



CITY COUNCIL MEETING AMENDED AGENDA



THURSDAY, JUNE 1, 2023
AMENDED AGENDA

ATTACHMENTS

2023.06.01 AMENDED 2 CITY COUNCIL AGENDA 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, June 1, 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.

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a. Read proclamation proclaiming June 5 – 11, 2023 as June 11, 2023 as Automotive Service Professional Week.

2. CONSENT CALENDAR.

A. CONSIDER APPROVAL TO AWARD BID TO GRAF VENTURES INC. FOR THE CONSTRUCTION OF THE SANDTOWN PARK RESTROOM REMODEL.

BACKGROUND AND RECOMMENDATION: THE EXISTING SANDTOWN PARK RESTROOM BUILDING IS IN NEED OF MAJOR REPAIR. THIS PROJECT WILL REPLACE THE EXISTING RESTROOM BUILDING WITH A NEW, UPDATED FACILITY. STAFF RECOMMENDS AWARDED THE BID TO GRAF VENTURES, INC IN THE AMOUNT OF \$420,034.

- B. CONSIDER APPROVAL FOR PURCHASE OF SHADE STRUCTURES FROM SHADE 'N NET FOR THE CONSTRUCTION OF THE LITTLE VALLEY PICKLEBALL EXPANSION ON STATE CONTRACT.

BACKGROUND AND RECOMMENDATION: VANCON, INC WAS AWARDED THE BID AND IS BEGINNING CONSTRUCTION ON THE LITTLE VALLEY PICKLEBALL EXPANSION. STAFF NEEDS TO ORDER THIS EQUIPMENT NOW SO IT WILL ARRIVE IN TIME TO BE INSTALLED. STAFF RECOMMENDS AWARDED THE BID TO SHADE 'N NET IN THE AMOUNT OF \$135,915.58.

- C. CONSIDER APPROVAL TO AWARD BID TO GRAF VENTURES INC. FOR THE SAND HOLLOW AQUATICS CENTER FAMILY RESTROOM REMODEL CONSTRUCTION.

BACKGROUND AND RECOMMENDATION: THERE WAS A FORMAL BID FOR THIS ITEM; BIDS WERE DUE ON MARCH 7TH. ONE BID WAS RECEIVED. STAFF RECOMMENDS AWARDED THE BID TO GRAF VENTURES INC IN THE AMOUNT OF \$138,600.

- D. CONSIDER APPROVAL FOR THE PURCHASE OF MUSCO LIGHTS, POLES, BEACONS AND BASES FOR THE CONSTRUCTION OF THE LITTLE VALLEY PICKLEBALL EXPANSION ON STATE CONTRACT.

BACKGROUND AND RECOMMENDATION: VANCON, INC WAS AWARDED THE BID AND IS BEGINNING CONSTRUCTION ON THE LITTLE VALLEY PICKLEBALL EXPANSION. WE NEED TO ORDER THIS EQUIPMENT NOW SO IT WILL ARRIVE IN TIME TO BE INSTALLED. STAFF RECOMMENDS PURCHASING THE EQUIPMENT FROM THE STATE CONTRACT IN THE AMOUNT OF \$226,941.

- E. CONSIDER APPROVAL OF AN IMPROVEMENT REIMBURSEMENT AGREEMENT BETWEEN GLENVIEW LLC AND THE CITY OF ST. GEORGE FOR ROAD IMPROVEMENTS ON 2100 EAST STREET.

BACKGROUND AND RECOMMENDATION: THE DEVELOPER IS IMPROVING RIGHT-OF-WAY ON THE EAST SIDE OF 2100 EAST AS PART OF THE GLENVIEW ESTATES SUBDIVISION. THE CITY WOULD LIKE ADDITIONAL RIGHT-OF-WAY SOUTH OF THE PROJECT TO BE INSTALLED ALONG 2100 EAST SO ROADWAY IMPROVEMENTS SOUTH TO 2450 SOUTH ARE COMPLETE. THE CITY WOULD LIKE THE DEVELOPER TO INSTALL THE REMAINING RIGHT-OF-WAY SO FULL-WIDTH IMPROVEMENTS ARE COMPLETE. THE CITY'S COST OF IMPROVEMENTS AMOUNTS TO \$74,330. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

