

**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 20, 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.**

**2. Consent Calendar.**

**a. Consider approval of the Commission on Criminal and Juvenile Justice (CCJJ) Fiscal Year 2025 grant award.**

BACKGROUND and RECOMMENDATION: The Commission on Criminal and Juvenile Justice (CCJJ) has awarded the Washington County Drug Task Force \$100,000.00 in FY2025 funding to be approved for use by the Police Department. This is an annual award to fund the Washington County Drug Task Force. Staff recommends approval.

**b. Consider approval to purchase of Musco lights, poles, beacons and bases, for the Little Valley Skate Park on State Contract.**

BACKGROUND and RECOMMENDATION: A skate park is being designed at Little Valley Park. Musco lights are used throughout The Fields at Little Valley, at the Pickleball courts and soccer fields. It makes sense to tie into the existing system for the skate park as well. This proposal includes both materials and installation of the lights. Staff recommends approval.

**c. Consider approval for the purchase of Musco lights, poles, beacons and bases, for the Little Valley Soccer Fields 4, 5 & 6 on State Contract.**

BACKGROUND and RECOMMENDATION: Fields 4, 5 and 6 were constructed in 2008 and have served residents for 16 years. They are well maintained and are well used. This proposal includes both materials and installation of the lights. Staff recommends approval.

**d. Consider approval to accept the Utah Outdoor Recreation Grant for the construction portion of the Little Valley Skate Park.**

BACKGROUND and RECOMMENDATION: This grant is from the State of Utah through the Division of Outdoor Recreation. It is the Utah Outdoor Recreation Grant Tier 1. The grant required a 50% match, which we will have for the

construction of this project. This money will aid in the construction of the Las Colinas Park, that is to be built in FY25. This is a reimbursement grant. The Park Planning Division has 28 months to use these funds. Staff recommends approval.

**e. Consider approval to accept the Utah Outdoor Recreation Grant for the construction portion of the Las Colinas Park.**

BACKGROUND and RECOMMENDATION: This grant is from the State of Utah through the Division of Outdoor Recreation. It is the Utah Outdoor Recreation Grant Tier 1. The grant required a 50% match, which we will have for the construction of this project. This money will aid in the construction of the Las Colinas Park, that is to be built in FY25 and FY 26. This is a reimbursement grant. The Park Planning Division has 28 months to use these funds. Staff recommends approval.

**f. Consider approval to accept the Utah Outdoor Recreation Grant for the construction portion of the Curly Hollow Adventure Park.**

BACKGROUND and RECOMMENDATION: This grant is from the State of Utah through the Division of Outdoor Recreation. It is the Utah Outdoor Recreation Grant Regional Asset Tier. A qualification for this tier was the total project amount had to exceed \$3,000,000. The grant required a 50% match, which we will have for the construction of this project. This money will aid in the construction of the Curly Hollow Adventure Park, that is to be built in FY25 and FY 26. This is a reimbursement grant. The Park Planning Division has 28 months to use these funds. Staff recommends approval.

**g. Consider approval of a Professional Services Agreement with Sunrise Engineering for the re-design, bidding and construction management of the Curly Hollow Adventure Park.**

BACKGROUND and RECOMMENDATION: This is a re-design of the Curly Hollow Community (now Adventure) Park. The previous design was too spread out and didn't provide enough amenities for the estimated cost. After much deliberation staff decided to revisit the design. the concept is included in the documents attached. Staff recommends approval.

**h. Consider approval of Revision 1 to Amendment #8 to the contract dated September 23, 2021 for Jviation for the Airport Parkway Extension Project.**

BACKGROUND and RECOMMENDATION: The Airport Parkway was not completed during the initial construction of the airport in 2010-2011. With the rapid airport growth that the airport is experiencing, and the expected continued growth, the airport Parkway needs to be extended and completed. Amendment #8 to the Jviation Agreement dated 9/23/21 was approved on 1/18/24. This revision to the amendment Part B - Special Services includes Materials Testing in the amount of \$30,000. Staff recommends approval.

**i. Consider approval of a Professional Services Agreement with Jviation for Engineering Services at the St George Regional Airport.**

BACKGROUND and RECOMMENDATION: A request for RFQ was posted. Two companies replied: Jviation and VBFA. Qualifications were rated based on the criteria (see attached ratings forms) Jviation was selected. A letter went out to Jviation and VBFA with the results. Staff recommends approval.

**j. Consider approval of Task Order #1 to the Jviation PSA for the Aircraft Traffic Control Tower Phase II Design and Bidding Support.**

BACKGROUND and RECOMMENDATION: On July 25, 2022, the Federal Aviation Administration completed a benefit cost (B/C) ratio analysis and has accepted St George Regional Airport as a candidate in the FAA Contract Tower (FCT) Program. As a result, a permanent structured control tower that meets FCT Program requirement will need to be in place before Air Traffic Control (ATC) services can begin. To remain in the FCT program, St George Regional Airport will need to provide a control tower that has successfully completed an Operational readiness Inspection by July 2027. Staff recommends approval.

