



118 Lion Blvd PO Box 187 Springdale UT 84767 \* 435-772-3434 fax 435-772-3952

**TOWN COUNCIL NOTICE AND AGENDA**  
**THE SPRINGDALE TOWN COUNCIL WILL HOLD A SPECIAL MEETING**  
**ON THURSDAY, JANUARY 26, 2023**  
**AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH**  
**THE SPECIAL MEETING STARTS AT 10:00 AM.**

*A remote option is unavailable for this meeting.  
The public is welcome to send written comments in advance or attend in person.*

**Approval of the Special Meeting agenda**

**A. Announcements/Information**

1. General announcements

**B. Administrative Non-Action Items**

1. Discussion of the fiscal year 2024 capital priorities list for planning and budgeting

**C. Administrative Action Items**

1. Appointment of Art Review Board members to recommend final designs for the "Art is Electric" public art project
2. Ratification of the Historic Preservation Commission Chair and Vice Chair for 2023

**D. Adjourn**

---

APPROVED

*Barbara Bruno*

DATE

*1-26-23*

This agenda was posted at the Springdale Town Hall at *11:30 am* by *Darci Carlson* on *01/23/23*

NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Darci Carlson (435.772.3434) at least 48 hours before the meeting.

Packet materials for agenda items will be available on the Town website: <http://www.springdaletown.com/AgendaCenter/Town-Council-4>



**MINUTES OF THE SPRINGDALE TOWN COUNCIL SPECIAL MEETING HELD  
THURSDAY, JANUARY 26, 2023  
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH**

The Special Meeting convened at 10:00am

**MEMBERS PRESENT:** Mayor Barbara Bruno, Council members Randy Aton, Lisa Zumpft, Suzanne Elger, and Jack Burns

**ALSO PRESENT:** Town Manager Rick Wixom, Director of Community Development Tom Dansie, Police Chief Garen Brecke, Police Lieutenant JJ Ray, Treasurer Dawn Brecke, Public Works Superintendent Rob Totten, Parks & Recreation Director Ryan Gubler, Streets Superintendent Robert George, Deputy Clerk Aren Emerson, and Town Clerk Darci Carlson recording. See attached sheet for attendees signed into the meeting.

**Approval of the agenda**

**Motion made by Lisa Zumpft to approve the Special Meeting agenda for January 26, 2023.**

**Seconded by Suzanne Elger Aton.**

**Aton: Aye**

**Zumpft: Aye**

**Bruno: Aye**

**Elger: Aye**

**Burns: Aye**

**Motion passed unanimously.**

**A. Announcements/Information**

**1. General announcements:** Mr. Wixom announced the Legislative Session was ongoing and would likely address issues such as a housing bill and other topics that could affect Springdale. As members of the Utah League of Cities and Towns Legislative Policy Committee, Mayor Bruno, Ms. Zumpft, and Mr. Wixom would keep the Council posted on legislative updates.

- Town officials met with Senator Derrin Owens and Representative Joseph Elison who welcomed comments and input.

Merle Peifer, representing a group of community members, referenced a letter written to the Council about expanding pickleball court facilities in Town (Attachment 1). The group asked the Council to make the addition of more pickleball courts a budgetary priority and proposed a recommended layout. Many people in the community played pickleball and more courts were needed to accommodate the demand. From his experience, the tennis court was used infrequently. More tended to use the basketball court.

- Staff installed a camera by the courts to monitor usage and collect data.

Mayor Bruno noted Max Gregoric was interested in developing bocce ball courts in an area that currently was grass.

Mr. Burns and staff were meeting with a contractor to discuss pickleball courts. He appreciated the letter. It provided information for the Council to consider as they worked to meet the needs of the community.

## **B. Administrative Non-Action Items**

**1. Discussion of the fiscal year 2024 capital priorities list for planning and budgeting:** For several years, this discussion was used to start the new fiscal year budget process.

The Town's budget was tied to the priorities and vision of the community. Revenues were received from taxes and user fees which were spent on projects to benefit the public. Mr. Wixom emphasized it was important to be effective and efficient when spending money on the public's behalf.