- F. CONSIDER APPROVAL OF AN IMPROVEMENT REIMBURSEMENT AGREEMENT BETWEEN FELLER ENTERPRISES, LLC AND THE CITY OF ST. GEORGE FOR ROADWAY AND OTHER IMPROVEMENTS ON 2000 SOUTH STREET.**

BACKGROUND AND RECOMMENDATION: FELLER ENTERPRISES IS IMPROVING ROADWAYS FOR CRIMSON VISTAS PHASE 3 THAT CONNECT TO 2000 SOUTH STREET, A 66-FOOT MASTER PLANNED ROADWAY. THE CITY WOULD LIKE 2000 SOUTH TO BE COMPLETED. THE CITY WOULD LIKE FELLER TO INSTALL THE REMAINING ROADWAY AND OTHER IMPROVEMENTS ALONG 2000 SOUTH TO ADEQUATELY ADDRESS INFRASTRUCTURE NEEDS IN THE AREA. THE CITY'S COST OF IMPROVEMENTS AMOUNT TO \$618,014.73. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

- G. CONSIDER APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH ALLIANCE CONSULTING LLC FOR THE RE-DESIGN, BIDDING AND CONSTRUCTION MANAGEMENT OF THE VIRGIN RIVER SOUTH TRAIL BLOOMINGTON PARK TO I-15 PHASE 2 (& 3).**

BACKGROUND AND RECOMMENDATION: THE FIRST PHASE OF THIS PROJECT WAS CONSTRUCTED SUMMER OF 2022 FROM BLOOMINGTON PARK TO BRIGHAM RD. PHASES 2 & 3 HAVE BEEN RE-ALIGNED TO GO AROUND THE MCGILLIS INVESTMENT CO PROPERTY, PARCEL NUMBER SG-5-3-7-444101, BECAUSE THEY ARE UNWILLING TO LET A TRAIL GO THROUGH THE PROPERTY UNTIL IT IS DEVELOPED. PARK PLANNING HAS REACHED AN AGREEMENT WITH WALMART AND UDOT TO RE-ALIGN THE TRAIL AROUND THE ABOVE PROPERTY. A GRANT HAS BEEN SECURED FROM THE UTAH DIVISION OF OUTDOOR RECREATION FOR THE CONSTRUCTION OF THIS SECTION OF TRAIL IN THE AMOUNT OF \$200,000.00, WHICH WILL BE USED TO CONSTRUCT THE TRAIL ONCE

THIS REDESIGN IS COMPLETE. CONSTRUCTION WILL BE COMPLETED IN THE FY 23/24. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

- H. **CONSIDER GRANTING AN ACCESS AND PRIVATE UTILITY SERVICE LINE EASEMENT TO BRAD AND MARTA HARR THROUGH CITY PROPERTY LOCATED ALONG 3780 S STREET NEAR THE WASTEWATER TREATMENT PLANT.**

BACKGROUND AND RECOMMENDATION: BRAD HARR AND JIM ANDRUS OWN A PARCEL OF PROPERTY NEAR 1550 W 3780 S. STREET. THE PROPERTY HAS HISTORICALLY BEEN ACCESSED FROM 3780 S STREET THROUGH CITY OWNED PROPERTY. MR. ANDRUS DESIRES TO INSTALL A SECONDARY IRRIGATION SERVICE LINE FROM 3780 S STREET TO THE PROPERTY FOR LIVESTOCK WATERING AND DUST CONTROL. THE PROPERTY IS CURRENTLY USED AS A LIVESTOCK CORAL.

