



CITY COUNCIL MEETING AMENDED AGENDA



THURSDAY, MARCH 16, 2023
AMENDED AGENDA

ATTACHMENTS

2023.03.16 CITY COUNCIL AGENDA AMENDED PACKET



AMENDED 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, March 16, 2023 commencing at 5:00 p.m.

The amended agenda for the meeting is as follows:

Call to Order

Invocation

Flag Salute

1. **Mayor's recognitions and updates.**
2. **Read a proclamation proclaiming Wednesday, March 29, 2023 as Welcome Home Vietnam Veterans Day.**

3. CONSENT CALENDAR.

- A. CONSIDER APPROVAL OF A CONTRACT WITH ASH EXCAVATING LLC FOR THE CONSTRUCTION OF THE RED HILLS DEBRIS BASIN EWP PROJECT.

BACKGROUND AND RECOMMENDATION: TWO (2) BIDS WERE RECEIVED FOR THIS PROJECT. DUE TO THE FLOODING OF RESIDENTIAL PROPERTY AFTER THE AUGUST 2020 SEVERE STORMS IN THE AREA, THE NRCS PROVIDED EMERGENCY FUNDING TO CONSTRUCT THE PLANNED BASIN TO MITIGATE FUTURE FLOODING

DOWNSTREAM. AS THE BASIN IS LOCATED IN THE SNOW CANYON STATE PARK AND THE DESERT RESERVE, IT TOOK SEVERAL MONTHS TO SECURE THE ENVIRONMENTAL PERMITTING. ST. GEORGE WILL PAY A 25% MATCH FOR THIS PROJECT. STAFF RECOMMENDS APPROVAL OF THE CONTRACT.

- B. CONSIDER APPROVAL OF AN IMPROVEMENT REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF ST. GEORGE AND RIVERFRONT MEDICAL HOLDINGS, LLC FOR STORM DRAIN IMPROVEMENTS LOCATED ALONG 1100 SOUTH STREET.**

BACKGROUND AND RECOMMENDATION: THE DEVELOPER OF PARCEL SG-5-2-31-12051 IS REQUIRED TO INSTALL IMPROVEMENTS ALONG 1100 SOUTH. THERE IS AN EXISTING PUBLIC STORM DRAIN WITHIN 1100 SOUTH THAT IS CURRENTLY CONVEYED THROUGH A PRIVATE SINGLE FAMILY RESIDENTIAL LOT. DEVELOPER HAS AGREED TO CONSTRUCT AND INSTALL THE STORM DRAIN IMPROVEMENTS REQUIRED AS PART OF THEIR DEVELOPMENT AND TO REROUTE THE STORM DRAIN LOCATED ON PRIVATE PROPERTY. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

- C. CONSIDER APPROVAL OF AN IMPROVEMENT REIMBURSEMENT AGREEMENT BETWEEN BRIGHT IDEAS REI LLC AND THE CITY OF ST. GEORGE FOR ROAD IMPROVEMENTS ON 2800 SOUTH STREET.**

BACKGROUND AND RECOMMENDATION: THE DEVELOPER OF PARCEL SG-5-3-9-4221 IS IMPROVING THE NORTH SIDE OF 2800 SOUTH STREET ALONG THEIR FRONTAGE AS WELL AS THE REMAINING SOUTH PORTION OF THE ROADWAY. THE CITY WOULD LIKE THE DEVELOPER TO INSTALL THE PUBLIC IMPROVEMENTS ON THE REMAINING PORTION OF THE ROADWAY SO THAT THE FULL-WIDTH IMPROVEMENTS ARE COMPLETE AND SO THE STORM DRAIN CAN TIE INTO RIVER ROAD. THE CITY'S COST OF IMPROVEMENTS AMOUNTS TO \$373,370. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

- D. CONSIDER APPROVAL OF FEDERAL AID AGREEMENT WITH UDOT FOR MPO REGIONAL SHARED USE PATH STANDARDS.**

BACKGROUND AND RECOMMENDATION: THE CITY RECEIVED SOME FEDERAL FUNDING THROUGH THE MPO TO HIRE A CONSULTANT AND PREPARE STANDARDS FOR DESIGN AND CONSTRUCTION OF SHARED-USE PATHS (I.E., TRAILS) THROUGHOUT THE MPO REGION. THIS AGREEMENT WITH UDOT SETS FORTH THE AMOUNT OF FEDERAL FUNDS AVAILABLE FOR THE PROJECT OF \$37,292 AND THE LOCAL MATCH OF \$2,708, WHICH IS INCLUDED IN THE CURRENT BUDGET. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

