



CITY COUNCIL MEETING AGENDA



THURSDAY, JULY 6, 2023
AGENDA

ATTACHMENTS

2023.07.06 CITY COUNCIL AGENDA PACKET



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, July 6, 2023, 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.

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a. Read a Proclamation proclaiming July, 2023 as Parks and Recreation Month.

2. Appoint the Interim Energy Services Director.

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 A BID TO LESLIE JORDAN FOR THE PURCHASE OF ST. GEORGE MARATHON RUNNER SHIRTS.

BACKGROUND AND RECOMMENDATION: THIS IS FOR THE PURCHASE OF MARATHON RUNNER SHIRTS. STAFF RECOMMENDS APPROVAL OF AWARDING THE BID TO LESLIE JORDAN IN THE AMOUNT OF \$76,144.50.

B. CONSIDER APPROVAL TO AWARD A BID TO SUNROC CORPORATION TO COMPLETE THE VARIOUS ROADWAY REPAIR PROJECT.

BACKGROUND AND RECOMMENDATION: THIS PROJECT WAS ADVERTISED FOR COMPETITIVE BIDDING AND TWO BIDS WERE RECEIVED. STAFF RECOMMENDS AWARDING THE BID TO SUNROC CORPORATION IN THE AMOUNT OF \$5,073,341.

C. CONSIDER APPROVAL OF AN IMPROVEMENT REIMBURSEMENT AGREEMENT BETWEEN GARDNER-PLUMB LC AND THE CITY OF ST. GEORGE FOR STORM DRAIN LINE ALONG SNOW CANYON PARKWAY.

BACKGROUND AND RECOMMENDATION: DEVELOPER IS DEVELOPING LA CASA AT ENTRADA. FRONTAGE FOR THIS DEVELOPMENT RUNS ALONG SNOW CANYON PARKWAY WHICH HAS INSUFFICIENT STORM DRAIN THAT DIVERTS INTO THE PROJECT. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

- D. CONSIDER APPROVAL OF AN AGREEMENT TO PURCHASE REAL PROPERTY FROM CHUCK AND CONNIE SPILKER TRS FOR WIDENING THE 3000 EAST ROADWAY.

BACKGROUND AND RECOMMENDATION: THE CITY DESIRES TO ACQUIRE 0.589 ACRES OF PROPERTY FOR THE WIDENING OF 3000 EAST ROADWAY LOCATED AT 3000 EAST BETWEEN 2590 SOUTH AND SEEGMILLER DRIVE. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

- E. CONSIDER APPROVAL FOR PAYMENT TO GE PACKAGED POWER IN THE AMOUNT OF \$147,452.03 FOR MILLCREEK OPERATION & MAINTENANCE (O&M) AGREEMENT.

BACKGROUND AND RECOMMENDATION: THIS IS FOR THE ANNUAL O&M AGREEMENT. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

- F. CONSIDER APPROVAL OF AN MOU BETWEEN THE CITY OF ST. GEORGE AND THE NATIONAL PARK SERVICE GRANTING COOPERATING AGENCY STATUS TO THE CITY FOR THE DEVELOPMENT OF THE ZION NATIONAL PARK VISITOR USE MANAGEMENT PLAN.

BACKGROUND AND RECOMMENDATION: THE NATIONAL PARK SERVICE (NPS) IS ENGAGED IN A NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) PLANNING AND COMPLIANCE PROCESS TO EVALUATE ALTERNATIVES FOR VISITOR USE MANAGEMENT IN ZION NATIONAL PARK. THE NPS, THROUGH THE NEPA PROCESS, WILL ANALYZE THE EFFECTS OF DIFFERENT ALTERNATIVES TO BETTER MANAGE THE GROWING NUMBER OF PARK VISITORS. ULTIMATELY, THIS PROCESS WILL RESULT IN STRATEGIES FOR MANAGING VISITOR USE AND ACCESS WHICH MAY INCLUDE LIMITING THE NUMBER OF VISITORS TO THE PARK. COOPERATING AGENCY PARTICIPATION BY THE CITY WILL ALLOW THE CITY TO HAVE MEANINGFUL INPUT ALONG WITH OTHER GOVERNMENT ENTITIES AND PROVIDE RELEVANT INFORMATION TO BE USED IN THE NEPA AND DECISION-MAKING PROCESS FOR THE NPS. STAFF RECOMMENDS APPROVAL OF THE MOU.

