



**MINUTES OF THE SPRINGDALE TOWN COUNCIL SPECIAL MEETING HELD
THURSDAY, JANUARY 27, 2022
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, Public Works Superintendent Rob Totten, Parks & Recreation Director Ryan Gubler (via Zoom), Streets Superintendent Robert George, Holli George, Ryker Steglich, 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 27, 2022.

Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

A. Announcements/Information

1. General announcements: There were no general announcements.

B. Administrative Non-Action Items

1. Discussion of 2022/2023 capital projects priorities, planning, and budgeting: Mr. Wixom projected the same document provided in the Council packet on the screen. The capital project priorities list included projects, capital equipment purchases, consultants, staffing and personnel, RAP tax, and public art.

Mr. Wixom explained how the worksheet was structured. After the budget process was complete, everything on the Year 1 priority list should be identified in the Town's operational budget for the next fiscal year. Mr. Wixom asked the Council to provide specific direction on items highlighted in the document.

A new Town Hall project, recreation building, and public works maintenance building were all larger facility projects to be considered. The Town added both the recreation building and the public works maintenance building to the Community Impact Board (CIB) application list. It was anticipated Springdale would seek CIB funding, USDA rural funding, and private financing for those projects.

- The Town would issue an RFP for architectural services for the recreation building this week.

The Community Center was built in 2006, and the Town used a 30-year bond for financing. The water treatment plant also used 30-year bonds for financing. CIB interest rates changed with the market and

varied depending upon a community's hardship. Mr. Wixom said the Town would engage a financial advisor prior to making funding decisions for newly contemplated facilities.

Mr. Wixom further explained the water treatment plant was funded based on water user rates. The Community Center was funded based on sales tax. Depending upon which entity entered into the transaction, the funding source and collateral would change.

- For the headworks and filtration sewer issue, funding would come from a sewer fund revenue bond based on the Town's sewer revenues.

The recreation building would be available for use by residents and the general public. Funding for this facility could come from park impact fees, general fund revenues, municipal transient room tax (TRT) money, and state recreation funds.

The Council discussed the priority of a Town Hall. Space within the current building was deficient. Architects put together a floor plan that accommodated all needs. Based on a rough estimate, the Town was given a construction estimate of \$6.5 million which may not be accurate by today's standards.

Jack Burns arrived at 10:20 am.

Construction estimates for the existing Town Hall were \$150K in order to accommodate a remodel of the Community Development office, adding a Community Development lobby, and fixing HVAC issues. The remodel would not enlarge the existing footprint.

- Also, if public meetings would continue to be held in the Community Center, improvements to the audio/visual technology should be considered.
- Relocating the Police Department could help free up space in Town Hall; however, it did not change where public meetings could be held.
- Mayor Bruno understood the importance of proximities and said people do their best work in great spaces. The current building did not reflect who we were as a Town.

The new public works facility would include a maintenance building with shop space for repairs, utility gear, and signs. The space would be climate controlled in order to move equipment out of the elements.

Mr. Wixom said the new Town Hall project was left on the CIB list as a placeholder. If the Council determined a new building was a priority, more effort would be expended in making this happen sooner.

- Questions remained regarding the right location for a new Town Hall. Mr. Wixom suggested the best location might not be property the Town currently owned.
- CIB would analyze the Town's debt load against revenue to determine what amount could be loaned.
- Long-term storage for the police department needed to also be addressed.

Personnel needs were discussed. Listed in Year 1, was an additional planner in Community Development and a History Center coordinator. In Year 2, staffing for the recreation center and a public works/streets department employee were listed.

Open space acquisition was discussed. It was thought another general obligation bond initiative could be presented to the taxpayers for consideration. Mr. Wixom said this would have to be on a November election cycle so the Council would have to contemplate the timing.

The advent of a new medical clinic was discussed. Helen and Mike McMahon were retiring and the existing building was not adequate for another medical provider. The Town submitted a request for funding from the state since more tourists than residents were treated.

- It was anticipated the Town would own the facility and contract with a medical provider for operations.

Going back to the priority of a new Town Hall, Ms. Zumpft expressed support.

- Given what Covid taught, Ms. Elger said remote work could open up space. She preferred the Town conduct an analysis of what was currently owned and reimagine space.
- Mayor Bruno felt remote work was a short-term fix especially given the public interface and the importance of working together and building teams. A new Town Hall was a priority.

Springdale owned a considerable amount of property around the public works maintenance yard and the Rocky Mountain Power substation. This area was acquired through a Recreation and Public Purposes Patent through the Bureau of Land Management (BLM). There were restrictions on what could be built because of poor soils, drainage, and topography, but also because of what the patent allowed. Any use for the property had to be consistent with what was originally allowed. Uses included a park or recreation area. Any changes to the desired use would require a discussion with BLM.