Projects were identified from a variety of places including specific departments and planning documents. The goal was to further the strategies and objectives of the General Plan.

- Mr. Dansie created a spreadsheet listing all the master plan documents so action items and recommended policies could be looked at holistically.

As the Town's legislative body, the Council determined what priorities were accomplished.

- The capital priorities list depicted a three-year window. Year 1 projects started in the upcoming fiscal year. These were the highest priority projects as identified by staff and included personnel, major equipment, and consultant needs. RAP tax and public art requests were also listed. When the final budget was adopted, items on the year-one list would tie to the fiscal year budget.

Ms. Elger questioned the redundancy of projects listed for last year.

- Mr. Wixom explained several things interfered with the progress of projects this year such as supply chain and contractor issues. Items from the current budget would be extended into the next fiscal year.

Generally, the costs listed in the capital priorities list were estimates. Staff worked with engineers and contractors to establish ballpark numbers. Ultimately all projects were subject to bidding.

Council discussed projects on the capital priorities list including:

*Paradise Road* – There were several issues to contend with including a difficult intersection. UDOT, private property, and school district considerations were also components. The master transportation plan outlined three scenarios for this area and implicated circulation on both Paradise and Winderland Lane. All scenarios required the Town to acquire property that was not feasible for the time being.

- To familiarize the Council, Robert George listed the many maintenance issues on this road.
- Mr. Wixom said the first issue that needed to be addressed was adding water and sewer lines for the construction of the Public Works maintenance building. Once this infrastructure was installed, asphalt would be replaced for this section of the road.

The CIB application process to seek funding for both the recreation building and the maintenance building would start this summer. Preliminary design and engineering work needed to be done. Funds for design and infrastructure work, from Winderland to the maintenance yard, should be accounted for in year 1, with construction in year 2. The Council agreed it would make sense to complete street work from the Novel House to the maintenance yard, but stay away from the Paradise and SR-9 intersection.

- Robert George said the Paradise project was likely a five to seven-year process given the variables.
- Council asked staff to pin down design costs for the next budget work meeting.

The Council took a brief break at 10:55 am due to AV technical difficulties.

*LaFave to Montclair* – Planned behind the existing curb and gutter was a sidewalk and retaining wall. The Council considered moving the curb back to accommodate parking spaces in this area too.

- Council members discussed the parking spaces on the south side of SR-9 that were interspersed among driveways. They considered eliminating the parking on this side and moving it to the north

side. Regarding safety, Lieutenant Ray said there were always safety issues when you had sidewalks, driveways, and curves in the road. As far as incidents in this specific area, he was not aware of any.

- UDOT would have to evaluate any change, along with any issues related to road alignment and re-striping.

Robert George expressed the need to address storm drain issues in this area. UDOT did not believe the drainage problems were theirs to fix; however, staff would continue conversations with UDOT engineers.

- It was clarified that drainage issues would affect parking but not the sidewalk.

The Council decided to proceed with the project as originally scoped.

Mr. Aton asked for clarification on the \$2.5MM in the year 1 Buildings and Facilities category.

- Mr. Wixom explained this was to pursue a medical clinic building, but first the Town needed to acquire a piece of property. Conversations were the County Commissioners had taken place to discuss the use of TRT funds to support the clinic since the majority of users would be tourists.
- The Town had looked at a mix of funding to support the construction of a facility including USDA, CIB, and Town funding. The vision was that the Town would own the property, build a shell, then allow Family Healthcare or another provider to build out the interior and operate the facility.
- Additionally, it was mentioned the post office lease would soon be up for renewal. There was concern the post office would close the facility to save costs. Town officials had conversations with Senator Romney's office and Congressman Stewart's office to involve them in this concern.

This medical clinic/post office project was still viewed as a priority and as such would remain in the next fiscal year budget.

