



**MINUTES OF THE SPRINGDALE TOWN COUNCIL MEETING ON  
WEDNESDAY, OCTOBER 10, 2018  
AT TOWN HALL, 118 LION BOULEVARD, SPRINGDALE, UTAH  
SPECIAL MEETING BEGINS AT 4:00PM / REGULAR MEETING BEGINS AT 5:00PM**

Special meeting convened at 4:00pm

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

**ALSO PRESENT:** Town Manager Rick Wixom, Town Attorney Devin Snow and Town Clerk Darci Carlson recording. See attached sheet for attendees signed into the meeting.

**Motion made by Lisa Zumpft to approve the agenda for the October 10, 2018 special meeting; seconded by Randy Aton.**

**Aton: Aye**

**Zumpft: Aye**

**Smith: Aye**

**Player: Aye**

**Alltucker: Aye**

**Motion passed unanimously.**

**Motion made by Lisa Zumpft to go into closed session for the purpose of discussing pending or reasonably imminent litigation; seconded by Adrian Player.**

**Aton: Aye**

**Zumpft: Aye**

**Smith: Aye**

**Player: Aye**

**Alltucker: Aye**

**Motion passed unanimously.**

Closed session commenced at 4:03pm.

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

**ALSO PRESENT:** Town Manager Rick Wixom, Town Attorney Devin Snow and Town Clerk Darci Carlson recording.

**Motion to adjourn closed session at 5:04pm made by Lisa Zumpft; seconded by Mike Alltucker.**

**Aton: Aye**

**Zumpft: Aye**

**Smith: Aye**

**Player: Aye**

**Alltucker: Aye**

**Motion passed unanimously.**

The regular meeting commenced at 5:07pm.

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

**ALSO PRESENT:** Town Manager Rick Wixom, DCD Tom Dansie, Town Attorney Devin Snow, and Town Clerk Darci Carlson recording. See attached sheet for attendees signed into the meeting.

Pledge of allegiance led by Mayor Stanley J. Smith.

**Motion made by Lisa Zumpft to approve the October 10, 2018 regular meeting agenda; seconded by Randy Aton.**

**Aton: Aye**

**Zumpft: Aye**

**Smith: Aye**

**Player: Aye**

**Alltucker: Aye**

**Motion passed unanimously.**

### **Information/Non-Action Items**

**General announcements:** The Rotary Club sponsored Art Auction for Education was held last Saturday. Despite the rainy weather the event raised approximately \$7,000 which would be used to help fund the art and music program at the elementary school and scholarships for high school seniors. Mr. Wixom thanked the public for their participation and support.

Mayor Smith publicly acknowledged and thanked Toni Benevento for her service to the Town of Springdale. He said she would be missed.

**Introduction of new Town of Springdale employees: Kevin Dennison, Sophie Frankenburg and Ryan Gubler:** Mr. Wixom introduced new employees. Kevin Dennison was working in the Streets section of the Public Works Department; Sophie Frankenburg was the new Associate Planner in the Community Development Department; Ryan Gubler was the new Parks and Recreation Director.

**Zion Park update:** Superintendent Bradybaugh reported:

- Repairs to Refrigerator Canyon were made allowing Angels Landing to re-open.
- Due to an unsafe situation on the trail, Hidden Canyon remained closed. The Utah Geological Survey was helping to evaluate the area.
- September visitation was down 6% compared to the previous year. The Park received a total of nearly 3.6 million visitors so far this year, down approximately 3.9%.
- Roadwork in Zion Canyon would continue through mid-December.
- Toilets would be replaced at Scouts Lookout thanks to a private donor and Zion Forever Project. Materials would be helicoptered in to begin construction.
- Working with private donations and the Trust for Public Lands, the Park was able to acquire a 35-acre parcel of land near Fire Pit Knoll.
- The new shuttle schedule for October through November 25 was sent out to the community.
- Kolob Canyons Scenic Drive road construction would complete early November. The project was about two weeks behind schedule.
- East side access to the Narrows was restored. Washington County secured a temporary access easement and the Trust for Public Lands continued to work on a conservation easement with the property owner.

**Washington County School District Bond Initiative presentation – Steven Dunham, Director of Communications & Foundation:** The Washington County School District was asking voters to approve a \$125,000,000 bond as part of this election cycle. The tax rate would freeze at this year's level and with

payment of old debt would generate the funds necessary to accommodate growth, maintenance and school safety issues. Mr. Dunham provided a flyer with additional facts pertaining to the bond (Attachment #1).

