



**MINUTES OF THE SPRINGDALE TOWN COUNCIL MEETING ON
WEDNESDAY, MARCH 14, 2018 AT 5:00PM
AT TOWN HALL, 118 LION BOULEVARD, SPRINGDALE, UTAH**

Meeting convened at 5:00PM

MEMBERS PRESENT: Mayor Stanley J. Smith, Council members Randy Aton, Lisa Zumpft, Adrian Player and Mike Alltucker

ALSO PRESENT: DCD Tom Dansie, Town Treasurer Dawn Brecke, and Town Clerk Darci Carlson recording. See attached sheet for attendees signed into the meeting.

EXCUSED: Town Manager Rick Wixom

Pledge of allegiance led by Mayor Stanley J. Smith.

Motion made by Lisa Zumpft to approve the agenda for the Springdale regular meeting March 14, 2018 striking item B2; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Discussion/Information/Non-Action Items

General discussion & announcements: Mr. Dansie announced Jeff McKee was hired as the Town's new Code Enforcement Officer. Mr. McKee would initially focus on organizing the building permit process and enforcement of the outdoor lighting ordinance. The Council welcomed Mr. McKee to the staff.

Zion Park update: Superintendent Bradybaugh reported:

- The Kolob Canyon Road project was anticipated to start the first of May. The road would be closed from the interstate exit to the end of the road. There would not be access to areas along the road, however trails would be accessible via the Kolob Terrace Road.
- There was no update on a proposed fee increase at popular national parks.
- Visitation trends continued upward. February was up 15% and year-to-date visitation was up about 18%. High visitation was expected through Easter.
- The modified shuttle route seemed to be going well.
- A bill was introduced into the House and Senate called the National Parks Restoration Act which would take a percentage of royalties from oil and gas development on federal land for maintenance work in the Parks. Superintendent Bradybaugh was unsure how this would affect the Lands & Water Conservation Fund which also derived revenue from oil and gas royalties.

Visitors Bureau report: Nate Wells reported:

- At the last meeting the Town and Park provided updates. Holli George, the Town's new Parking Administrator, presented information for attendees.
- Representatives from Hinton Burdock discussed new tax laws and how they would affect businesses.
- Kevin Lewis, the new Director of Tourism for Washington County, would present at the next meeting. ZCVB intended to have an engaged partnership with him.
- The Visitor's Bureau was planning a park service training program for front line guest employees on proper language and communication compatible with the goals of the Park.

Z-Arts report: Michelle Giardina was excused. She sent an email to the Clerk indicating Z-Arts had a major planning meeting scheduled for this Saturday whereby Z-Arts would establish the event calendar for 2018. Ms. Giardina would have more to report in the April Council meeting.

- Ms. Zumpft announced a piano viola performance on Friday, March 23rd at 7:00pm at the Canyon Community Center.

Earth Day report and update: Julie Hancock reported:

- Earth Day was moved to the Town Ballfield since the event had outgrown the Bit & Spur location. This year the Rotary Conference was in Town and attendees would participate. More room was needed.

Community Development and General Plan report: Tom Dansie reported:

- The Planning Commission continued to work on ordinance revisions including: regulating gated access into subdivisions; a public parking overlay zone in agriculturally zoned areas; standards for impound lots; and Town standards for prohibited uses.
- The Task Force on Lodging had elicited help from BYU law students and should be underway in the next month.

SR-9 Reconstruction updates: Mayor Smith reported:

- Crews started to install the rock inlay from La Quinta to Oscars. Paving from the Shell Station to LaFave Gallery was set to begin. KV Electric was installing the last conduits and Rocky Mountain Power would begin their work to take down old power poles.
- The SR-9 weekly project meeting would be held tomorrow.
- Weather permitting, tomorrow night Mayor Smith would host the UDOT Transportation Commission on a historic walk.

Parking Committee report and recommendations for a Town-wide parking program: Mr. Dansie said the report in the packet materials summarized recommended strategies and policies from the Parking Committee. Before taking action on proposed ordinances affecting parking policy, the Council should consider and these recommendations.

Mr. Dansie displayed the color-coded map of proposed paid parking areas that was included in the packet. Parking on SR-9 indicated in blue would alternate from one side of the street to the other. The bike lane would be on both sides of the street.

Privately owned streets would not be regulated.

- Mr. Player suggested these streets have the option of having a parking-by-permit-only sign.
- Although currently there was not an ability to regulate, Mr. Dansie said the Town was considering development of an agreement that could provide oversight and regulation on private streets.

Mr. Aton asked about over-sized parking and where they would be directed.

- Mr. Dansie said over-sized vehicles could be accommodated on the private lot at the corner of Zion Park Boulevard and Lion Boulevard. If this became problematic, some areas on Lion Boulevard could be opened for over-sized vehicle parking. Also, if in the future parking on Trees (Sanctuary) Ranch was available, large vehicles could be directed there.