*LDS Church to Quail Ridge* – A curb and gutter, and asphalt project was still planned. The Council discussed the practicality of this project in the next fiscal year budget given the other street projects and possible revenue decreases. It would stay in the budget knowing there was a need to be flexible with expectations.

#### *Parks and Recreation projects –*

Consideration of a restroom in the proposed Memorial Grove area was discussed. It was possible to fund this project out of Park impact fees but costs were unknown at this point. A restroom in this area would be useful for patrons of the Jolley-Gifford Cemetery and the Steamboat Trail.

The River Park expansion could be funded using Park impact fees. The Town issued an RFP for a landscape architect for this project. The design of this space would include a robust public process.

Currently, \$40K was allocated for pickleball court improvements but this was based on an informal estimate. The staff planned to meet with a contractor to get a better understanding of costs. Council members acknowledged tennis court use had diminished. Ryan Gubler indicated his department was compiling data to help the Council make an informed decision.

- Mayor Bruno did not favor eliminating tennis courts or basketball courts. Council members agreed a broader conversation was needed.

#### *Community Development projects -*

Ms. Zumpft asked about the status of the demonstration project.

- The Virgin River Management Plan discussed what a healthy Virgin River corridor looked like. To help property owners better understand the concept, a section of the river would be used to illustrate this by means of a demonstration project. As part of the River Park expansion, Mr. Dansie said this idea could be further explored.

- Year 1 contained the cost for design and engineering which would inform the implementation and construction. No dollar amount for construction was known at this point.

*Granary* – The Historic Preservation Commissioners were working on a site plan to improve the granary area.

- Mr. Burns did not like the current location and felt the Town should find a more appropriate place. The Council discussed the idea of moving the structure closer to the pioneer cemetery.

*The downtown parcel* – The desire to improve this property was identified as a priority in the Streetscape Plan. The Council agreed.

Ms. Elger asked if the irrigation assemblies and valve replacements were done this year.

- Mr. Wixom said they had been taken out of the budget. Rob Totten added the assemblies were recommended in the master plan along with the irrigation valve replacements. The Public Works Department kept an ongoing list indicating which valves need replacing.

Mayor Bruno asked about the installation of an automated open/shut valve at the diversion dam.

- Rob Totten said the Town received plans from the Park to mimic what they had done. They had a price for the SCADA automation but needed to install the valves.

*Water Fund* – This included the installation of a waterline from Balanced Rock Road to Lion Boulevard.

*Sewer Fund* – Year 1 had funding for the Wastewater filtration/DEQ compliance project.

*Equipment/Vehicle Needs* – Year 1 included money from UDOT for the street sweeper contract which was suggested to be spent on an asphalt roller.

The Council discussed residential broadband internet options. Mayor Bruno said she emailed First Digital to check the status of their federal funding grant application.

- Should the Council decide to move forward with Utopia, this would implicate the Town's bonding capabilities in order to guarantee funding.
- South Central offered to pay for fiber installation but could not start until January 2024.

Ms. Elger asked about the pre-sedimentation structure for the irrigation line.

- Mr. Wixom explained irrigators complained about sand and sticks in the irrigation water because of a lack of filtration. It was unknown at this time where a pre-sedimentation facility would go and the impacts it would have.

Ms. Elger inquired about the sewer line upsize/replacement project. She asked if the Town had conducted camera work to know the condition of the system and if this project would be phased.

- Rob Totten explained a third (1/3) of the sewer system was cleaned and camera-ed each year, starting at the Park entrance. Reports were generated that identified troubled areas. Pipes could be relined if cracks were identified.
- Mr. Wixom said there were capacity issues from the Kinesava HOA pasture to the lagoon. In addition, according to Sunrise Engineering, growth in Springdale would require upsizing around 2037. If the Park extended a sewer line from the Lodge to the Temple of Sinawava, the upsizing timeline would bump up five years to 2032.
- The anticipated cost for the upsizing project was huge. The Town initiated a renewal and replacement fee this year and the fund had a healthy balance. However, ultimately money would have to be borrowed.

*Consultant needs* – A financial consultant would help the Town work through the upcoming CIB applications and how projects would be funded.