Mr. Alltucker asked how money was earmarked for the projects specifically mentioned.

- Mr. Dunham indicated the state legislature passed a law requiring the District to itemize each project and a timeline for completion. Specific information could be found on the website: [www.washk12.org/bond](http://www.washk12.org/bond)

Mr. Alltucker asked if money from the bond would flow to Springdale.

- Edith Lange, Springdale Elementary teacher, indicated Springdale Elementary would install new security doors. In addition, the kitchen and bathrooms would be updated.

**Community questions and comments:** None were asked.

### **Special Recognition**

**Citizen of the Season Summer 2018 award recipient – Ron and Sharon Nawara:** Mayor Smith read the following tribute:

“The Town Council is pleased to award the Summer 2018 Citizen of the Season Award to Ron and Sharon Nawara. Ron and Sharon have been proud Springdale residents for six years. Moving from Minnesota they are very happy not to shovel snow or rake leaves anymore! Being able to enjoy the weather and outside activities year-round is a great draw for them. Ron and Sharon have traveled all over but when considering a move, they looked for a place where they could be active. St. George attracted them because of the many golf opportunities however once they discovered Springdale they immediately fell in love with the red rock. Settling on Anasazi Plateau, they can relish the beautiful mountains and scenery every day. The Nawara’s appreciate the small-town feel of Springdale, especially when tourists retreat, and often take advantage of the many fun events our community has to offer. Ron and Sharon love to hike, bike and ski, and simply enjoy being outdoors in general. Recently they took up pickleball as another active pastime. One fun fact many may not know is that Ron and Sharon have golfed in all 50 states! As for their community involvement, both have generously helped construct the Town of Springdale seed display for the Washington County Fair and are regular volunteers at the Butch Cassidy Fun Run. Recently Ron and Sharon helped with the community quilt. In fact, Ron is responsible for building the board that will ultimately display the quilt on the Community Center wall. The Town of Springdale would like to take this opportunity to express its gratitude to Ron and Sharon Nawara by honoring them with this Citizen of the Season award. We all benefit from their commitment to our community and for the time they spend helping make Springdale a more positive place to live. Congratulations!”

Sharon Nawara thanked the Council for the award. She expressed appreciation for how much the Council did for the Town.

### **Action Items – Legislative**

**Continued discussion from the September 5, 2018 meeting of Ordinance 2018-16 and the addition of section 10-22-17 to the Town Code regulating the operation of food trucks in the Town:** Mayor Smith indicated the Town had new information and research regarding this issue and was not ready to take action.

**Motion made by Mike Alltucker to table this agenda item with the understanding a proposed ordinance draft would be brought forth at the next Town Council regular meeting; seconded by Adrian Player.**

**Aton: Aye**

**Zumpft: Aye**

**Smith: Aye**

**Player: Aye**

**Alltucker: Aye**

**Motion passed unanimously.**

Mayor Smith encouraged the Council to submit any suggestions or comments to the Community Development Department.

**Discussion of interpretation and clarification on the intent of Ordinance 2018-14 and the paid off-street parking cap:** Mr. Dansie explained there were questions about the intent of the ordinance and whether the cap on public parking applied to newly constructed stand-alone facilities or included existing parking areas. This clarification was needed because of a request to use surplus parking as paid public parking, beyond what code required for the commercial use, in an already developed parking lot. The staff report outlined three potential actions for the Council to consider.

Mayor Smith felt the intent was to not pave-over open space just for a parking lot. If a parking lot already existed, the Town should allow it to be used for paid parking. Using existing spaces would not change the complexion of Town.

- Mr. Alltucker had the same thoughts. To him, the cap number was for newly constructed primary parking lots.

Ms. Zumpft expressed concern about a new business developing excess spots, beyond what was required, for use as paid parking. The Council agreed they did not want open space consumed by parking lots.

- Mr. Dansie felt the Council's intent was clear and that the cap was only intended to apply to newly constructed dedicated parking areas. The Council would allow utilization of parking spaces that existed as of the date of the adopted cap.

Mr. Dansie recommended the Planning Commission revise the ordinance to make the intent clear and provide language to address hypotheticals and expressed concerns.