The Town had done a lot of preparation regarding parking however things would be learned as the program was implemented. Parking enforcement would provide good feedback and could recommend policy changes as necessary and react accordingly.

The Council discussed the number of parking spaces coming on-line with private lots. Another consideration was for private business lots to offer public parking when not open. Mr. Dansie indicated the Bit & Spur and Switchback were interested in this program offering approximately sixty to seventy additional spaces.

Mayor Smith indicated Dixie State University intended to put parking up near the OC Tanner. The issue would be shuttling people back and forth.

Mayor Smith inquired about the status of a bikeshare program.

- Mr. Dansie said the Town wanted to vigorously pursue a program and continued to collect information.
- Superintendent Bradybaugh also indicated the Park was still interested in a bikeshare program.

Community questions and comments: Paul Mailloux raised concerns about on-street parking in the less dense areas of Springdale. Based on regulations, signs must be installed at a certain height which sometimes made them difficult to read. He suggested signs be lowered and colors changed. Mr. Mailloux wanted to be sure parking in parking pods was parallel only. Mr. Mailloux expressed concern about access, line of sight and speeds on SR-9.

- The Council indicated the suggestions would be taken to the Parking Committee.

Brion Sabbatino said there was no ownership or communication regarding the SR-9 construction. He suggested there be a community ombudsman who communicated daily with Sunroc and the public. Mr. Sabbatino also spoke in favor of shipping containers. They were economical, repurpose-able, environmental conscious, and could be attractive. In addition, Mr. Sabbatino raised concern about noise coming from businesses and asked the Council to address enforcement of the noise ordinance.

Action Items - Legislative

Public Hearing – Ordinance 2018-05: Changes to sections 10-23 and 10-25-12 of Town Code, revising the Town standards for parking lots, public parking, and on-street parking: Mr. Dansie said this ordinance sought to put recommended policies into place from the Parking Advisory Board, the Parking Committee, Parking Management Study, and Parking Action Plan.

The ordinance intended to do the following: allowed private lots to be used for paid public parking in off-peak times; established more specific surface and maintenance requirements for all parking lots; established restroom and trash recycling requirements for paid public parking lots larger than 30 spaces; removed the width standard to determine which public streets on-street parking was allowed.

Council questions: Mr. Aton felt off-peak parking in private lots was good idea but asked how the Town would help businesses enforce time limits.

- As currently envisioned, Mr. Dansie said the Town would not be involved in enforcement of private lots. A revenue-share program was being developed whereby private lots would partner with the Town. Once in place this program would assist with time limit enforcement.

If businesses were allowed to collect money for parking during off-peak hours, Mr. Player asked how the Town enforced the other side of the ordinance whereby businesses required a certain number of parking spaces for employees and patrons.

- Mr. Dansie said it was incumbent on the property owners to enforce.

Public questions: Paul Mailloux asked if the new ordinance opened Kinesava Ranch to public parking.

- Mr. Dansie answered 'no'. Kinesava Ranch was a private road and the ordinance applied to public roads. Additionally, this ordinance did not take away the Fire Marshall's ability to designate fire access lanes which must have a minimum cleared width.

Motion made by Lisa Zumpft to open public hearing for Ordinance 2018-05: Changes to sections 10-23 and 10-25-12 of Town Code, revising the Town standards for parking lots, public parking, and on-street parking; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public comments: Brion Sabbatino said this was the first he was aware of paid parking in the area where he lived. Parking was being pushed to the south end of Town. He raised concern about his ability to move vehicles from his property on to the street and driving different cars into Town. Mr. Sabbatino said trailers and RVs would need places to park. He also supported shared parking in private lots.

Allan Jensen asked about parking in Town parks.

- There was a posted time limit for parking at the River Park. The Community Center and Town Park were posted as patron parking only. Vehicles parked there all day would be subject to enforcement.

Paul Mailloux suggested monitoring for people wanting to use the River Park. He wanted clarification on the size of an over-sized vehicle.

- Council indicated a definition for over-sized vehicles was in the ordinance.

Allan Jensen asked when the Town towed and who they called.

- Chief Brecke said the Town could tow locally or utilize the dispatch rotation list. It was at the discretion of the Police Department. If a vehicle was towed due to a state impound or an accident, they were mandated to use a state-approved lot.

Motion made by Lisa Zumpft to go out of public hearing; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Mayor Smith stated paid parking was between the hours of 6:00am and 6:00pm.

Council deliberation: Regarding design criteria, Mr. Alltucker suggested historic ditch pavers be added to the list of acceptable materials. Mayor Smith thought they would be too soft and should be used for public purposes.

Mr. Alltucker recommended the words 'tracked out' be used instead of 'transported' under section 10-23-9(B)(1)(e).

Mr. Alltucker asked if restrooms were available to the public or patrons of the parking lot.

- Mr. Dansie explained restrooms were intended to offset the impact of the parking lot. If the parking lot was not there, it was unlikely a public restroom would be installed in that location.