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5. **CONSIDER APPROVAL OF RESOLUTION NO. 2023-001R TO ADDRESS CEMETERY LOT, SITE, OR PARCEL HAVE HAS BEEN UNUSED FOR MORE THAN 60 YEARS AND PROVIDE NOTICE TO OWNER OR INTEREST HOLDER, AND TO EXTEND THE DEADLINE TO DECEMBER 31, 2023.**

BACKGROUND AND RECOMMENDATION: ON MAY 4, 2023, THE COUNCIL APPROVED A RESOLUTION TO ADDRESS CEMETERY LOT, SITE, OR PARCEL HAVE HAS BEEN UNUSED FOR MORE THAN 60 YEARS AND PROVIDE NOTICE TO OWNER OR INTEREST HOLD. THE RESOLUTION PROVIDED INTEREST HOLDERS TO NOTIFY THE CITY RECORDER WITHIN 30 DAYS OF THE LAST DATE OF SERVICE OF PUBLICATION OF THE RESOLUTION WHICH WAS JUNE 26, 2023. DUE TO RECEIVING A NUMBER OF INQUIRIES, STAFF WOULD PROPOSE TO EXTEND THE DEADLINE TO DECEMBER 31, 2023. ADDITIONALLY, STAFF WOULD PROPOSE THAT THE LOTS BE RECLAIMED ON JANUARY 1, 2024 IF NO INQUIRIES ON THE LOT HAVE BEEN MADE OR IF THE TRANSFER HAS NOT BEEN COMPLETED, MEANING ALL OF THE REQUIRED FORMS FOR TRANSFERS HAVE NOT BEEN RECEIVED BY DECEMBER 31, 2023.

6. **CONSIDER APPROVAL OF RESOLUTION NO. 2023-002R ENTERING INTO AN INTERLOCAL AGREEMENT WITH WASHINGTON COUNTY FOR IMPROVEMENTS AND REPAIRS AT TOWN SQUARE.**

BACKGROUND AND RECOMMENDATION: THIS INTERLOCAL AGREEMENT IS FOR FUNDING NEEDED REPAIRS AND IMPROVEMENTS AT TOWN SQUARE. THE COUNTY HAS AGREED TO CONTRIBUTE \$200,000 OF TRANSIENT ROOM TAX FUNDS FOR THE PROJECT. STAFF RECOMMENDS APPROVAL.

7. **CONSIDER APPROVAL OF RESOLUTION NO. 2023-003R ENTERING INTO AN INTERLOCAL AGREEMENT WITH WASHINGTON COUNTY FOR THE INTERPRETIVE TRAIL AT PIONEER PARK PROJECT.**

BACKGROUND AND RECOMMENDATION: THIS INTERLOCAL AGREEMENT IS FOR FUNDING OF THE CONSTRUCTION OF THE PIONEER PARK INTERPRETIVE TRAIL PROJECT. THE COUNTY HAS AGREED TO CONTRIBUTE \$800,000 OF TRANSIENT ROOM TAX FUNDS TO THE PROJECT. STAFF RECOMMENDS APPROVAL.

8. CONSIDER APPROVAL OF ORDINANCE NO. 2023-001 AMENDING AN APPROVED PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 0.27 ACRES, LOCATED AT 184 NORTH 200 WEST STREET FOR THE PURPOSE OF ADDING A 12-ROOM BOUTIQUE HOTEL FOR A PROJECT TO BE KNOWN AS STG INN, WITH CONDITIONS FROM THE PLANNING COMMISSION. CASE NO. 2023-PDA-008

BACKGROUND AND RECOMMENDATION: ON JANUARY 5, 2023, THIS PROPERTY WAS REZONED TO THE PD-C (PLANNED DEVELOPMENT COMMERCIAL) DESIGNATION WITH AN ASSOCIATED USE-LIST. THIS IS A REQUEST FOR AN AMENDMENT TO THIS APPROVED PD-C. ON JUNE 13, 2023, THE PLANNING COMMISSION HELD A PUBLIC HEARING ON THIS ITEM. THERE WERE PUBLIC COMMENTS MADE. AFTER THE PUBLIC HEARING CLOSED, THE FOUR PLANNING COMMISSIONERS PRESENT DISCUSSED THIS ITEM AT LENGTH. TO FORWARD A POSITIVE RECOMMENDATION, FOUR POSITIVE VOTES WERE NEEDED; HOWEVER, THE PLANNING COMMISSION RECEIVED THREE POSITIVE VOTES. THEREFORE, THE MOTION TO RECOMMEND APPROVAL FAILED WITH A 3-1 VOTE IN FAVOR OF THE REQUESTED AMENDMENT WITH CONDITIONS.

9. CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR PEG PHASE 1B SUBDIVISION, A 1-LOT MULTI-FAMILY RESIDENTIAL SUBDIVISION ON 8.62 ACRES LOCATED ALONG DESERT COLOR PARKWAY JUST SOUTH OF BLACK MOUNTAIN DRIVE. CASE NO 2023-PP-021

BACKGROUND AND RECOMMENDATION: THE PD AMENDMENT WAS APPROVED IN FEBRUARY OF 2022 ALLOWING THE CONSTRUCTION OF 344 APARTMENT UNITS. THIS PLAT WILL CREATE THE LOT FOR THE LOT FOR THE FIRST PHASE TO BE CONSTRUCTED. THE PLANNING COMMISSION HELD A PUBLIC MEETING TO DISCUSS THE PROPOSED PLAT AND RECOMMENDED APPROVAL OF THE APPLICATION WITH NO CONDITIONS WITH A 6-0 VOTE.

10. CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR UFFCU DINO CROSSING, A 2-LOT COMMERCIAL SUBDIVISION ON 3.96 ACRES LOCATED ON THE NORTH SIDE OF THE INTERSECTION OF RIVERSIDE DRIVE AND MALL DRIVE. CASE NO. 2023-PP-020

BACKGROUND AND RECOMMENDATION: THE APPLICANT HAS BEEN WORKING THROUGH THE SITE PLAN FOR A CREDIT UNION ON THE CORNER OF THIS PROPERTY BUT ONLY NEED JUST UNDER AN ACRE. IN ORDER TO SPLIT OFF THE CREDIT UNION PARCEL FROM THE REST OF THE PROPERTY, A PRELIMINARY (AND THEN A FINAL) PLAT IS REQUIRED. THE PLANNING COMMISSION HELD A PUBLIC MEETING AND RECOMMENDED APPROVAL OF THE APPLICATION 4-0 WITH NO CONDITIONS. STAFF IS IN AGREEMENT WITH THE PLANNING COMMISSION BUT RECOMMENDS THE FOLLOWING CONDITION: 1) THAT THE APPLICANT PROVIDES A MINIMUM 8-FOOT WIDE TRAIL ALONG RIVERSIDE DRIVE.

11. CONSIDER APPROVAL OF RESOLUTION NO. 2023-004R OF THE CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH, AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$10,000,000 AGGREGATE PRINCIPAL AMOUNT OF SALES TAX REVENUE BONDS, SERIES 2023 AND RELATED MATTERS.

BACKGROUND AND RECOMMENDATION: FOR THE PURPOSE OF (A) FINANCING THE NEW ST. GEORGE CITY HALL (THE "PROJECT") (B) FUNDING A DEPOSIT TO A DEBT SERVICE RESERVE FUND, IF DESIRABLE AND (C) PAYING COSTS OF ISSUANCE OF THE SERIES 2023 BONDS, THE CITY HEREBY AUTHORIZES THE ISSUANCE OF A SERIES OF BONDS WHICH SHALL BE DESIGNATED "CITY OF ST. GEORGE, UTAH SALES TAX REVENUE BONDS, SERIES 2023" (TO BE ISSUED FROM TIME TO TIME AS ONE OR MORE SERIES AND WITH SUCH OTHER SERIES OR TITLE DESIGNATION(S) AS MAY BE DETERMINED BY THE CITY) IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$10,000,000. THE SERIES 2023 BONDS SHALL MATURE IN NOT MORE THAN THIRTY-ONE (31) YEARS FROM THEIR DATE OR DATES, SHALL BE SOLD AT A PRICE NOT LESS THAN NINETY-SEVEN PERCENT (97%) OF THE TOTAL PRINCIPAL AMOUNT THEREOF, SHALL BEAR INTEREST AT A RATE OR RATES OF NOT TO EXCEED FIVE AND ONE-HALF PERCENT (5.50%) PER ANNUM, AS SHALL BE APPROVED BY THE DESIGNATED OFFICER ALL WITHIN THE PARAMETERS SET FORTH HEREIN. STAFF RECOMMENDS APPROVAL.

12. CONSIDER APPROVAL OF RESOLUTION NO. 2023-005R OF THE CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A MASTER LEASE AGREEMENT, BY AND BETWEEN THE CITY AND THE MUNICIPAL BUILDING AUTHORITY OF THE CITY OF ST. GEORGE, UTAH (THE "AUTHORITY"); AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF NOT MORE

THAN \$10,000,000 AGGREGATE PRINCIPAL AMOUNT OF LEASE REVENUE BONDS, SERIES 2023; AND RELATED MATTERS.

BACKGROUND AND RECOMMENDATION: ON JUNE 1, 2023, THE PERMANENT COMMUNITY IMPACT FUND BOARD (THE "BOARD") AUTHORIZED A \$10,000,000 LOAN AT A 3.5% INTEREST RATE FOR A TERM OF 30 YEARS TO THE MUNICIPAL BUILDING AUTHORITY OF ST. GEORGE CITY (THE "ISSUER") FOR THE CONSTRUCTION OF A VERTICAL MULTI-LEVEL PARKING STRUCTURE ADJACENT TO THE NEW ST. GEORGE CITY HALL. THE BOARD WILL NOT BEGIN ACCRUING INTEREST UNTIL ONE YEAR AFTER THE DATE OF ISSUANCE WHICH PROVIDES APPROXIMATELY 12 MONTHS OF 0% INTEREST AND A COST-SAVING OF APPROXIMATELY \$350,000. THE LOAN WILL BE EVIDENCED BY A LEASE REVENUE BOND TO BE ISSUED BY THE ISSUER AND PURCHASED BY THE BOARD. TONIGHT'S ITEM IS TO CONSIDER APPROVAL OF A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE BY THE MUNICIPAL BUILDING AUTHORITY OF THE CITY OF ST. GEORGE NOT MORE THAN \$10,000,000 AGGREGATE PRINCIPAL AMOUNT OF ITS LEASE REVENUE BONDS, SERIES 2023; AND RELATED MATTERS. STAFF RECOMMENDS APPROVAL OF THE RESOLUTION.

13. APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY.

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

15. 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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