**Motion made by Lisa Zumpft to direct the Planning Commission to draft and go through the process of coming up with a new ordinance for paid off street parking to clarify the needs of parking spaces in Town based on the conversation the Council had today; seconded by Randy Aton.**

**Aton: Aye**

**Zumpft: Aye**

**Smith: Aye**

**Player: Aye**

**Alltucker: Aye**

**Motion passed unanimously.**

**Action Items - Administrative**

**Proclamation 2018-03, proclaiming October "Domestic Violence Awareness Month" in Springdale:**

Jennifer Bracken, Housing First Manger for the Dove Center, was in attendance. She said the Dove Center supported survivors of domestic violence and/or sexual abuse. October was Domestic Violence Awareness Month and a time to educate the public. She said domestic violence did not discriminate and Utah experienced higher incidents than the national average. Often financial barriers prevented people from leaving an abusive situation. This campaign allowed them to raise funds for safe shelter, advocacy and counseling. The public could get involved from their Facebook page or by visiting their website at [www.dovecenter.org](http://www.dovecenter.org). Ms. Bracken thanked Mayor Smith and everyone in the community for standing up and helping to recognize domestic violence.

- Mayor Smith applauded the Dove Center for their work.

**Motion made by Lisa Zumpft to accept the Proclamation for the Springdale Town Council establishing October 2018 as "Domestic Violence Awareness Month"; seconded by Randy Aton.**

**Aton: Aye**

**Zumpft: Aye**

**Smith: Aye**

**Player: Aye**

**Alltucker: Aye**

**Motion passed unanimously.**

**Public Hearing – Conditional Use Permit: Transient Lodging Facility, converting two rental apartments to nightly rentals at 1051 Zion Park Boulevard in the VC zone – R2 Group, LLC:** Mr. Dansie explained this Conditional Use Permit would allow nightly rental use of the bottom two units on this property. The Planning Commission reviewed the application for compliance and found the proposed use generally met the general and specific standards. They did however have questions concerning non-complying aspects with parking and landscape. The applicant had submitted a revised parking and landscape plan to address concerns.

**Questions from the Council to staff:** None were asked.

**Questions from the public to staff:** None were asked.

**Questions from the Council to the applicant:** Property owner Judi Rawie-Rook was in attendance to answer questions. Her family had been part of the community for many years. Ms. Rook inherited the property and was working with staff to follow the rules for the CUP request. She indicated the top two units would remain long-term rentals. Shelley Haines was her property manager and would help run the units. No questions were asked by the Council.

**Questions from the public to the applicant:** None were asked.

**Motion made by Lisa Zumpft to open public hearing for a Conditional Use Permit for a transient lodging facility converting two rental apartments to nightly rentals at 1051 Zion Park Boulevard in the VC zone for R2 Group, LLC: seconded by Adrian Player.**

**Aton: Aye**

**Zumpft: Aye**

**Smith: Aye**

**Player: Aye**

**Alltucker: Aye**

**Motion passed unanimously.**

**Public comments:** No public comments were made.

**Motion made by Adrian Player to close public hearing; seconded by Randy Aton.**

**Aton: Aye**

**Zumpft: Aye**

**Smith: Aye**

**Player: Aye**

**Alltucker: Aye**

**Motion passed unanimously.**

**Council deliberation:** In the application information Mr. Aton noted the applicant felt there was a need to provide housing for visitors. The Town had done that over the last forty years but in doing so more working residents had fewer rental choices. Losing these long-term rentals was a serious problem in Town. Mr. Aton understood the application passed the conditions required, but he asked Ms. Rook to consider the impact to the community in turning long-term rentals into transient lodging.

- Ms. Rook responded this was on her mind. The top two units would remain rentals. She wanted to try short-term rentals to see how it worked however if it did not she would go back to long-term.

Mr. Alltucker was also saddened the Town would lose another two long-term rentals. He understood the financial motivation but that it was not a good trend.

Mr. Player asked about the back building.

- Because of setback and parking requirements for the transient lodging units, Ms. Rook said she could not accommodate any more parking spaces for the back building at this time. The income from the short-term rentals would allow her to finance a future conversion of this building into a residence.

**Motion made by Mike Alltucker to approve the Conditional Use Permit for a transient lodging facility converting two rental apartments to nightly rentals at 1051 Zion Park Boulevard in the VC zone for the R2 Group, LLC. With the findings that the Planning Commission's specific conditions and reasons be reiterated; seconded by Lisa Zumpft.**

**Aton: Aye**

**Zumpft: Aye**

**Smith: Aye**

**Player: Aye**

**Alltucker: Aye**

**Motion passed unanimously.**

Mr. Aton clarified his vote was very reluctant only because the application met the conditions for approval.

**Continued discussion and possible approval of the Moenave Subdivision Restrictive Covenant regarding affordable housing for lots 11, 12, 13, and 14:** Mr. Dansie said this agreement governed the six required affordable units in the Moenave subdivision. The Council had reviewed a draft in their September meeting and raised a number of concerns. The Springdale Town attorney worked with the developer's attorney to address the issues and develop a revised draft.

