



**MINUTES OF THE SPRINGDALE TOWN COUNCIL WORK MEETING
WEDNESDAY, APRIL 28, 2022
AT THE CANYON COMMUNITY CENTER, 126 LION BLVD., SPRINGDALE, UTAH**

The Work Meeting convened at 10:01 am

MEMBERS PRESENT: Mayor Barbara Bruno, Councilmembers Lisa Zumpft, Suzanne Elger, and Jack Burns

EXCUSED: Randy Aton

ALSO PRESENT: Town Manager Rick Wixom, Director of Community Development Tom Dansie, Town Treasurer Dawn Brecke, Police Chief Garen 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.

Motion made by Lisa Zumpft to approve the agenda. Seconded by Suzanne Elger.

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

A. Discussion/Information/Non-Action Items

1. General Discussion and Announcements – Robert George announced the Tiley Hill project was complete and open for parking.

B. Administrative Non-Action Items

1. Budget work session to discuss the FY 2022-23 budget: Mr. Wixom led the discussion. The budget process started in January with the Council considering capital priorities for the next year. Then in February, the management team submitted their budget requests followed by the addition of non-discretionary items by the Town Treasurer. From this effort, the Council was presented with a fairly balanced budget to review.

Mr. Wixom shared a chart of expenses which illustrated a sharp rise in costs. Considering the size of Springdale, it was remarkable to have a combined budget of over \$12,000,000. Last year the combined budget was roughly \$8,500,000. Despite having a permanent population of 600, the Town had a daily transient population of thousands which affected streets, parking, police, community development, water, and sewer, among other issues. The service needs of the community were huge.

The Council discussed the tax revenue buckets. The state set the tax rates and the Town imposed those rates. Springdale had a combined tax rate of 13.62% which was comprised of a number of pieces including the state's sales tax, the local option sales tax, the county option sales tax, resort community tax, the state/county/municipal transient room tax, and the restaurant tax, among others.

- Staff would investigate if e-bike rentals were a taxable event.

Mr. Wixom provided the Council with basic information for them to better understand the Town's budget. He said General Fund revenues were primarily funded through property tax, sales & use tax, resort tax, transient lodging tax, RAP tax, municipal energy tax, and transportation tax. Money from departmental

services and intergovernmental revenues also flowed into the General Fund along with a number of other miscellaneous items.

- Impact fees were fund specific and intended to cover the impact of new development on an existing system. For example, the Parks impact fee went into the Parks Capital Projects Fund. Impact fees were encumbered and had to be spent within six years of receipt.
- RAP Tax money could be rolled over and held if not spent.

Property taxes were a very small portion of the budget. The property tax rate was assessed by the county. Should the Town of Springdale want to increase the property tax rate beyond the county's certified rate, the community would need to go through the truth in taxation process.

- Generally speaking, property tax, sales tax, and user fees comprised the lion's share of a municipalities revenues. Springdale was an anomaly.

Visitation trends were not going down. Therefore, there was a high degree of confidence that the Town would hit the revenue projections.

Parks and Streets were the two capital project funds.

- Money for Parks came from impact fees and transfers from the General Fund.
- Money for Streets came from General Fund transfers. The Town was close to having all the major road construction projects finished which would lower costs in the future.

Irrigation, water, and sewer were the three enterprise funds. Mr. Wixom said the Council should discuss rate increases in each of these funds given escalating costs.

- Revenues in the irrigation fund did not cover costs due to the small customer base. Because of this, the irrigation fund would be subsidized with money from the General Fund. Meters on Town-owned connections would allow usage tracking so eventually rates would be based off usage instead of a flat rate.
- The Council wanted a deeper conversation about the irrigation fund and planned to schedule a future work meeting.
- Mr. Wixom said the Irrigation Company was investigating ways to fund meters for their shareholders.

Water fund rates were raised frequently, generally 1.5% per year; however, sewer fund rates had not been increased for many years. Mr. Wixom acknowledged sewer fund rates should be reviewed on a more regular basis.

- Rates were related to current costs, ongoing maintenance, and future costs.

Due to the risks involved with manual operation, Mayor Bruno wanted to automate the headwall.

- The cost was approximately \$25,000 for an automatic inlet/weir structure valve which would be added to the budget.

The Springdale Municipal Building Authority (SMBA) had a lease with the Town for the Community Center. Each year the Town appropriated money to the SMBA for the CCC debt service. The Community Center would be paid for in 2037.

Income for the Transportation Fund came from parking meter revenue and parking citations. Revenue was spent on running the program and transportation-related expenses. This year, \$300,000 was being transferred from this fund into the capital projects fund to help pay for a sidewalk project.

- There were still a few years left on the debt service for the parking meters.

Costs to retrofit street lights with adaptive controls to be compliant with Dark Sky certification had not been estimated yet.

Costs associated with litigation came from the General Fund. Each year an amount was budgeted for general representation, litigation, and prosecution which was adjusted during the year if necessary.

The FY22/23 budget included the hiring of two new Police Officers and a History Center Coordinator for half of the year. Salary increases included a 5.3% cost of living adjustment (COLA), 2% merit, and some recommended market-based adjustments.

- Included in the budget were COLA adjustments for public officials. In order to include these, the ordinance would have to be amended.

An increase in health insurance premiums was estimated at 4.8%. Next year increases would likely be significantly higher.

Ms. Elger asked if the Mike Swallow market adjustments happened every year.

- Ms. Brecke said she usually had Mr. Swallow review salaries every two years.

Mr. Burns asked how many Police officers the Town currently employed.

