



**MINUTES OF THE SPRINGDALE TOWN COUNCIL SPECIAL MEETING
WEDNESDAY, SEPTEMBER 22, 2021
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH**

The Special Meeting convened at 3:00pm

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

ALSO PRESENT: Town Manager Rick Wixom, Director of Community Development Tom Dansie, Parks & Rec Director Ryan Gubler, and Town Clerk Darci Carlson recording.

Approval of the agenda

Motion made by Lisa Zumpft to approve the agenda. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously

A. Discussion/Information/Non-Action Items

1. General Discussion and Announcements – The official census numbers were released and the population in Washington County had increased substantially; however, surprisingly the population in both Springdale and Rockville had gone down. Mayor Smith said this was likely due to a low response rate since it was improbable population in Springdale had decreased in ten years.

- Mr. Wixom said this decrease would affect the local option sales tax revenues from the state since they were calculated using population and point of sale.

Ms. Zumpft announced Z-Arts was hosting a dance workshop and performance by Curbside Theater tomorrow night. Everyone was encouraged to attend.

B. Administrative Action Items

1. Discussion and direction to staff regarding construction alternatives for the Springdale History and Visitors Center: Mayor Smith was pleased with the amount of feedback provided by the community. The agenda item was specific to whether the Council wanted to move forward with the History Center or not. Conversation about how the space should be utilized would come later.

Mayor Smith said the current building was not worthy of fixing. The best option was to tear it down giving the Town an opportunity to build something better suited for the community. The General Plan talked about preserving the history of Springdale and a history center was important. Mayor Smith emphasized some things in government were not meant to make money, but were a service. If Council decided not pursue a history center, the county money would have to be given back. He strongly supported moving forward.

In her role as Council member, the history center was Ms. Elger's responsibility. Although she appreciated the Mayor's comments, she felt the project was not financially viable. The original agreement was that the building would be rehabilitated; however, during demolition significant termite damage and extensive foundation issues were identified. Although money was received from Washington County to fund the project, the project was not free. Ms. Elger ran through the proposed budget numbers and expenses incurred to-date. She noted a number of categories with costs over-budget including construction drawings and hazardous materials removal. In addition, it was unclear how much content and technology would cost. Based on her calculations, Ms. Elger said the Town would spend \$72,000 more than what was projected. With this, she supported taking a step back to reassess and get a better understanding of how much a redo of the project would cost.

Ms. Elger noted a lot had changed in the three years since the project started. This was a discretionary project and the Town had incurred significant unbudgeted expenses for flood remediation. There was also an outstanding violation with the DEQ that would require additional spending. Ms. Elger said it was important to understand what the history center would cost before proceeding. Anything else would be irresponsible.

Mr. Aton agreed the financial aspect was important and understood the cost overruns. Part of the draw was being able to utilize a pioneer house; however, given the damage, this was no longer possible. Looking long-term, Mr. Aton said a newly constructed building would have less maintenance costs. He also expressed it was important for Springdale to have a place to show visitors the historical aspects of the Town. Despite not knowing all the financial aspects, he supported moving on with the project.

Ms. Elger did not think constructing a building was the only way to showcase Springdale's history. It was unclear to her if the county funding would have to be returned if a building was not built.

Mayor Smith said it would be shortsighted to only look at today. The Town had a chance to build a building that represented Springdale's heritage on valuable SR9 land. It was not meant to be a money-making proposition. Mayor Smith said he had no issue going back to the county and asking for more money. He did not support stopping the project just because it would cost money.

When the Canyon Community Center was proposed, there were a number of vocal people opposed to the facility saying it was a waste and would not get used. Mr. Aton said they were wrong and the library and community center were used a lot. It was important to be fiscally responsible but the money spent would be worth it long term.

Mr. Player recalled the Council being excited about the trade and for Springdale to have land on SR9. He knew the project would cost more than what was projected, but irrespective, Mr. Player said it was important to move forward.

Despite some being opposed, Ms. Zumpft said the Town accepted the trade for the purpose of preserving our history and providing information to tourists. Being familiar with how government worked, she expected the project would cost more. Springdale was not in a financial hardship and had a responsibility to do what we said we would. Ms. Zumpft anticipated the Town would continue to make plenty of money from tourism. She said this project was good for the community and expressed support for the staff recommendation to continue forward.

Ms. Elger asked if there was an 'out' clause in the Old School Construction contract.

- Mr. Wixom said Mike Brooks was on-board with what the Town wanted to do. The goal was to work collaboratively in a design-build scenario. The Town would explore options.

Mike Brooks from Old School Construction addressed the Council. He said the existing building was beyond saving but he could build a new one in the same footprint.

- Mayor Smith interjected the Town wanted to be an example not the exception so rebuilding in the same footprint was not an option.

Motion made by Lisa Zumpft to direct staff to move with option 4 from the staff report to raze the old building to a safe condition and have the staff bring back a plan how to proceed at the October meeting. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: No

Ms. Elger qualified her vote stating it was due to unknown financial constraints.

Motion passed 4-1.

2. Continued from September 8, 2021 – Consideration of a proposal for Erosion Hazard Study and Analysis on Tributary Washes: Mr. Wixom recommended this study be placed on the priority list so it could be budgeted in the upcoming fiscal year.

Ms. Elger commented we were not a poor town but needed to push a \$70,000 project out to 2022.

- Mayor Smith noted \$390,000 for the History Center was already budgeted in the current fiscal year. The Erosion Hazard Study was not budgeted. If the Council decided to fund this project, they would need to determine which budgeted project was now less important. The budget work process would start in January so this project would not be put off for long.

Ms. Zumpft asked what grants were available.

- Mr. Dansie said our engineering consultant recommended the Town apply for the same BRIC grant pursued previously. There were possible other sources from the state with shorter timelines.

Staff went through the current fiscal year consultant projects and plans for the Council.

Motion made by Lisa Zumpft to postpone the proposal for the Erosion Hazard Zone Analysis on Tributary Washes to be included in the budget for next fiscal year and ensure that it is carried out in the next fiscal year as early as possible; seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

C. Adjourn

Motion to adjourn at 3:52pm made by Lisa Zumpft. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

Darci Carlson, Town Clerk

APPROVAL: _____ DATE: _____

A recording of the public meeting is available by contacting the Town Clerk's Office.
Please call 435-772-3434 or email springdale@springdale.utah.gov for more information.

PENDING APPROVAL