Ms. Zumpft appreciated the work the Council had done to make this agreement as clear as possible. She thanked her colleagues.

**Motion made by Adrian Player to approve the Moenave Subdivision Restrictive Covenant regarding affordable housing for lots 11, 12, 13, 14 and authorize the Mayor to sign; seconded by**

**Randy Aton.**

**Aton: Aye**

**Zumpft: Aye**

**Smith: Aye**

**Player: Aye**

**Alltucker: Aye**

**Motion passed unanimously.**

**Granting of Local Consent for an Off-Premise Beer License for Blue River Associates, Inc. dba**

**Fuel Hub & Market, 1593 Zion Park Boulevard – Elias Hdayed:** Ms. Carlson asked if the Council had any questions. Mr. Alltucker asked for clarification on the definition of an Off-Premise Beer License.

- Ms. Carlson answered the business was allowed to sell beer but patrons could not consume beer on premise.
- Mr. Wixom noted the state recently changed the requirements for an Off-Premise Beer License and now regulated the application and approval process.

Elias Hdayed was in attendance to answer questions.

Businesses in Springdale who were granted local consent followed the rules and always did what was asked. Mayor Smith expressed deep concern regarding this company's outstanding citations; it was a trust issue. The Council considered contingencies. If convictions were made then local consent would be withdrawn.

- Mr. Hdayed understood the concern. He said the business had been going through a rough time. Managers were trained then left. There was also turmoil with corporate. He was now working on the business full-time to be sure the operation was compliant with Town and state regulations. Mr. Hdayed asked for the Council's understanding. The citations were unfortunate but a court date had been set and issues would be cleared up.

Sergeant Shafer indicated the business was issued citations under state law. He said Springdale police officials could step in and enforce local or state ordinances related to liquor laws should there be an issue.

Mr. Player asked how Mr. Hdayed would be involved in the business.

- Mr. Hdayed said he would not be present every day but would be involved on a day-to-day basis. He indicated there would be a local manager to ensure local ordinances and state laws were followed. As of now everything had been resolved and they were moving forward.
- Mr. Player wanted to be reassured that the issues which caused the citations were resolved and that there would not be problems in the future. Mr. Hdayed agreed.

Ms. Zumpft confirmed with Mr. Hdayed that the business was owned by Cheryl Bailey. As an employee it was Mr. Hdayed's job to help set up locations for the company.

Ms. Zumpft asked if the Town or DABC needed additional information to more easily contact the owner.

- Ms. Carlson indicated the DABC application was extensive. The business was required to provide a current business license, which Fuel Hub now had, and local consent.
- Mr. Hdayed had confirmed with the Clerk's office that the information provided on the business license application was accurate. He had also given his contact information. Any concerns could be conveyed to Mr. Hdayed.

The pending criminal charges would be addressed in court mid-to-late November. As a condition of approval, the Council discussed withdrawing local consent should there be a conviction. Without local consent the DABC would rescind the liquor license.

- Mr. Snow said the Town Council had absolute discretion under the law to decide whether to provide consent. There were no set criteria in the statutes in terms of why the Council might allow or decline consent.

Mr. Hdayed said the DABC application cutoff date was the 10<sup>th</sup> of every month. If consent was given tonight he would apply for an Off-Premise Beer License with the DABC but refrain from bringing beer into the establishment until there was a decision from the court concerning the citations.

**Motion made by Mike Alltucker to grant the local consent for an Off-Premise Beer License for Blue River Associates, Inc. dba Fuel Hub & Market located at 1593 Zion Park Boulevard. With the following conditions: 1) that no alcohol will be staged on-site until the legal process is fully adjudicated, 2) if convictions are found the local consent would be withdrawn; seconded by Randy Aton**

**Aton: Aye**

**Zumpft: Aye**

**Smith: Aye**

**Player: Aye**

**Alltucker: Aye**

**Motion passed unanimously.**

**Direction to staff to prepare a summary report on the status of the Pioneer Cemetery and recommended next steps related to property acquisition:** Jeff Carlson, Historic Preservation Chairman, was in attendance to provide information about this issue. The Pioneer Cemetery was

comprised of two parcels and the Town had discussed the potential of bringing this property completely under its control. The Historic Preservation Commission felt the Pioneer Cemetery represented the single most historic asset in the canyon and it was currently unprotected and unmaintained. The Commission requested the Council direct staff to look into the process and costs of how the property could be acquired.