- The erosion hazard and tributaries study was pushed to year 2.
- There was a placeholder for affordable housing assistance, although exact costs were unknown.
- One of the Planning Commission's top priorities for this year was open space. Needs related to a consultant for this would be known soon.

Mr. Burns asked if staffing needs were adequate.

- Personnel needs identified in year 1 were seasonal maintenance help for the Parks Department. The Streets Department also wanted another employee with the goal of shifting contract work to in-house work.

Having adequate office space and areas for personnel to work were serious issues. Ms. Zumpft said it would be important to conduct public outreach to help the community understand the problem.

- The Community Development offices were in process of being redone. Recently the records room in the town hall basement was converted for use by the Police Department. The Council needed a meeting space that did not take away from the general community.

*Personnel* – Year 2 needs were dependent on the construction of a new recreation building. If facilities or amenities were added, the need for staff came with it.

*RAP tax* – A few projects were in process or were completed. Applications for new requests were due April 3<sup>rd</sup>.

*Public Art* – The streetscape conversation will likely spark some ideas for public art.

### **C. Administrative Action Items**

**1. Appointment of Art Review Board members to recommend final designs for the “Art is Electric” public art project:** Recommended were: a) Two people from the local Arts and Humanities Council, Lanell Dike and Vicki Bell; b) One permanent position from the Town Council, Lisa Zumpft; c) Two rotating positions by artists with expertise in a particular medium, Mike Alltucker and Lyman Whitaker.

Ms. Zumpft indicated she would vote as this was good for the Town; she received no personal benefit.

#### **Motion made by Randy Aton to approve the recommendations for the Art Review Board.**

**Seconded by Jack Burns.**

**Aton: Aye**

**Zumpft: Aye**

**Bruno: Aye**

**Elger: Aye**

**Burns: Aye**

**The motion passed unanimously.**

#### **2. Ratification of the Historic Preservation Commission Chair and Vice Chair for 2023:**

There was no Council discussion.

#### **Motion made by Suzanne Elger to ratify Jean Krause as Chair and Bob Carlton as Vice Chair for the 2023 Historic Preservation Commission. Seconded by Lisa Zumpft.**

**Aton: Aye**

**Zumpft: Aye**

**Bruno: Aye**

**Elger: Aye**

**Burns: Aye**

**The motion passed unanimously.**

**D. Adjourn**

**Motion to adjourn at 12:52 pm by Lisa Zumpft. Seconded by Randy Aton.**

**Aton: Aye**


**Zumpft: Aye**

**Bruno: Aye**

**Elger: Aye**

**Burns: Aye**

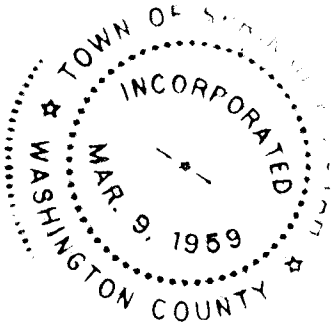
**The motion passed unanimously.**



Darci Carlson, Town Clerk

APPROVAL: Barbara Bruno DATE: 3-8-23

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](mailto:springdale@springdale.utah.gov) for more information.





PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please print your name below

Meeting TOWN COUNCIL SPECIAL MEETING Date 01/26/2023

IN-PERSON ATTENDEES:

Tom KEWASION

Name (please print)

Kathryn Neumann

Name (please print)

Joe Pitti

Name (please print)

Gregg Neumann

Name (please print)

Pam Cummings

Name (please print)

MERLO PETER

Name (please print)

Williamarie Huelstump

Name (please print)

ADRIAN PLOJA

Name (please print)

Robyn Chancey

Name (please print)

Mark Chambers

Name (please print)

Name (please print)

Name (please print)

REMOTE ATTENDEES:

J

Name (please print)

Name (please print)

Name (please print)

Name (please print)

Name (please print)

Name (please print)

Name (please print)

Name (please print)

Name (please print)

Name (please print)

Name (please print)

Name (please print)