Motion made by Lisa Zumpft to accept Ordinance 2018-05, an ordinance of the Town Council amending sections 10-23-8, 10-23-9, 10-23-10, and 10-25-12 and related sections of the Springdale Town Code regarding parking accepting the recommended changes by legal counsel and including in section 10-23-9(B)(1)(e) changing the words being transported to tracked out. Also include the notations from General Plan Chapter 2.5 Town Appearance, Chapter 4.2 Managing Tourism through Better Parking, Chapter 8.3 Public Restrooms, Chapter 9.4 Parking; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Action Items – Administrative

Local consent for a single event permit in conjunction with Earth Day for Zion Brew Pub – Jolene Pace:

Zion Brew Pub was given blanket local consent for 2018 however since Earth Day would be held at the ballfield this year, the Council wanted to grant consent specifically for this event.

Jolene Pace was in attendance to answer questions. She indicated Zion Brew Pub carried the permit for other events but this was the first time on the ballfield.

Motion made by Lisa Zumpft to approve the local consent for a single event permit in conjunction with Earth Day for Zion Canyon Brew Pub; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Resolution 2018-03 supporting the Historic Preservation Commission and authorizing programs and activities which promote and preserve Springdale history:

Mr. Dansie said the Historic Preservation Commission was developing programs and initiatives to promote and preserve the Town's history. This work had expanded beyond the strict direction in the ordinance that established this public body. This resolution gave the Commission authority to continue this work, above what the ordinance allowed.

Mayor Smith expressed how much the Council appreciated the efforts of the Commission and they were to be commended.

Motion made by Lisa Zumpft to approve Resolution 2018-03 supporting the Historic Preservation Commission and authorizing programs and activities which promote and preserve Springdale history; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye
Motion passed unanimously.

Public Budget Hearing - Resolution 2018-04 to open and amend the FY 2017-18 budget: Ms. Brecke said the purpose of this budget amendment was to create Fund 55 the Transportation Fund.

Council questions: Ms. Brecke said funds would come from parking fees and citations.

Ms. Zumpft confirmed fees collected from parking meters on SR-9 could only be used for explicit things. Although not differentiated in the financial statements, Ms. Brecke indicated funds from SR-9 meters versus off SR-9 meters could be tracked separately. She could provide the Council detailed monthly information.

Public questions: None were asked.

Motion made by Lisa Zumpft to open public hearing for Resolution 2018-04 to open and amend the FY 2017-18 budget; seconded by Adrian Player.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Alltucker: Aye
Motion passed unanimously.

Public comments: None were made.

Motion made by Adrian Player to go out of public hearing; seconded by Randy Aton.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Alltucker: Aye
Motion passed unanimously.

Council deliberation: Revenue from parking meters would first pay the Town's expenses for the program. UDOT had given verbal approval but had not signed the contract. Mayor Smith said UDOT wanted meter revenue spent to support hotspot initiatives such as park & ride and the proposed transit system from St. George to Springdale.

Mr. Alltucker said with this funding mechanism the goal was to remove parking from SR-9. If UDOT took this revenue stream then SR-9 parking would be there forever.

Mayor Smith wanted to ensure Springdale's voice was commensurate with the amount of money contributed to transportation initiatives. He did not want to pre-spend any money before the Town knew what it would collect.

- Mr. Dansie explained the Town wanted to maximize the effect of the parking meter revenue in order to improve transportation and reduce congestion in Springdale.

Mr. Alltucker asked if UDOT received parking revenue from any other municipality.

- Mayor Smith said UDOT's response was that they did not allow money making projects on their property.

Mayor Smith emphasized the Council not commit to how money would be spent before paying program expenses.

Motion made by Mike Alltucker to approve Resolution 2018-03, a resolution opening and amending the budget of revenues and expenditures for various funds of the Town of Springdale for fiscal year ending June 30, 2018 and authorize the Mayor to sign; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Appointment of Bill Dunn as Planning Commissioner alternate for term expiring March 2021: Mr.

Aton said Bill Dunn would be an asset and he was excited to serve. Mr. Dunn lived and worked in Springdale for a number of years. Mayor Smith said he was impressed with Mr. Dunn and felt he brought a youthful perspective.

Motion made by Randy Aton to appoint Bill Dunn as Planning Commissioner alternate for term expiring March 2021; seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Consideration and possible adoption of personnel policy modifications related to merit increases.

Town Hall hours of operation and employee lunch breaks: Ms. Brecke said the staff report included three categories of policy revisions. Mayor Smith clarified office hours on Friday would extend to 5:00pm.

Mr. Aton asked the definition of a probationary employee.

- Ms. Brecke explained there were two types of probationary employees. For any new hire, the first six months was considered probationary. The second type of probation was performance based. Either scenario required the employee meet monthly for 3A+ meetings with their supervisor.

For the mandatory half hour lunch break, Ms. Brecke indicated employees could adjust their start time to 8:30am or end time to 5:30pm. She said Town staff was emphasizing wellness, so sitting and eating at their desk was contrary to this emphasis.

