Final adoption of the FY 2024-25 Budget is planned for on June 20, 2024 following the second public hearing. A copy of the FY 2024-25 Budget was presented to the City Council during the May 2nd City Council meeting and has been publicly available on the city's website and in the City Recorder's Office since that time. Staff recommends holding a public hearing to receive input on the Fiscal Year 2024-25 Budget.

3. Public hearing and consideration of Ordinance No. 2024-030 vacating a portion of 250 West Street located between approximately 850 South and 900 South Street.

BACKGROUND and RECOMMENDATION: This roadway was dedicated to the City as a public street with the recordation of the 1948 Addition to Worthen Subdivision. The Joint Utilities Commission recommended approval.

4. **Public hearing and consideration of Ordinance No. 2024-031 vacating a portion of a public utility and drainage easement located along the northwesterly lot line of Lot 38, Anasazi Ridge at Entrada Phase 3.**

BACKGROUND and RECOMMENDATION: The subdivision plat for Lot 38, Anasazi Ridge at Entrada Phase 3 was approved by City Council on the 20th day of January, 2011 and recorded in the Office of the Washington County Recorder's Office on the 10th day of February, 2011. The Joint Utilities Commission recommended approval.

5. **Public hearing and consideration of Ordinance No. 2024-032 vacating a portion of a public utility easement located west of Lot 1, Morwood Subdivision.**

BACKGROUND and RECOMMENDATION: This subdivision plat was approved by City Council on the 4th day of August 1994 and recorded in the Office of the Washington County Recorder on the 15th day of November 1994. The parcel number is SG-6-2-23-1128. The Joint Utilities Commission recommended approval.

6. **Consider approval of Ordinance No. 2024-033 amending the prohibited use of ignition sources/fireworks map.**

BACKGROUND and RECOMMENDATION: The Fire Department has identified areas around the City which are susceptible to fire hazards. Those areas have been mapped and are hereby submitted to the Council for restriction of fireworks and other ignition sources. The map also identifies public parks that are approved for personal firework use. Staff recommends approval of the ordinance approving the updated map.

7. **Consider approval of Resolution No. 2024-018R authorizing a Tax Certificate and Agreement for UAMPS' Firm Power Supply Project and related matters.**

BACKGROUND and RECOMMENDATION: The City of St. George is participating in two solar projects with UAMPS, Red Mesa & Steel Solar, which now have the opportunity to receive a reduction in energy costs with a prepay agreement. UAMPS, in collaboration with the Southeast Energy Authority and J. Aron & Company, is leveraging tax-exempt bonds to prepay for electricity, resulting in energy cost savings for their members over a 30-year term. These prepay transactions exploit the cost differential between the tax-exempt issuer's funds and the taxable supplier's funds, resulting in an initial energy discount of at least 8%. UAMPS will assign its existing electricity purchase agreements into this prepay arrangement, ensuring that the discounted energy serves their members' retail customers. UAMPS has already integrated the Nebo Power Plant agreement and seeks to include additional PPAs, including the above-mentioned solar projects, allowing operational flexibility.

8. **Consider approval of Ordinance No. 2024-034 amending the city zoning map by amending the zone from A-20 (Agriculture, 20 acres per lot) and A-1 (Agriculture, 1 acre per lot) to PD-R (Planned Development Residential) on approximately 64.83 acres generally located east of Little Valley Road, between 2450 South and Seegmiller Drive, with conditions from Planning Commission. (Case No 2024-ZC-001)**

BACKGROUND and RECOMMENDATION: The applicant is proposing PD-R (Planned Development Residential) zoning for the purpose of allowing a 262-unit single-family development to be known as Suniva. The subject property is currently zoned A-20 and A-1, both of which are agricultural zoning designations. Over the years, portions of the property have been used to raise crops and portions have been grazed by animals and it has been used for general agricultural activities. The applicant now desires to

construct 262 homes on the property. The Planning Commission held a public hearing on May 14, 2024 to receive input on the proposed subdivision. A single comment was made at the meeting. The Planning Commission forwarded a positive recommendation to the City Council with a 7-0 vote.

9. Consider approval of Ordinance No. 2024-035 amending Title 10-10-1, Airport Vicinity Zones, of the City Code, to add various permitted uses associated with movie studios to the C-RM (Mixed-use Commercial) and the ASBP (Airport Supporting Business Park) zones. (Case No. 2024-ZRA-009)

BACKGROUND and RECOMMENDATION: In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This area is part of the Desert Canyons Master Plan. The applicant is requesting that the proposed uses be added to the C-RM (Mixed Use Commercial) and ASBP (Airport Supporting Business Park) use table under airport vicinity zones. The Planning Commission forwarded a positive recommendation to the City Council with a 7-0 vote.

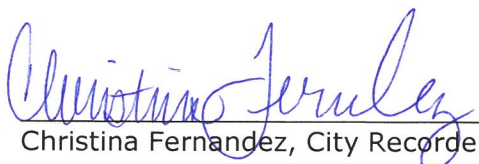
10. Consider approval of Ordinance No. 2024-036' amending the city zoning map from PD-R (Planned Development Residential) to C-RM (Mixed Use Commercial) on approximately 50.8 acres generally located southeast off exit 7 along Southern Parkway and northeast of Airport Road, with conditions from Planning Commission. (Case No. 2024-ZC-002)

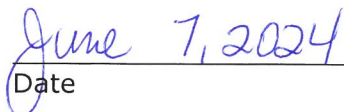
BACKGROUND and RECOMMENDATION: In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This is the next step for the Territory Studios property to rezone a portion currently zoned PD-R (Planned Development Residential) to the C-RM (Commercial Mixed Use). The applicant is proposing to zone change a portion of the proposed larger project site from PD-R (Planned Development Residential) to C-RM (Mixed Use Commercial). There is 50.8 acres of the overall 115 acres in the project that is proposed to be rezoned. With the rezone the entire project area will be zoned with the C-RM (Mixed Use Commercial) designation. The rezone is in anticipation of movie studio facility to be developed. The Planning Commission forwarded a positive recommendation to the City Council with a 7-0 vote

11. Appointments to Boards and Commissions of the City.

12. Reports from Mayor, Councilmembers, and City Manager.

13. 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.