- Mayor Smith supported the Pioneer Cemetery coming into Town ownership and responsibility. The property needed the dignity it deserved and the Council should see that this happened.

**Motion made by Lisa Zumpft to direct staff to prepare a summary report on the status of the Pioneer Cemetery and recommended next steps related to property acquisition including potential costs for this process; seconded by Adrian Player.**

**Aton: Aye**

**Zumpft: Aye**

**Smith: Aye**

**Player: Aye**

**Alltucker: Aye**

**Motion passed unanimously.**

**Discussion and possible approval of employment contract for Town Manager Rick Wixom:** Mr. Wixom's new contract would be for three years. Mayor Smith said there was a new Arbinger 3A+ evaluation process which was more extensive and frequent.

- Council members had provided feedback on the Town Manager's strengths and weaknesses which were discussed with Mr. Wixom.

Mayor Smith worked with the Town Manager almost daily and highly recommended the contract be renewed. Mr. Wixom was always available and a great asset. Mayor Smith challenged Mr. Wixom to work on weaknesses.

Mr. Alltucker commented Springdale had successfully gone through a lot of change in the last several years due to Mr. Wixom's position at the helm. He had done a good job keeping a lot of balls in the air and was supportive of the agreement.

- Council members asked that Mr. Wixom's quarterly evaluations be confidentially shared with them.

**Motion made by Adrian Player to approve the Springdale Town Manager Contract Agreement as presented and to be entered into this day of the tenth of October 2018 and authorize the Mayor to sign; seconded by Randy Aton.**

**Aton: Aye**

**Zumpft: Aye**

**Smith: Aye**

**Player: Aye**

**Alltucker: Aye**

**Motion passed unanimously.**

The Council took a brief break. The meeting reconvened at 6:43pm.

**Consent Agenda**

**Invoices:**

Invoice Date	Invoice No.	Vendor	Amount	Budgeted	Description
7/25/2018	152589-1871	American Planning Assoc	\$ 580.00	Yes	Annual Membership-Tom
5/1/2018	S6199199.001	Codale Electric Supply	43,620.00	Yes	Additional Street Lights
8/13/2018	S6372305.001	Codale Electric Supply	8,855.56	Yes	Street Light Poles
8/7/2018	772422-08/31/18	Intermountain Farmers Assn	1,440.00	Yes	Fertilizer
8/6/2018	6317752	Scholzen Products	750.22	Yes	Water Parts
8/16/2018	1012204	Scholzen Products	1,078.35	Yes	WTP Chlorine
8/17/2018	6320777	Scholzen Products	1,137.66	Yes	Case of 5/8 & 3/4 meters
9/1/2018	9/1/2018	Weiland, Zac	800.00	Yes	Monthly Prosecution Retainer
8/24/2018	SS000188865	Wheeler Cat	549.62	Yes	Generator Inspection
9/6/2018	1309.090618	Hamer Nicker Enterprises Inc	852.64	Yes	Hydrant Meter Deposit Refund
8/29/2018	488258	Jenkins Oil	747.51	Yes	Diesel Fuel
8/24/2018	83973	KV Electric	10,027.50	Yes	5 Shuttle Stop Lights
9/11/2018	#3	Old School Construction	8,000.00	Yes	TH Office Remodel Progress Billing
8/28/2018	IV105243	Parkeon	2,256.00	Yes	Monthly Kiosk Operation
8/31/2018	0233-000622539	Republic Services	542.75	Yes	Dumpster Services
8/13/2018	7/26/1957	Sterling Codifiers Inc	1,194.00	Yes	Ordinance Codification Supplement #41
9/4/2018	13798	Straight Stripe Painting	1,650.00	Yes	Bike Lane Fog Line
8/27/2018	1450638	Thatcher Company	(500.00)	Yes	Container Refund
8/28/2018	1450637	Thatcher Company	6,792.80	Yes	Alum for WTP
9/5/2018	9037F	UDOT	77,654.90	Yes	SR-9 Project Betterments
9/18/2018	CR16582	Century Equipment	990.00	Yes	20th Month Rental on Case 580SN Backhoe
8/31/2018	11865592	Kimley-Korn & Associates	12,554.50	Yes	Wayfinding Services
9/2/2018	8000-9090-0957-9686 09/02/2018	Purchase Power	1,041.98	Yes	Postage
8/31/2018	65386	Washington County Solid Waste	3,653.76	Yes	Garbage Billing
9/17/2018	71434	Coloraland Sales & Service	791.07	Yes	Walker Mower Maint
8/22/2018	J002483	Dorsett Technologies	25,000.00	Yes	WTP Pay Request #11
8/30/2018	1/2/2464	Landmark Testing & Engineering	1,340.00	Yes	WTP Pay Request #11
9/26/2018	#3 09/26/18	Old School Construction	10,000.00	Yes	TH Office Remodel Progress Billing
9/13/2018	9/13/18 Consolidated	Rocky Mountain	8,489.67	Yes	Electric Services
8/31/2018	95323	Snow Jensen & Reece	1,653.57	Yes	Legal Fees
8/31/2018	95322	Snow Jensen & Reece	368.13	Yes	Legal Fees
8/31/2018	95321	Snow Jensen & Reece	10,819.94	Yes	Legal Fees
9/11/2018	96876	Sunrise Engineering	41,043.95	Yes	WTP Pay Request #11
9/4/2018	7/20/3742	USA Bluebook	8,907.08	Yes	WTP Pay Request #11
9/4/2018	1742-009	VanCon	131,032.40	Yes	WTP Pay Request #11
8/16/2018	9814792828	Verizon	3,463.87	Yes	Cell Service
			<b>429,179.43</b>		