- I. **CONSIDER APPROVAL OF AN ASSIGNMENT OF EASEMENTS AND FACILITIES LIABILITY AGREEMENT WITH THE ST. GEORGE WASHINGTON FIELDS CANAL COMPANY.**

BACKGROUND AND RECOMMENDATION: THE CITY OF ST. GEORGE OWNS SEVERAL SHARES IN THE ST. GEORGE WASHINGTON FIELDS CANAL COMPANY (SGWFCC). THIS CANAL COMPANY PROVIDES SECONDARY IRRIGATION WATER TO THE CITY THAT IS USED IN THE LITTLE VALLEY AREA, THE ST. GEORGE GOLF COURSE, AS WELL AS SEVERAL SCHOOLS, PARKS, UTU, AND THE CEMETERY IN THE DOWNTOWN AREA. THE SGWFCC HAS SEVERAL WATER CONVEYANCE FACILITIES (PIPES, DITCHES, ETC.), AS WELL AS WATER DRAINAGE FACILITIES THAT DRAINS TAILWATER FROM THE FARM FIELDS. AS FARMS HAVE BEEN REPLACED WITH RESIDENTIAL DEVELOPMENT THROUGHOUT MUCH OF THE LITTLE VALLEY AND WASHINGTON FIELDS AREAS, DRAINAGE FROM THE NEW RESIDENTIAL SUBDIVISION IS OFTEN DISCHARGED INTO THE SGWFCC DRAINAGE FACILITIES. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

3. **PUBLIC HEARING TO RECEIVE INPUT ON THE FISCAL YEAR 2023-2024 BUDGET.**

BACKGROUND AND RECOMMENDATION: THE CITY MANAGER'S FISCAL YEAR 2023-2024 RECOMMENDED BUDGET WAS PRESENTED AND DISCUSSED DURING THE MAY 4TH AND MAY 18TH CITY COUNCIL MEETINGS AND HAS BEEN AVAILABLE ON THE CITY'S WEBSITE AND IN THE CITY RECORDER'S OFFICE. STATE LAW REQUIRES THE CITY TO HAVE AT LEAST ONE PUBLIC HEARING TO RECEIVE CITIZEN INPUT BEFORE FORMALLY ADOPTING THE CITY'S FINAL ANNUAL BUDGET, AND ALSO REQUIRES THE FINAL BUDGET TO BE ADOPTED ON OR BEFORE JUNE 30TH. THIS YEAR THE CITY WILL HOLD TWO PUBLIC HEARINGS TO TAKE CITIZEN INPUT. THIS IS THE FIRST HEARING, AND THE SECOND HEARING WILL BE HELD ON JUNE 15, 2023. STAFF RECOMMENDS HOLDING A PUBLIC HEARING TO RECEIVE INPUT ON THE PROPOSED FISCAL YEAR 2023-2024 BUDGET. STAFF RECOMMENDS OPENING A PUBLIC HEARING TO RECEIVE INPUT ON THE PROPOSED FISCAL YEAR 2023-2024 BUDGET.

4. PUBLIC HEARING AND CONSIDERATION OF A SUBDIVISION AMENDMENT FOR TWIN LAKES RESORT PHASE 1 WHERE ALL OF THE OWNERS IN THE SUBDIVISION HAVE NOT SIGNED THE REVISED PLAT.

BACKGROUND AND RECOMMENDATION: TWIN LAKES RESORT PHASE 1 WAS APPROVED BY CITY COUNCIL ON JANUARY 7, 1993 AND RECORDED IN THE WASHINGTON COUNTY RECORDER'S OFFICE ON SEPTEMBER 17, 1993. THE JOINT UTILITIES COMMISSION RECOMMENDED APPROVAL.

5. CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR DESERT REFLECTIONS AT DESERT CANYONS, A 142-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 25.06 ACRES LOCATED EAST ALONG DESERT CANYONS PKWY. CASE NO 2023-PP-017.

BACKGROUND AND RECOMMENDATION: THIS IS A PROPOSED PRELIMINARY PLAT LOCATED IN THE DESERT CANYONS DEVELOPMENT FOR 142 SINGLE FAMILY LOTS ON 25.06 ACRES. THE PLANNING COMMISSION REVIEWED THE PLAT AND RECOMMENDED APPROVAL TO THE CITY COUNCIL WITH A VOTE OF 4-0.

6. CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR TOWNSITE ESTATES, A FOUR-LOT RESIDENTIAL SUBDIVISION CONTAINING .60 ACRES LOCATED AT THE NORTHEAST CORNER OF 200 WEST STREET AND 400 SOUTH STREET. CASE NO 2023-PP-016

BACKGROUND AND RECOMMENDATION: THIS PARCEL CURRENTLY HAS TWO HOMES ON IT. THE APPLICANT WILL BE REMOVING THE HOUSE FURTHEST TO THE WEST AND THEN DIVIDING THIS 0.60-ACRE PARCEL INTO FOUR LOTS. LOT 1 WILL CONTAIN 10,210 SQUARE FEET AND WILL HAVE THE EXISTING HOUSE ON IT. LOTS 2, 3, AND 4 WILL ALL CONTAIN 5,339 SQUARE FEET AND WILL BE VACANT LOTS, READY FOR DEVELOPMENT. ALL LOTS MEET THE RCC (RESIDENTIAL CENTRAL CITY) ZONING REQUIREMENTS FOR SIZE AND LOCATION. THE UTILITIES FOR LOT WILL ALL BE CONTAINED ON THIS LOT. THIS ITEM WAS PRESENTED TO THE PLANNING COMMISSION IN A PUBLIC MEETING DATED MAY 9, 2023, WHERE WITH A UNANIMOUS VOTE, THE PLANNING COMMISSION RECOMMENDED APPROVAL.

7. CONSIDER APPROVAL OF CHANGING THE ZONING FROM PD-R (PLANNED DEVELOPMENT RESIDENTIAL) AND R-1-12 (SINGLE FAMILY RESIDENTIAL 12,000 SQ. FT. MINIMUM LOT SIZE) TO PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ON A 25.06-ACRE SITE, LOCATED IN DESERT CANYONS EAST ALONG DESERT CANYONS PARKWAY

BACKGROUND AND RECOMMENDATION: THE PROPERTY IS IN THE DESERT CANYONS MASTER PLAN. THE ORIGINAL MASTER PLAN WAS APPROVED IN 2007 AND HAS SEVERAL APPROVED AMENDMENTS. THIS AMENDMENT IS TO CREATE 142 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 25.06 ACRES. THE PLANNING COMMISSION REVIEWED THIS ITEM AND HELD A PUBLIC HEARING WITH NO COMMENTS. THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 4-0.

8. CONSIDERATION OF A RESOLUTION CLARIFYING AND ADOPTING A FEE CONCERNING THE SNOW CANYON WATER PROJECT INTERLOCAL AGREEMENT FROM THE CURRENT RATE OF \$0.078559 PER KWH TO \$0.104177 PER KWH, EFFECTIVE JULY 1, 2023.

BACKGROUND AND RECOMMENDATION: THE SNOW CANYON WATER PROJECT INTERLOCAL AGREEMENT IS ENTERED INTO BY AND BETWEEN CITY OF ST. GEORGE, CITY OF IVINS, CITY OF SANTA CLARA, AND WASHINGTON COUNTY. THE INTERLOCAL COMPACT WAS CREATED BACK IN 1978, FOR THE CONSTRUCTION OF

INFRASTRUCTURE, IMPROVEMENTS, AND FACILITIES FOR THE DEVELOPMENT OF WATER RESOURCES AND DISTRIBUTION SYSTEM FROM THE SNOW CANYON WATER PROJECT. AS PER THE INTERLOCAL AGREEMENT, THE CITY IS TO PROVIDE THE ELECTRIC POWER TRANSMISSION SYSTEM TO SANTA CLARA CITY FOR THE SANTA CLARA DIVERSION WATER TANK SITE AND SANTA CLARA WELLS. THIS ENERGY FEE IS TO BE CALCULATED BASED UPON THE CITY OF ST. GEORGE'S AVERAGE ANNUAL KILOWATT HOUR BASIS, ITS ENTIRE SYSTEM, WHICH INCLUDES THE ELECTRIC POWER TRANSMISSION SYSTEM. THE FEE WAS CALCULATED BY LAURIE MANGUM, ENERGY SERVICES DIRECTOR AS PART OF THE ANNUAL RATE ANALYSIS AND THE FEE WAS DETERMINED THAT IT NEEDED TO BE INCREASED.

9. APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY.

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

11. 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.

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