Mayor Smith said a lot of effort went into the employee Wellness program.

- Ms. Brecke announced the Town's annual PEHP premium increase was only 1.5% compared to 5.9% for other municipalities.

Motion made by Lisa Zumpft to adopt the personnel modifications related to merit increases, Town Hall hours of operation and employee lunch breaks; seconded by Mike Alltucker.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Discussion and possible direction to the Planning Commission to amend the land use ordinance by prohibiting the use or placement of shipping containers on property in Springdale: Mayor Smith wanted the Planning Commission to look at this issue but not with direction to prohibit them. If done correctly they could be an asset.

- Mr. Player agreed. He said recent shipping containers used as nightly rentals were interesting inside and adequately screened.

Mr. Alltucker was not a proponent of containers however his preference was to not prohibit but to create architectural standards and design criteria that met the Town's style.

- Mr. Aton added they had a lot of potential if done correctly through design standards.

Currently the Town could only regulate containers using exterior color and material standards.

Motion made by Lisa Zumpft to direct the Planning Commission to amend the land use ordinance by for the use or placement of shipping containers on property in Springdale with screening and architectural guidelines; seconded by Mike Alltucker.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Consent Agenda

Invoices:

Council Invoice Report 03/14/2018					
Invoice Date	Invoice No.	Vendor	Amount	Budgeted	Description
2/7/2018	8106	TURNBOW SIGN & ARTS INC	23,092.36	Yes	MESSAGE BOARD
10/5/2017	849	EMERGENCY VEHICLE SYSTEMS	1,674.00	Yes	LIGHT BAR
2/1/2018	180301	PELORUS METHODS	1,300.00	Yes	QUARTERLY SUPPORT AND MAINTENANCE
2/1/2018	1434105	THATCHER COMPANY	3,077.40	Yes	CHEMICALS
2/1/2018	2/1/2018	WEILAND, ZAC	800.00	Yes	MONTHLY PROSECUTION RETAINER
1/17/2018	SS000163132	WHEELER	545.00	Yes	GENERATOR INSPECTION
1/30/2018	18002	Bowler, Odean	900.00	Yes	Legal Fees
2/2/2018	1134	City of St George	4,470.49	Yes	Dispatch Fees
2/1/2018	83562	KV Electric	1,112.31	Yes	Pump Houst Conduit
2/1/2018	8000-9090-0957-9686	Purchase Power	520.99	Yes	Postage
2/14/2018	6267967	Scholzen Products	1,740.28	Yes	Water Parts
1/31/2018	89689	Snow Jensen & Reece	1,092.50	Yes	Balanced Rock
1/31/2018	89690	Snow Jensen & Reece	7,870.22	Yes	General Representation
1/31/2018	89691	Snow Jensen & Reece	2,474.00	Yes	Springdale VS Irrigation Company
1/31/2018	58083	Washington County Solid Waste	3,626.08	Yes	Garbage Billing
2/8/2018	91549	Sunrise Engineering	38,231.34	Yes	2017 WTP
2/8/2018	91423	Sunrise Engineering	964.50	Yes	Storm Drain
2/8/2018	91419	Sunrise Engineering	1,464.75	Yes	Misc Services
1/24/2018	J002028	Dorsett Technologies	15,000.00	Yes	2017 WTP
1/1/2018	1742-002	Vancon Inc	216,813.61	Yes	2017 WTP
1/30/2018	66111	WesTech	257,244.80	Yes	2017 WTP
2/7/2018	CR16450	Century Equipment Co	990.00	yes	13th Month Rental on Case 580SN Backhoe
1/8/2018	14338	D. Blake Electric & Refrigeration	501.00	Yes	Sewer Grinder
1/25/2018	14582	D. Blake Electric & Refrigeration	1,372.55	Yes	Sewer Pond Fix
11/20/2018	83407	KV Electric	51,390.00	Yes	Electrical Work
10/18/2017	2/20/2018	Royal T Enterprises	7,059.50	Yes	Storm Drain
2/21/2018	57929	Morley & McConkie	1,500.00	Yes	Commercial Summary Report
2/13/2018	02/13/2018 Consolidated	Rocky Mnt Power	5,445.95	Yes	Electrical Services
10/19/2017	16207	Rosenberg Associates	1,100.00	Yes	Springdale Landslide Evaluation Review
2/16/2018	9801842920	Verizon	2,426.86	Yes	Cell Service
			655,800.49		

Motion made by Randy Aton to approve the consent agenda with the amendment to the March 6th minutes to delete the sentence ‘the goal was to continue to control the District locally and man with four on-call personnel as it had been’; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Administrative Non-Action Items

Council Department Reports and General Discussion: Mr. Alltucker reported the Streets Department was working on leaks and locates related to the SR-9 construction. Parking signs had been ordered and the locations for kiosks determined.

- Due to the number of signs in Town, Ms. Zumpft suggested a consultant be hired to help consolidate signage.