**Motion made by Lisa Zumpft to approve the consent agenda; 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 said the Streets Department conducted repairs on the multi-use paths, trained new employee Kevin Dennison, and moved into the new offices at the water treatment plant.

Mr. Player provided reports from the weekly water treatment plant meetings (Attachment #2). The Dorsett lead programmer was finishing up. Nearly all the mechanical aspects had been tested and were working, however a leak was found which needed to be investigated.

Ms. Zumpft attended the Zion Regional Collaborative Camping Sub-Committee meetings. A good relationship had been built with the BLM and remote campgrounds around the county were being identified. They hoped to develop an app which directed campers to legal camping spots. Ms. Zumpft said the Five County Association of Governments recently set a ruling that would no longer allow commercial water hauling for businesses. This would likely halt the establishment of more glamping businesses.

Mr. Aton said the new fire truck would soon arrive. Hurricane Valley planned to add lights and equipment before it was brought up to Springdale. He said the Board passed an impact fee resolution which

affected new businesses. There was a thirty-day public comment period. If there were no objections, the impact fee would go into effect after ninety-days.

Mr. Aton said the County Commissioners passed a resolution proposing an amendment that the boundary of the Hurricane Valley Special Fire District be extended to include the area within the Rockville/Springdale Fire Protection District. County Commissioners had discussed this but the RSFPD Board thought it would not be addressed until 2019. However, since the municipality did not step up to take it over, and there was no way forward, Commissioner Dean Cox decided to put the resolution on the recent agenda. The County Commission would hold a public hearing on November 13<sup>th</sup> at 6:00pm in the Springdale Council Chambers for residents and business owners to voice their opinions. If adopted the resolution would fold RSFPD into Hurricane Valley by the end of the year.

- Council members noted the current Springdale TRT agreement with the District expired in April 2019. A new contract would be discussed and considered at a future Council meeting.
- If the resolution was adopted, the RSFPD Board would disband, however there would still be a representative from Zion Canyon on the Hurricane Valley Fire District Board.

Mayor Smith said the St. George to Springdale transit committee chose AEOG to help prepare an RFP for the proposed system. They would also help determine if the system would be run as a private/public or public operation. The goal was to select an operator and get the transit system up and running in six months.

Mayor Smith provided updates on projects in the area:

- Paving began on the SR-9 passing lane project, but crews were behind schedule.
- Widening of the I15 on-ramps off SR-9 in Hurricane would begin January 1<sup>st</sup>. Construction would take about one year.
- A pedestrian path was being considered to go underneath the freeway by Dixie State at 700 S.
- First Digital and South Central remained interested in providing fiber optic to residents but nothing had been decided.
- A funding bill that could help finance outstanding maintenance projects at Zion National Park was making its way through Congress.

**Council discussion:** Ms. Zumpft and Mr. Alltucker asked about the streetlights. Citizens were appreciative of updates but wanted to know when issues would be fixed.

- Mr. Dansie did not have a definitive deadline; however, the Town's code enforcement officer had taken on the project and constructed mock-up shields which could eliminate the back-light trespass and reduce the down lighting.
- Mr. Alltucker said it would be helpful to communicate a schedule.

Mr. Alltucker asked about the status of developing architectural standards for containers.