E. CONSIDER APPROVAL OF FEDERAL AID AGREEMENT WITH UDOT FOR WASHINGTON COUNTY TRAIL COUNTERS.

BACKGROUND AND RECOMMENDATION: THE CITY RECEIVED SOME FEDERAL FUNDING THROUGH THE MPO FOR THE PURCHASE OF SOME TRAIL COUNTERS WITHIN THE WASHINGTON COUNTY AREA. THIS AGREEMENT WITH UDOT SETS FORTH THE AMOUNT OF FEDERAL FUNDS AVAILABLE FOR THE PROJECT OF \$74,584 AND THE LOCAL MATCH OF \$5,416, WHICH IS INCLUDED IN THE CURRENT BUDGET. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

F. CONSIDER APPROVAL OF FEDERAL AID AGREEMENT WITH UDOT FOR THE GEORGE WASHINGTON BLVD EXTENSION PROJECT.

BACKGROUND AND RECOMMENDATION: THE GEORGE WASHINGTON BLVD EXTENSION PROJECT IS AN IMPORTANT NEW ROADWAY THAT EXTENDS FROM RIVER RD TO CROSBY WAY. THE PROJECT IS SPLIT INTO TWO PHASES: PHASE I FOR THE ROADWAY AND PHASE II FOR THE BRIDGE ACROSS THE VIRGIN RIVER. THIS PROJECT RECEIVED FEDERAL FUNDS OF \$2.1M THROUGH THE MPO TO HELP WITH THE CONSTRUCTION OF THE ROADWAY PORTION OF THE PROJECT. UDOT IS THE RECIPIENT OF FEDERAL FUNDS AND WILL ADMINISTER THE PROJECT. THIS AGREEMENT SETS FORTH THE FEDERAL AID AMOUNT AND THE LOCAL MATCH OF \$152,494, WHICH IS INCLUDED IN THE CURRENT BUDGET. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

G. CONSIDER APPROVAL OF AN EVENT SPONSORSHIP FOR BROOKS BLOCK PARTY IN THE MAIN STREET ALLEY
ON MONDAY, APRIL 3, 2023.

BACKGROUND AND RECOMMENDATION: THIS FIRST-TIME EVENT IS ORGANIZED BY UTAH TECH UNIVERSITY AND KICKS OF THEIR "D" WEEK FESTIVITIES FOR STUDENTS. MAIN STREET ALLEY. AS PART OF THE SPONSORSHIP, UTU IS ASKING THAT THE CITY WAIVE THE 45-DAY REQUIREMENT, SPECIAL EVENT FEE AND RENTAL FEE FOR THE USE OF THE ALLEY. THERE IS CURRENTLY NO FEE SCHEDULE FOR THE USE OF THE MAIN STREET ALLEY. IN EXCHANGE, UTU WILL LIST THE CITY AS A SPONSOR IN THEIR ONLINE AND PRINTED MATERIALS FOR THE EVENT. THE EVENT IS FREE TO THE PUBLIC AND APPROX. 300 STUDENTS ARE EXPECTED TO ATTEND. UTU HAS CONTACTED NEIGHBORING BUSINESSES AND RESIDENTS ABOUT THE MONDAY NIGHT EVENT AND RECEIVED POSITIVE FEEDBACK. THEY ALSO MEET CITY INSURANCE REQUIREMENTS. STAFF RECOMMENDS APPROVAL.

H. CONSIDER APPROVAL OF EXTENDING THE LEASE AGREEMENT WITH TECH RIDGE, LLC FOR PROPERTY
LOCATED AT 970 SOUTH AIRPORT ROAD.