Mr. Player provided updates on the Water Treatment Plant to the Council each week via email (Attachment #1). He said there had not been any complaints or issues with the binnies located west of the water plant construction. He mentioned the contractor would prefer they be moved to give them space for construction materials.

- The Council would discuss moving the binnies with the Town Manager.

Mr. Aton provided the Council with an update on the Rockville/Springdale Fire Protection District. County attorney Eric Clark drafted a contract which Jeff Carlson and Mr. Aton discussed with Hurricane Valley Police Chief Tom Kuhlman and Commissioner Dean Cox. The resulting comments would be incorporated into a revision and reviewed again by Commissioners on March 20th.

Mr. Aton indicated there was no place on the contract for the Rockville/Springdale Fire Protection District to sign. County Commissioners were the ultimate approving authority. Commissioners were leaning toward the Hurricane Valley proposal and the goal was to man the RSFPD station on May 1st. Chief Ballard was aware of the May 1st date and would advise the staff. Given the uncertainty and number of personnel remaining, Chief Ballard indicated he may have a difficult time staffing in April.

The Commissioners still wanted the RSFPD Board to remain intact. Since Hurricane Valley would be a sub-contractor, the RSFPD Board still had a responsibility to the residents and owned the equipment.

- Mayor Smith commented the Board needed to oversee the promises and commitments in the contract.

The mutual aid agreement with Zion National Park was discussed as part of the contract. Superintendent Bradybaugh expressed concern that the Park’s agreement was with the local district. RSFPD provided oversight but would not manage activity. Superintendent Bradybaugh indicated it was important for the Park Solicitor to review the contract.

- Mr. Aton said the district boundary went all the way up to the Zion Lodge. Hurricane Valley expected to respect that boundary.

Mayor Smith raised concern about personnel and coverage during April. He wanted to be sure this information was communicated with the Commissioners so a plan was in place.

TRT funding from Springdale was under contract until April 2019. Mayor Smith indicated his intention was to renegotiate the contract but did not see less than the \$120,000 continuing.

Mr. Aton said the relationship with Hurricane Valley was viewed as a temporary situation and the intent was to look for a long-term solution including funding from the state.

Ms. Zumpft raised concern about excavation work being done at the Wilson parking lot. She said it appeared they were cutting into the toe of the hill.

- Springdale Code Enforcement Officer Jeff McKee and DCD Tom Dansie went to the site. The work in the rear was not a cut. Loose rocks and material was removed with a backhoe. It appeared to be a cut, but the slope was the same. There was a cut on north side of the hill but only to the extent shown on the plans.

Mayor Smith provided some legislative updates. He encouraged people to get involved. Contacting legislators made a huge difference.

The Council expressed a desire to sit down with the Irrigation Company and talk.

Ms. Zumpft encouraged fellow Council members to attend the Utah League of Cities and Towns mid-year conference in St. George.

Mayor Smith would hold a Brown Bag Lunch event on Monday, March 19th to discuss the new parking program.

Adjourn

Motion to adjourn at 7:42pm made by Adrian Player; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

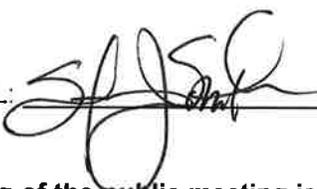
Player: Aye

Alltucker: Aye

Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL: 

DATE: 4/11/18

A recording of the public meeting is available by contacting the Town Clerk's Office. Please call Darci Carlson at 435-772-3434 or via email to springdale@infowest.com for more information.



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please print your name below

Meeting Town Council Date 3/14/18

Alan Jensen
Name (please print)

Name (please print)

Brian Sabbatino
Name (please print)

Name (please print)

Paul Mailloux
Name (please print)

Name (please print)

Jolene Pace
Name (please print)

Name (please print)

Jeff Carlson
Name (please print)

Name (please print)

Julie Hancock
Name (please print)

Name (please print)

From: aplayer@springdaletown.com
To: [Stan Smith](#); [Mike Alltucker](#); [Lisa Zumpft](#); "[Randy Aton](#)"
Cc: [Rick Wixom](#); [Darci Carlson](#)
Subject: Water Treatment Plant Status Meeting
Date: Thursday, March 1, 2018 9:35:47 AM

Mayor and Council,

The weekly Water Treatment Status meeting was held this morning.

Van Con (the contractor) gave a status. Today is the day to pour concrete for the contact chamber wall. There is some concern about the time it is going to take Sunroc to deliver the concrete. The question is whether they can get it to the site within 90 minutes. The issue is whether or not to add a retardant to delay the hardening of the concrete. If a retardant is added then that prolongs how long the forms have to stay on, and Van Con wants to remove the forms the day after the pour. Sunrise engineer went over the plans for the pour and was satisfied. Sunrise engineer stressed that the blankets to protect against freezing need to be put back after forms are stripped. Van Con says that since Sunroc is the concrete source, that they will let the trucks through (Sunroc is the highway 9 contractor also)

Next week the contractor plans to backfill, and get the plumbing in to get ready to do the office floor. The backfill may delay some of this according to Leon (Van Con owner/engineer).