- Chief Brecke answered eight. An officer position had not been added for five years. There has been a nationwide increase in violent calls that required more manpower. Many of the calls required two officers because of the highly elevated emotions involved. Despite an MOU with ZNP, their staffing capacity issues impacted an ability to help. Back-up from the county or La Verkin or Hurricane was also a challenge.
- The Department was currently running 24/7 police coverage but there was a need to accommodate vacation, sick, and holiday time.
- Rockville contributed a small amount to the police budget.

Chief Brecke had researched the K-9 program with the county for several years. A K-9 could help with missing persons, tracking, and drug detection. A process would be utilized to determine the K-9 officer. The department would also invest in a special K-9 vehicle.

Ms. Zumpft said she did not support the fireworks expenditure; however, she appreciated they were scheduled in winter rather than the summer. The noise was difficult for the animals. She also questioned the need for more holiday lights and decorations.

- Staff was looking into options to replace fireworks however they were very expensive. In addition, only non-lighted wreaths were being used to decorate the remaining light poles in Town.
- The Town worked closely with Hurricane Valley Fire District to ensure conditions were good for launching fireworks.

Ms. Zumpft indicated she had received comments about the frequency of the street sweeper operation.

- Mr. George indicated the sweeper cleaned SR-9 on Wednesday and Town-owned roads on Friday. This work reduced the cost of maintenance and increased the viability of the road. Altering the hours of operation could be considered.

Ms. Zumpft asked about turf removal.

- Given the drought, Mr. Gubler said the Parks staff was looking at areas around Town where turf was more ornamental and not functional. Possibly removing grass in these areas would reduce the need for water and maintenance.

The Parks Master Plan was last updated in 2013. It was slated to be updated again in the coming fiscal year.

- Mr. Wixom said both the Parks Master Plan and the Culinary Water Master Plan would be updated. The Town would apply for CIB money to help pay for half the costs.

- Although not allocated now, the Council could use RAP Tax funds for the Paiute Trail Phase 2 improvements and pickleball court improvements.

Given the History Center construction delays, Ms. Zumpft did not think it was realistic to keep the Coordinator position in the upcoming fiscal year budget.

- Mr. Wixom said the History Center Committee would meet tomorrow and have a discussion.

The Council took a lunch break. The meeting resumed at 12:37 pm.

Mr. Burns asked how Zion Regional Collaborative (ZRC) funding requests were supported in the budget.

- Mr. Dansie explained the Town budgeted \$15,000 for Zion Regional Collaborative matching projects. Generally, there were two Council members who participated on the ZRC Committee and they directed the spending of this money toward specific projects.
- The Town of Springdale split the ZRC Coordinator's compensation with several other entities. Currently, \$12,000 was allocated to this cost.

The Council discussed conducting an impact fee analysis.

- Springdale collected impact fees for parks and water. The Town could impose additional impact fees but needed to go through an analysis to study them first. Mr. Wixom explained impact fees were tied to the needs associated with future growth and the impacts these needs had on the Town's systems.
- Areas for an impact fee analysis could focus on streets, public safety, and stormwater drainage.
- Based on the Council discussion, staff would have more in-depth conversations with consultants to determine appropriate next steps.

Mr. Burns asked about water projections.

- Funds were allocated in the Water Fund for a Water Master Plan update. Given the concerns about water and water availability, Mr. Wixom suggested the Water Master Plan update focus on details concerning water rights and capacity in terms of future development.
- It was important for the Town to have an understanding of how it would respond to a water emergency.

Mr. Burns said occasionally the Planning Commission reviewed an application for conversion of a private road to a public right-of-way. He questioned the financial impact on the Town and how this liability could be understood before an application was considered.

- Ultimately it was up to the Council to approve a road dedication. Moving forward staff could provide financial projections to help inform the Council of the impacts prior to a decision being made.

Ms. Elger asked if funds were allocated for fiber.

- Mr. Wixom answered not at the moment. First Digital was seeking federal funding assistance to help defray the costs of building out the system. If they were not successful, the Town could look at this becoming a Town-wide utility.
- When doing road construction projects, Robert George said it was prudent to lay down conduits for future use. Roads that were already reconstructed could still be micro-trenched to accommodate fiber.

Verizon Wireless had recently installed a few network extenders. They had also done some data gathering to better understand what infrastructure was needed. The Town was committed to improving service in public spaces.

Mr. Wixom explained the Council would approve a tentative budget amendment in their May regular meeting. Any changes would be noted in the spreadsheets. Action on the final resolution that enacted the budget for the next fiscal year would take place in June.

- Although the community had a number of challenges, there were also many benefits given our strong financial position. In many instances, improvements were paid with cash rather than bonds.

The Council commended Mr. Wixom for his experience and expertise in managing the budget.

Mr. Wixom showed the Council the list of planning documents used by the Town to look ahead and prioritize projects.

Given that Mr. Aton was not in attendance to represent Public Works, Mayor Bruno asked Public Works Superintendent Rob Totten if he had any issues to discuss.

- Mr. Totten did not have concerns.

Governor Cox declared a state of emergency related to the drought; however, it provided no guidelines for local municipalities. To help clarify how community members could respond to this emergency declaration on a personal level, an article would be published in the Town's May newsletter with more information.

Discussion of increases to the water and sewer rates would be discussed in a future work meeting. Mr. Wixom would put together an analysis for the Council to consider.

Ms. Zumpft asked that Snow, Jensen & Reece be pressed to continue their review of the Town ordinances so they were compliant with state rules.

Adjourn

Motion to adjourn at 1:18 pm made by Jack Burns. Seconded by Lisa Zumpft.

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL:  _____

DATE: 5-11-22

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 Date 4/28/22

IN PERSON ATTENDEES:

REMOTE ATTENDEES:
(Clerk will complete)

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DiAnne
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