**k. Consider approval of Task Order #2 to the new Jviation PSA agreement for the Terminal Expansion Project.**

BACKGROUND and RECOMMENDATION: The St. George Regional Airport (SGU) continues to experience significant growth in passenger traffic that at times reaches near capacity levels for certain terminal facilities. As a result, further detailed planning analyses need to be completed on the elected terminal expansion and development concept identified in the SGU Master Plan. Staff recommends approval.

**l. Consider approval of an Amended Infrastructure Agreement between the City of St. George and Red Sands F-1 LC.**

BACKGROUND and RECOMMENDATION: The Old Farm Subdivision Infrastructure agreement was recorded 12/18/2023 and needs to be amended to include additional improvements to raise 2450 south to provide a smoother roadway transition and complete roadway improvements along 2450 South. Staff recommends approval.

**m. Consider approval of a reimbursement agreement for Chander Drive Roadway Improvements - Tonaquint Ridge & Tonaquint Cove with Tonaquint Ridge, Inc.**

BACKGROUND and RECOMMENDATION: Tonaquint Ridge Inc. is constructing a portion of roadway improvements for Tonaquint Ridge Phases 4-6 along Chandler Drive. The city would like Tonaquint Ridge to construct the remaining improvements along Chandler Drive which includes, sidewalk, curb, gutter, park strip and asphalt trail to complete Chandler Drive roadway improvements to serve the public. Staff recommends approval.

**n. Consider approval of employment contracts for certain appointed positions.**

BACKGROUND and RECOMMENDATION: Employment contracts for appointed positions are proposed to memorialize understanding as part of the ongoing reorganization of city management.

**o. Consider approval to continue sponsorship of the annual Juan Festival event organized by Canyon Media on October 12, 2024 at JC Snow Park.**

BACKGROUND and RECOMMENDATION: This event started in 2017. The sponsorship includes: 1) Fee waiver of the Special Even application fee (\$150); 2) Fee waiver for the sub license fee (\$5 per vendor); 3) Fee waiver of the Park reservation fee (\$400); 4) Setup big stage; 5) Police officers to provide security; 6) Extra trash can and liners; and 7) Police to set up a booth for interaction with public. Staff recommends approval.

**p. Consider approval to continue to waive fees for the Bloomington Community Picnic organized by The Church of Jesus Christ of Latter-Day Saints Bloomington Stake on September 24, 2024 at Bloomington Park.**

BACKGROUND and RECOMMENDATION: This is an annual event that the community of Bloomington has held for many years. There is a BBQ and activities free to the public. The fee waiver includes: 1) Special Event application fee (\$150); and 2) Park Reservation fee (\$400). Staff recommends waiving the fees.

**3. Consider approval of an agreement to purchase real property from Tonaquint, Inc for a City Cemetery.**

BACKGROUND and RECOMMENDATION: The City of St. George desires to acquire 16.32 acres from Tonaquint Inc. for an additional cemetery. As the appraisal has not yet been received, staff recommends approval to purchase the property with the condition that the appraisal does not exceed the purchase price of \$2,200,000.

**4. Public hearing and consideration of the CDBG 2024-2028 Consolidated Plan and 2024 Annual Action Plan.**

BACKGROUND and RECOMMENDATION: The 2024-2028 Consolidated Plan outlines proposed projects to be funded by the City's CDBG program to address identified needs during the next five years. This plan also includes the first program year 2024 Annual Action Plan. A public notice was posted to the Spectrum as well as the City and State websites. The plan has been on the City website as well as the State's public notice website since May 28, 2024 for a 30-day public comment period, currently no comments have been received. The public comment period will end on June 27, 2024.

**5. Public hearing to review and take public comment regarding non-reciprocal transfers for unbilled utility services from the Electric, Water, and Sewer Funds to other City Funds.**

BACKGROUND and RECOMMENDATION: The City of St. George has funds that operate as business-type funds, providing water, energy, and sewer collection and treatment services to customers and charging fees based upon consumption (usage)

at rates established by the St. George City Council. Most city-owned facilities are charged for these services, but some services are provided directly back to ourselves at no cost. No action is required.

**6. Public hearing to review and take public comment regarding the proposed transfers from Enterprise Funds to Other Funds included in the recommended fiscal year 2024-25 budget.**

BACKGROUND and RECOMMENDATION: The General Fund provides administrative and overhead support to the enterprise (business-type) funds. These services include utility billing, payment collection, and customer service functions, as well as indirect costs for human resources, legal, technology, fleet maintenance, and other administrative services. If these functions were not provided by the General Fund, the enterprise funds would need to hire additional employees and pay the direct personnel, materials and supplies, and equipment costs and/or hire consultants and pay their fees. Staff recommends holding the public hearing.

**7. Consider approval of Resolution No. 2024-019R amending and adopting fees for various services and recreational activities.**

BACKGROUND and RECOMMENDATION: Each year the city reviews its services and fees associated to ensure sufficiency of fee coverage. The City has recognized some areas where fee increases are necessary to cover related costs. Increased fees will become effective on July 1, 2024. Staff recommends approval of the resolution. Staff recommends approval of the resolution.