- Mr. Dansie conveyed the Council's request to the Planning Commission. The Commission indicated it would be added to their list but was not considered a high priority. Mr. Dansie suggested the Town Council and the Planning Commission had a fundamental difference of opinion regarding this issue.
- The current ordinance banned storage containers in Town.

### **Adjourn**

**Motion to adjourn at 7:37pm made by Lisa Zumpft; seconded by Mike Alltucker.**

**Aton: Aye**

**Zumpft: Aye**

**Smith: Aye**

**Player: Aye**

**Alltucker: Aye**

**Motion passed unanimously.**

Darci Carlson  
Darci Carlson, Town Clerk

APPROVAL:  DATE: 11-14-15

**A recording of the public meeting is available by contacting the Town Clerk's Office. Please call 435-772-3434 or email [springdale@infowest.com](mailto:springdale@infowest.com) for more information.**



PO Box 187 118 Lion Blvd Springdale UT 84767

## ATTENDANCE RECORD

Please print your name below

Meeting Town Council Date 10/10/18

Sharon & Ron Nawara  
Name (please print)

\_\_\_\_\_  
Name (please print)

Lila Moss  
Name (please print)

\_\_\_\_\_  
Name (please print)

Tyler Kuyhiles  
Name (please print)

\_\_\_\_\_  
Name (please print)

Toni Benevento  
Name (please print)

\_\_\_\_\_  
Name (please print)

Mike Marnett  
Name (please print)

\_\_\_\_\_  
Name (please print)

# WASHINGTON COUNTY SCHOOL DISTRICT - BOND QUICK FACTS

## PROPOSED AMOUNT

The District is seeking funds for safety enhancements in all schools. Also the bond will fund several needed school expansions and three new school buildings to accommodate growth.

**\$125M**

## NO TAX RATE INCREASE

The District is asking taxpayers to freeze the tax rate at current levels for several years.

**TAX  
NEUTRAL**

## FISCALLY RESPONSIBLE

The District has a AAA bond rating, comparable to a personal credit score of 850 (FICO).

We've also been named "Utah's Leader in Cost-Effective School Building Construction" by the Utah Taxpayers Association.

**AAA  
CREDIT**

## SCHOOL SAFETY

Bond monies will be used for safety initiatives, including security entrywalls at most school buildings.

**SCHOOL  
SECURITY**

## FACILITY NEEDS

Along with two new elementary schools, we are proposing building a new Career & Technical high school. With this bond, we are providing new career opportunities for our children.

**3 NEW  
SCHOOLS**

## STUDENT POPULATION

Over the past four years, our District has seen nearly 4,000 new students enter our schools; enough to fill 8 elementary schools.

**GROWTH**



**FOR MORE INFO PLEASE VISIT**

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**From:** [aplayer@springdaletown.com](mailto:aplayer@springdaletown.com)  
**To:** [Stan Smith](#); [Mike Alltucker](#); [Lisa Zumpft](#); "[Randy Aton](#)"  
**Cc:** [Darci Carlson](#); [Rick Wixom](#)  
**Subject:** Weekly Water Treatment Status Meeting  
**Date:** Thursday, September 20, 2018 9:47:10 AM

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Mayor and Council,

The weekly water treatment plant status meeting was held this morning (Thursday September 20th).

Currently Westech is here working with Dorsett to make sure that I/O's are working (input and output). They are working together in a friendly manner. Westech is finding that some of the wiring in the Trimite units is not correct, and some pumps are not powerful enough. Both companies are working on correcting these problems.

The chlorine room is finished. Vancon continues to work on finishing up the building.

Startup is going to be delayed until the second Monday in October because Dorsett needs to complete programming, and the I/O testing. The lead programmer will not be available for the last week of September.

Note from Last weeks meeting: Vancon backed off on their letter saying that as of September 21st they would be charging about \$1500/day management oversight fees.

The culinary water for the office will be hooked up today. The concrete stain company is here grouting the cut line, then they will sand down any scratches in the floor and re-finish the floor in the office building. Furniture should arrive about October 3rd or 4th, or earlier.

Fencing is scheduled to start Friday (September 21st).

VanCon is requesting release of the last payments because they are claiming substantial completion. Sunrise engineer will look over the situation and make a recommendation to the town manager.

There were no safety, traffic control or public relations issues. Cleanup has been good.

Next meeting is scheduled for Thursday September 27th.

The stone on the building is an issue. The workmanship is shoddy, and the Town Manager is asking VanCon to remove and replace the stone work. Who is paying for the re-work is an issue. Sunrise engineer Steve Hall is going to talk to Rick and see if some re-work can be done without taking the stone off completely. VanCon believes that complete removal is not necessary.