BACKGROUND AND RECOMMENDATION: THE CITY ENTERED INTO A LEASE AGREEMENT WITH TECH RIDGE, LLC ON JUNE 3, 2021 FOR PROPERTY LOCATED AT 970 SOUTH AIRPORT ROAD. THE AGREEMENT STATES THAT THE TERM OF THE LEASE "SHALL COMMENCE ON JUNE 5, 2021, AND SHALL CONTINUE THEREAFTER FOR A PERIOD OF FIVE YEARS". ISAAC BARLOW WITH TECH RIDGE, LLC HAS REQUESTED THE LEASE BE EXTENDED BY SEVEN (7) YEARS. ADDITIONALLY, TECH RIDGE IS PLANNING TO PURCHASE OR TAKE DOWN THE SUBJECT PROPERTY WITHIN THE CURRENT LEASE TERM. STAFF RECOMMENDS APPROVAL OF EXTENDING THE LEASE AGREEMENT.

4. PUBLIC HEARING FOR A NEW STUDENT HOUSING BUILDING TO BE CONSTRUCTED AT 100 SOUTH 950
EAST ON THE UTAH TECH UNIVERSITY CAMPUS, WITHIN 300 FEET OF PRIVATELY OWNED RESIDENTIAL
PROPERTY.

BACKGROUND AND RECOMMENDATION: UTAH TECH UNIVERSITY HAS NOTIFIED THE CITY OF ITS INTENT TO CONSTRUCT A STUDENT HOUSING PROJECT TO BE KNOWN AS CAMPUS VIEW SUITES III. THIS WILL BE CONSTRUCTED AT 100 SOUTH 950 EAST AND WILL BE 164,000 SQUARE FEET WITH 564 BEDS. THIS FOLLOWS THE CONSTRUCTION OF CAMPUS VIEW SUITES I AND II BUILT IN 2016 AND 2021 RESPECTIVELY. CAMPUS VIEW SUITES I ADDED 364 BEDS AND CAMPUS VIEW SUITES II ADDED 534 BEDS.

5. **CONSIDER APPROVAL OF A RESOLUTION ENTERING INTO AN INTERLOCAL COOPERATION AGREEMENT WITH WASHINGTON COUNTY FOR COST-SHARING OF COMMUNICATION SERVICES PROVIDED THROUGH EVERBRIDGE.**

BACKGROUND AND RECOMMENDATION: ST. GEORGE AND WASHINGTON COUNTY CURRENTLY SHARE COSTS FOR PUBLIC COMMUNICATIONS SOFTWARE AND OTHER SERVICES THROUGH EVERBRIDGE, WHICH CAN BE USED FOR WILDFIRE AND EMERGENCY MASS NOTIFICATIONS, PAGE OUTS FOR FIRST RESPONDERS, AND COMMUNITY ENGAGEMENT COMMUNICATIONS. THE TOTAL ANNUAL COST OF THE SERVICES IS \$63,731.12. ST. GEORGE CITY CONSOLIDATED DISPATCH PRIMARILY USES PAGING AND NOTIFICATION SERVICES AND IS RESPONSIBLE FOR \$53,481.12 OF THE ANNUAL TOTAL. WASHINGTON COUNTY PRIMARILY UTILIZES THE ALERTUS, COMMUNITY ENGAGEMENT, AND RESIDENT CONNECTION FUNCTIONS AND IS RESPONSIBLE FOR THE REMAINING ANNUAL AMOUNT OF \$10,250. CITY AND COUNTY WANT TO REDUCE THIS AGREEMENT TO WRITING VIA THE INTERLOCAL COOPERATION AGREEMENT. STAFF RECOMMENDS APPROVAL OF THE RESOLUTION ENTERING INTO THE INTERLOCAL AGREEMENT.

6. **CONSIDER APPROVAL OF AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM A-20 (AGRICULTURAL 20-ACRE MINIMUM LOT SIZE) TO R-1-20 (RESIDENTIAL SINGLE FAMILY 20,000 SQ FT MINIMUM LOT SIZE) ON APPROXIMATELY 20.50 ACRES LOCATED ON THE NORTHEAST CORNER OF 2450 SOUTH AND 2580 EAST TO ALLOW FOR A CHURCH AND A SINGLE-FAMILY DEVELOPMENT AS RECOMMENDED BY THE PLANNING COMMISSION.**

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