**8. Public hearing to receive input on the Fiscal Year 2024-25 Budget and consideration of Resolution No. 2024-020R for final adoption of the FY 2024-25 Budget.**

BACKGROUND and RECOMMENDATION: State Law requires at least one public hearing to receive citizen input before formally adopting the City's final annual budget, and also requires the budget be adopted on or before June 30th. This year the city will hold two public hearings to take citizen input. The first hearing was held on June 13, 2024 and this hearing will be the second public hearing. The Fiscal Year 2024-25 City Manager Recommended Budget was presented during the May 2nd City Council meeting and has been available on the City's website and in the City Recorder's Office since that time. This year the City Council held multiple full day work meetings on the FY 2024-25 budget beginning with the Goals and Budget Retreats on January 23rd and February 15th and ending with review of the Fiscal Year 2024-25 City Manager Recommended Budget on May 16th. Tonight's item will be to hold the second public hearing on the FY 2024-25 Budget and to consider final adoption of the FY 2024-25 Budget. Staff recommends holding the public hearing on the Fiscal Year 2024-25 Budget and at the conclusion of the public hearing approval of the resolution to adopt the Final Fiscal Year 2024-25 Budget.

**9. Consider approval of Resolution No. 2024-021R adopting the tax rate for the 2024 tax year (2025 fiscal year) and levying taxes upon all real and personal property within the City of St. George.**

BACKGROUND and RECOMMENDATION: State Law requires that the city adopt the Certified Tax Rate (CTR) on or before June 22nd of each year. The Certified Tax Rate is the property tax rate that if adopted would raise the same amount of property tax

revenue as was budgeted for the City in the prior fiscal year from existing residents. The Certified Tax Rate is deposited into the City's General Fund and is used to fund core city services provided to our residents including police, fire, 911 dispatch, street and traffic signal maintenance, parks and trails maintenance and general administration and support. The Certified Tax Rate is calculated by the State Property Tax Commission and Washington County Clerk Auditor's Office and is provided to the City each year in early June. For TY 2024 (FY 2025) the Certified Tax Rate is 0.000681. Staff recommends approval of the resolution adopting the TY 2024 (FY 2025) Certified Tax Rate.

**10. Public hearing and consideration of Resolution No. 2024-022R to review and approve amendments to the Fiscal Year 2023-24 Budget.**

BACKGROUND and RECOMMENDATION: State statute requires a public hearing when changes are requested to the City's budget. Staff typically bring budget openings forward to the City Council for consideration on a quarterly basis based on changes that occur during the fiscal year. Staff recommends taking public comment and approval of the resolution.

**11. Consider approval of Resolution No. 2024-023R authorizing increase in pick-up of Public Safety and Firefighter employee retirement contributions.**

BACKGROUND and RECOMMENDATION: This resolution authorizes the City per amendments by Utah State Legislature to pick up the required .83% increase in the employee portion of the Public Safety and Firefighter Tier II Noncontributory Retirement System. Staff recommends approval.

**12. Consider approval of the St. George Arts Commission's RAP Tax Arts Grants distribution list.**

BACKGROUND and RECOMMENDATION: Each year since the approval of the county RAP Tax. The St. George Arts Commission receives, and reviews grant applications from local cultural non-profits. The St. George Arts Commission met on Thursday, May 23, 2024, and Wednesday, June 5, 2024, to discuss applications for RAP Tax Grants in the 2024-2025 fiscal year. The Commission received and reviewed 28 applications for funds this year totaling \$422,382 in requests and has recommended allocations totaling \$250,000.

**13. Consider approval of a hillside permit on approximately 2.59 acres located on the east side of 1470 East at approximately 300 South for the purpose of adding a 92-room hotel on the site, with conditions from the Planning Commission. (Case No. 2024-HS-005 - @Home Best Western)**

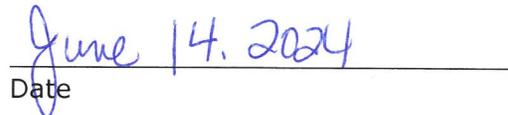
BACKGROUND and RECOMMENDATION: This application went to the Hillside Review Board (HRB) on February 28, 2024. After some clarification was made in the geotechnical report, the board reconvened and recommended approval of the permit. The Planning Commission also heard the request and recommends approval with a condition.

14. **Consider approval of Ordinance No. 2024-037 amending an approved PD-C (Planned Development Commercial) on approximately 2.59 acres located on the east side of 1470 East at approximately 300 South, for the purpose of adding a 92-room hotel on the site, with conditions from the Planning Commission. (Case No. 2024-PDA-005 - @Home Best Western)**

BACKGROUND and RECOMMENDATION: In 1998, the Planned Development Commercial zone was approved on this site as part of the approval of the Target and Lowes development on River Road. Other amendments have also taken place in this over the years. On May 28, 2024, the Planning Commission held a public hearing on the proposal and recommends approval with conditions. There is a hillside permit associated with the PD amendment. A preliminary plat was approved by Planning Commission.

15. **Appointments to Boards and Commissions of the City.**
16. **Reports from Mayor, Councilmembers, and City Manager.**
17. **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.