Sunrise engineer again expressed concern that when the floor for the office slab is poured that the contractor keeps the floor clean for later staining. The contractor plans to cover the pour with plastic to protect it. This was satisfactory to the engineer.

There was a question about a galvanized ladder and powder coated guard rail. Should they both be safety yellow in color. Robby was fine with the color and the engineer for Sunrise said let the contractor decide whether both should be yellow.

There were no safety, public relations, cleanup, traffic, or dust control issues raised.

Van Con wants the West Tech equipment delivered in April so that they can put these in before the roof trusses are set. Sunrise engineer indicated that three of the four units can probably be delivered, and he will check about the fourth and advise. The contractor stresses that it is easier to install this equipment with no roof on the building.

Next status meeting 9AM March 8th at the town hall.

Adrian

Teach InfoWest Spam Trap if this mail is spam:

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

REMEMBER: Never give out your account information, password, or other personal information over e-mail.

From: aplayer@springdaletown.com
To: [Darci Carlson](mailto:Darci.Carlson@springdaletown.com)
Subject: Fwd: Water Treatment Plant Status Meeting
Date: Friday, March 16, 2018 8:51:54 AM

----- Original Message -----

Subject:Water Treatment Plant Status Meeting
Date:2018-03-15 12:23
From:aplayer@springdaletown.com
To:Stan Smith <mayor@infowest.com>, Mike Alltucker
<malltucker@springdaletown.com>, Lisa Zumpft
<lzumpft@springdaletown.com>, 'Randy Aton'
<raton@springdaletown.com>
Cc:Rick Wixom <rwixom@infowest.com>

Mayor, Council and Rick,

The weekly meeting was held this morning (Thursday), March 15th (beware the Ides of March).

Last weeks concrete pours were successful. This week the contractor is working on conduit and plumbing in anticipation of a concrete pour on Wednesday, March 21st. This will be a fairly extensive pour consisting of the floor of the office space, the lid of the contact chambers, the pipe chase floors and a NE wall. It is important that the conduits and plumbing is placed correctly, and that the re-bar is done correctly. Some of the re-bar in the office space can be put in after the surface finishing is done, which will give a better looking floor surface. Some re-bar in the outer walls has to be tied in before the concrete is poured. Sunrise is keeping close watch on the work.

The question of use of the historic ditch rocks came up, but based on the town managers comments as well as the architect input, the contractor has found stone from Kanab that fits the specifications. Samples were at the meeting and will be taken by Sunrise to the architect for approval of color. It appears that the historic ditch rocks will not satisfy either the architect or the contractors mason, who does not want to process rock (cut to size), but rather just install ready cut stone.

The contractor had a couple of employees working last Saturday. There was a discussion pointing out that the terms of the contract prohibit weekend or holiday work. The primary reason for this is that our public works employees are off, and if the contractor breaks a water/sewer line it creates problems. There is an exception if weekend work is necessary, but requires advance approval. The Sunrise engineer advised the contractor that approval could be given on a case by case basis and the contractor should first talk to the Sunrise Inspector who would obtain the approval.

There were no safety, public relations, traffic control, cleanup or dust control issues. The contractor still would like the recycle and dumpster move so that they have more space. I pointed out that the Mayor would be talking to the town manager about this request based on our town council meeting last night.

The contractor asked about what type of internet and phone hook ups were planned. Sunrise needs to coordinate with the town manager on this question.

The sunrise engineer asked the Van Con project engineer to get the Change Order #1 information in as soon as possible. These changes involve some equipment like meters, floats, instruments and sewer manholes not originally in the specifications.

Next status meeting is scheduled for Thursday, March 22nd at 9AM in the town offices.

Adrian

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PROGRESS REPORT

PROJECT NAME: TOWN OF SPRINGDALE - WATER TREATMENT PLANT

PROJECT NUMBER: 05557

TO: RICK WIXOM, TOWN MANAGER

FROM: DUSTYN SHAFFER (SUNRISE ENGINEERING)

DATE: 3/14/18

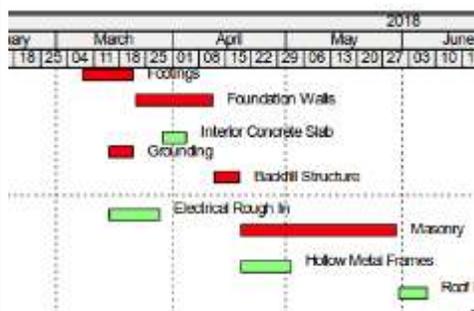
Rick,

Please review the following update on the project status for the Springdale Water Treatment Plant.

Schedule

VanCon's original contract length was 240 days to substantial completion and 285 days to final completion. They have not yet requested any additional time. Their contract time is measured from the Notice to Proceed date of January 8, 2018. The current substantial completion date is therefore projected to be September 5, 2018 with a final completion date of October 20, 2018.