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**To:** [Stan Smith](#); [Mike Alltucker](#); ["Randy Aton"](#); [Lisa Zumpft](#)  
**Cc:** [Darci Carlson](#); [Rick Wixom](#); [Steven B. Hall](#)  
**Subject:** Supplemental to Weekly Water Treatment Plant Meeting of September 20, 2018  
**Date:** Thursday, September 20, 2018 11:30:20 AM

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Mayor and Council,

After today's meeting I walked up to the new plant with the Sunrise engineer, and VanCon's engineer owner to look at the stone work and to talk with the Dorsett programmer about when to expect start-up. Here are some additional comments about this meeting and visit:

1. The stone work is very amateurish. The more time you take looking at the work, the worse it looks. There are "wave lines" in the work, filled in gaps with small pieces of stone (some not even mortared in), odd colored stones that look bad, and strange cuts that look like there was no pride in the work. VanCon is trying to blame the architect because the plans called for mortared work, but the architect would not give a mortar color and said just to stack without mortar. The stones being used are stones that should have mortar as they don't stack well. The stones are "stuck" to the wall using mortar, and in many places the mortar has oozed out and is visible. VanCon feels that this can be removed with a mortar tool and pressure washed, which may be the case. But the overall work will not look good as the above noted deficiencies will remain. To correct this is going to be a costly project, but I wouldn't recommend leaving it the way it is.

2. The Dorsett programmer is working this weekend along with the Westech representative in an effort to identify wiring problems, or wrong pump problems so that water can go through the system by October 1st (or thereabouts). He feels confident that unless some major problem comes up, the system can go through testing and actually allow treated water to go into our culinary system by mid-October. I have no way to personally judge whether or not this will happen, but it is apparent that both Dorsett and Westech are trying to get the entire system operational.

At the earlier meeting today VanCon verbally stated that they are "substantially completed" and would like funds released. I spoke with Steve Hall (Sunrise engineer) and asked him how he felt about this, and whether or not the town manager has a say in the decision to release funds to VanCon. He assured me that Rick will have a say. My thought would be to keep back money because it gives us control. There are a lot of finishing work things to do, including a possible re-do on the stone work, and holding back some money will give us a whip to encourage VanCon to finish.

Adrian

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**Cc:** [Darci Carlson](#); [Rick Wixom](#)  
**Subject:** Weekly Water Treatment Status Meeting  
**Date:** Thursday, October 11, 2018 10:07:52 AM

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Mayor and Council,

The weekly status meeting was held today (Thursday), October 11th.

There was a leak that happened in the piping running from the super settler to the inside plant to the trimate filters. The leak was on the dirt side of the pipe chase and happened at a joint. This joint was underground and was there because the piping in the building is steel, and the underground piping is not. The joint acts as a stress relief point in the even of building settling or ground shift. VanCon has cut a hole in the concrete and is currently repairing the leak. Sunrise engineer Steven Hall informed me that pressure testing was not done on this section of piping where the leak happened because there was no shut off valve at the super settler. There is now a valve and before the cut concrete is replaced they will pressure test. At the meeting today it came out that the reason for the leak failure is because VanCon used the wrong gasket. Key here is to pressure test this section before proceeding, and to finish pressure testing the entire plant. Sunrise engineer Steve Hall advises that pressure testing is to be done at 50PSI above normal operating pressure (normal is about 10 pounds). VanCon advises that they pressure test to 200PSI.

Joe Barker raises the concern that wherever there is a connection under concrete there is a serious concern as if they fail, then it is the town that is going to have to do the repair and the plant will be shut down. There are a total of 6 connections underground. Some are very deep, and to reach them and replace them or change to welded joints would require moving the super settlers. Rick asks that Sunrise give the town an engineering opinion about the need to do this.

A new stonemason is going to come next week and do a 48" square mock up of mortared stone so that the town can decide if this is the direction we want to go in replacing the stacked work.

There were no safety, traffic control or public relations problems.

Next progress meeting is tentatively scheduled for Thursday, October 18th.

VanCon advises that Dorsett and Westech are on site and working. They were delayed because of the leak, but the repair time was a day and a half. The electrician has completed his work. The door key system has been installed and will be operational by the end of today. One key fits interior and exterior all locks.

VanCon advises that there are programming problems and Dorsett is working them out. It is unlikely that the plant will start up Monday, more likely in the latter part of the week. The delay is programming issues, not physical problems. The plan is to start up and run for 4 or 5 days to get the state permission and permits.

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