Given the recreation center provided a direct community benefit, Mr. Wixom said this was his highest priority, followed by the public works maintenance facility, then a new Town Hall.

Mr. Burns suggested a development concept plan. This would help identify where new construction could go and create a multi-year strategy.

Mr. Aton saw huge, long-term benefits to a new Town Hall facility. The CCC was meant to be a community space and public meetings encroached on that availability. It was critical to improve the work situation for staff and provide better public access. He viewed a new Town Hall as a priority.

The Council agreed renovations to the existing Town Hall building were needed to make it more functional. They wanted to move ahead with the recreation center and public works maintenance yard.

- The recreation center was slated to be built on the infield of the ballfield. The majority of the ballfield green space would be retained for public outdoor recreation.

The Streets Department priorities were discussed. Balanced Rock Road and Hummingbird Lane reconstruction were priority projects. A sidewalk project from Claret Cup to the LaFave Suites was also contemplated.

The Memorial Grove construction was being proposed in two phases over the course of two fiscal years. The Town had engaged Utah State University students in a capstone design project. The preferred design scenario needed to be converted into construction plans.

- The Memorial Grove was intended to be a quiet, meditative area with walking paths and benches. People would be allowed to purchase a tree, shrub, or brick in memory of a loved one. Public restrooms would be constructed to serve this park and the Jolley-Gifford cemetery. The grove could also possibly include a cremation or columbarium garden.
- Ms. Zumpft encouraged staff to look into grants for Memorial Grove funding.

Stormwater run-off improvement options for the area from the LDS church to Quail Ridge Road were discussed.

- Curb & gutter was viewed as the best long-term solution from a maintenance and management standpoint, but also the most expensive. This could allow for more on-street parking past Apple Lane for River Park.

Ms. Elger and Mayor Bruno were working on broadband options and talking with providers.

- The Council raised concern over the dead zone in Virgin to LaVerkin. Internet was viewed as a utility.

Public restrooms were discussed. This was a topic for consideration; however, the need must first be determined and analyzed.

Ms. Elger asked if budgeting for the sewer ponds compliance issue met the timing of the state's deadline.

- The Town had proposed a schedule to DEQ that lined out the construction. DEQ had not yet replied.

A 7-year contract with UDOT gave the Town \$50K to help defray the cost of the street sweeper.

Consultant needs were addressed.

- The Town was still waiting on the legal team to review ordinances against state compliance.
- An updated review of the Water Conservation and Management Plan was anticipated. Mr. Wixom indicated it was also time for the Town to consider a Culinary Water Master Plan review to look at water rights and build-out analysis.

Public education on water usage and conservation was discussed.

- Periodic newsletter articles had been published but the Town could do better. The Water Conservancy District had materials the Town could access. Staff was also planning to allocate funds to print information for distribution to businesses and residences.
- It was noted the Legislature was considering a turf buy-back/replacement plan.
- There was a national movement toward non-grass cemeteries which could be discussed in more detail in the future. Staff was working to plant more clover at the cemetery which required less water.

The intersection of Paradise Road and SR-9 was problematic. The Town was waiting on recommendations from the transportation consultant's plan to inform the next steps.

Funds from the state of Utah and Rocky Mountain Power would help with the cost of electric charging stations. The Town intended to transition some of its vehicles from traditional fuels to electricity.

Staff would take the feedback collected from this conversation, rework the capital projects priorities list and bring it back to the Council. There was a budget work meeting scheduled in April.

C. Administrative Action Items

1. Ratification of Ric Rioux as Chair and Kyla Topham as Vice-Chair for the 2022 Planning Commission: There was no Council discussion.

Motion made by Lisa Zumpft to ratify Ric Rioux as Chair and Kyla Topham as Vice-Chair for the 2022 Planning Commission. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

Motion to adjourn at 12:37 pm by Randy Aton. Seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye
Burns: Aye
Motion passed unanimously.

Darci Carlson
Darci Carlson, Town Clerk

APPROVAL: Barbara Bruno DATE: 3-9-22

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.





PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please print your name below

Meeting TOWN COUNCIL SPECIAL MEETING Date 01/27/2022

IN PERSON ATTENDEES:

(SEE MINUTES FOR
Name (please print)

STAFF IN ATTENDANCE)
Name (please print)

Name (please print)

Name (please print)

Name (please print)

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REMOTE ATTENDEES: (Clerk will complete)

Dianne
Name (please print)

Kyla Topham
Name (please print)

Pat Campbell
Name (please print)

Greg
Name (please print)

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