Based on VanCon's original schedule they are on schedule or even slightly ahead of schedule. Based on their schedule they should be in the middle of footings and proceeding to foundation walls, interior concrete slab, and electrical rough in by the end of the month – with masonry not starting until the middle of April. Below is a snapshot of their schedule:



Budget

The following page shows a breakdown of the current budget copied from the latest pay request. The budget appears to be very healthy with a large contingency in place and no item currently greatly over budget. The three budget items that are most likely to overrun the current budget are VanCon's construction budget, "CMS" (Construction Management Services), and Geotechnical Testing.

Project Cost Classification	Current Budget	Disbursed To Date	Remaining Budget
Administration			
Legal & Bonding	40,000.00	11,458.00	28,542.00
Funding- Engineering	10,000.00	14,811.42	(4,811.42)
Refinance WR loan	377,011.92	-	377,011.92
Engineering			
Environmental Assessment	17,424.00	17,423.87	0.13
Electrical Design	43,900.00	43,000.00	900.00
Civil Engineering Design	241,500.00	241,500.00	-
Bidding	48,950.00	47,712.09	1,237.91
CMS	275,500.00	62,970.09	212,529.91
Plant start up	22,000.00	-	22,000.00
Final approval and closeout	14,900.00	-	14,900.00
WCP	4,300.00	-	4,300.00
Geotech	4,595.00	4,595.00	-
Staking	2,500.00	-	2,500.00
Property Survey	2,500.00	-	2,500.00
Misc. Engineering	10,000.00	6,240.11	3,759.89
Geotech Testing	15,000.00	-	15,000.00
Public Notice	1,492.61	1,492.61	-
Construction			
Vancon	4,108,000.00	268,224.86	3,839,775.14
Schedule 1		254,813.61	
Retainage		13,411.25	
Equipment Package	1,693,087.00	759,922.10	933,164.90
Dorsett Tech. Inc.	285,131.00	31,000.00	254,131.00
Miscellaneous			
Rocky Mtn Power	-	-	-
Direct Purchases	-	-	-
Other	-	-	-
Contingency	622,208.47		622,208.47
Total Amount	7,840,000.00	1,510,350.15	6,329,649.85

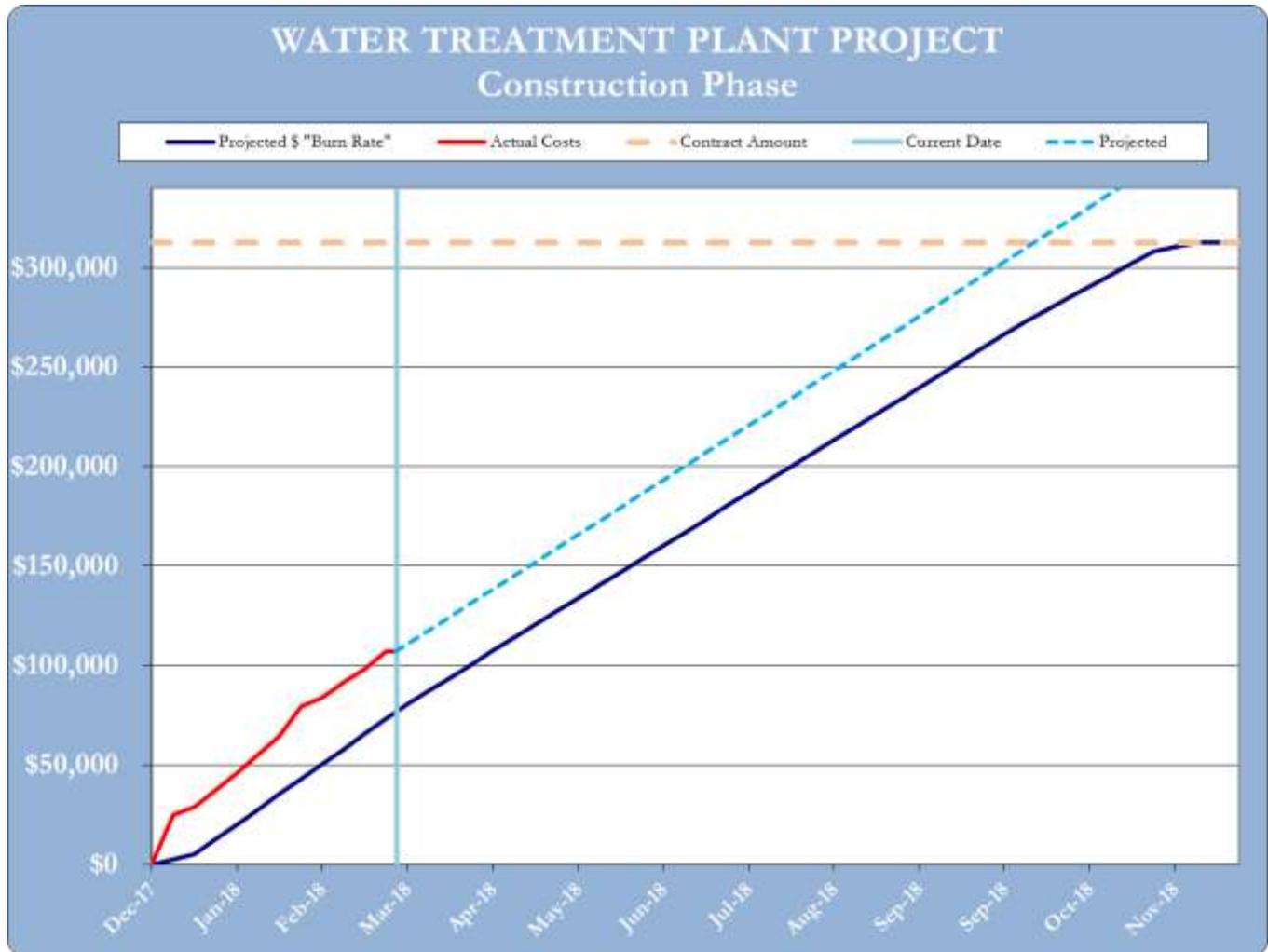
VanCon's construction budget has had few surprises to date. On a project this size there are typically a number of change orders. A contingency is included in the budget to cover unforeseen changes. We have not currently had any change orders with VanCon although there is one change order on the horizon. Below is a list of potential future change order items, all of which are fairly small:

- Sanitary Sewer Relocation – This is anticipated to be a no net change; however, VanCon may ask for an additional amount if landscaping is involved.
- Storm Drain Extension – this change is due to extending the storm drain across Lion Boulevard.
- 4" to 6" meter change – The meter rep. recommended a change in size for the meter in the pump room from 4" to 6".
- Level sensors in Contact Chamber – These sensors did not fall under any of the contracts (WesTech, Dorsett, VanCon). We have asked VanCon to get us a price to provide these sensors.
- Conduit in Lion Boulevard for RMP and Century Link relocation – During the bidding process, the Rocky Mountain Power and Century Link relocation was removed from the contract. However,

following the bid, we coordinated with Rocky Mountain Power and Century Link in which they indicated the Town needed to provide a conduit for each of them.

We are tracking the construction management budget closely as we attempt to balance staying on budget and spending adequate resources observing the Contractor and managing the project. The chart below shows a summary of the combined budget items CMS, Plant Startup, and Final approval and closeout.

The vertical line on the chart shows today's date, the tan dashed line near the top represents the budgeted amount for the CMS, Plant Startup, and Final approval and closeout budget items; the dark blue line shows the projected burn rate (projected schedule of budget); the red line shows the actual costs; and the dashed cyan line shows the projected actual amount based on the actual average of the past 5 weeks.



As can be seen from the chart, the budget items are currently over budget by approximately \$20,000. However, the slope of the projected costs line is similar to the slope of the original projected burn rate. The budget appears to have deviated early on during the startup and submittal phase of the project and has not yet recovered. There is a possibility the actual costs will come closer to budget as the number of submittals decrease or as the workload of Engineering involvement decreases.

The two items that have required more time than anticipated are the submittals reviews (both WesTech and VanCon) and the engineering oversight with the contractor. The construction observation hours (Andy's time) has been within the amount budgeted. We will continue to keep you informed on the budget. The construction engineering contract is on an hourly rate basis. Going forward, the Town has options to adjust the level of effort we spend with either engineering or observation. We recommend at this time continuing at the same level of oversight and involvement while continuing to watch the budget closely.

Contractor Relations

We feel that overall our relationship with VanCon and the Town's relationship with VanCon are on good standing. As you are aware, there have been disagreements during the progress meetings, which are an item of concern, and there have been additional disagreements outside of the progress meetings. We feel it is in everyone's best interest to realize we are all on the same team. We are striving to maintaining a healthy relationship while not sacrificing the quality of the project.

There have been instances when we have had to take a tough line with VanCon. One of those instances is when VanCon requested to post apply Xypex rather than include Xypex in the concrete mix. After completing research into the subject, we felt it was in the Town's best interest to include the Xypex into the mix and instructed VanCon to proceed per the Plan.

There have been other instances where we have been able to work with VanCon such as the timeframe to start backfilling against the contact chamber. VanCon was under the impression they would have to wait 2 weeks following the contact chamber wall pour prior to backfilling due to the concrete breaks. We looked into it and informed them they were not looking at it correctly and they could actually start backfilling after 7 days. VanCon indicated they were very appreciative of saving them an extra week.

Andy has been a great resource to have on-site. He has come to us as the project engineers with any concern he has with the Contractor. He has documented the project with notes and photos in his daily diaries. Those daily reports will be included with our final deliverable, but if you would like us to send those to you during the project, please let us know.

Overall, we are pleased with the progress of the project and the work VanCon is performing. The project appears to be on schedule and on budget without any major problems to date.

Please let us know if you have any questions.

