



**MINUTES OF THE SPRINGDALE TOWN COUNCIL MEETING ON
WEDNESDAY, SEPTEMBER 4, 2019
AT THE CANYON COMMUNITY CENTER, 126 LION BLVD., SPRINGDALE, UTAH**

Meeting convened at 5:00pm

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

ALSO PRESENT: Town Manager Rick Wixom, Director of Community Development Tom Dansie, Public Works Superintendent Robby Totten, Parks & Recreation Director Ryan Gubler, Police Chief Garen Brecke, and Town Clerk Darci Carlson recording. See attached sheet for attendees signed into the meeting.

Pledge of Allegiance led by Mayor Smith.

Motion made by Lisa Zumpft to approve the agenda for September 4, 2019; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

A. Discussion and Information

1. General announcements: The Utah League of Cities and Towns Conference would be held in Salt Lake City next week. Town Manager Rick Wixom and Council member Lisa Zumpft would attend.

Representatives from Moab and UDOT planned to visit Springdale later this month to discuss the success of our street lights, SR-9 rehabilitation and other elements of the Town.

2. Zion National Park update: Superintendent Bradybaugh was excused.

3. Council department reports:

Mr. Alltucker reported the Streets Department crew worked on installation of new culinary water meters, sewer lagoon barley injections, retrofitting street lights, weed maintenance, fixing of gravel approaches into SR-9, bucket truck outfitting, new ATV purchase, coordination with contractors on the River Park bike hub, design of the Winderlund street reconstruction project, and sprinkler repairs.

Mr. Player reported the priority for Public Works was to finish installation of new culinary water meters. A good number were already in place. The crew would also retrofit street lights and install new parking signs. Irrigation meter installation for Town customers would come next. The new meter technology allowed users the ability to monitor their water usage online. When a new meter was installed, a door hanger was left which offered information how residents could access account data. Additionally, the Town would provide public instruction how to utilize this system later in the year.

- Mr. Player indicated a number of items remained on the Sunrise Engineering punch list related to the new water treatment plant. The Town still had financial leverage to ensure this work was completed.

Ms. Zumpft continued to work with staff on weeding and overgrowth at the CCC. On October 19th the Town planned another weed clean-up event at the Barker Bonner Park. The goal was to reduce the green stock of tumbleweed to avoid re-seeding. She encouraged people pull tumbleweeds when they were small.

- Ms. Zumpft attended the Washington County Arts Council and indicated February 21, 2020 was the tentative date for the Creative Age Conference.
- Additionally, Ms. Zumpft was working with Mr. Dansie to assemble a local census committee.

Rosenburg Associates was selected by the Council to conduct the Virgin River Management Plan technical study. Mr. Aton reported the committee held a kick-off meeting on August 23rd with another scheduled for October 15th. An Open House was planned on October 17th to get input on what the public perceived to be important components of the plan. The goal was to take results of the technical study and draft ordinances to protect the river and property along the river.

- The Hurricane Valley Fire District did not have a meeting in August. The next meeting was Monday September 9th. No call report was available for August.

Mayor Smith said the St. George to Springdale Transit Committee continued to make progress. He reported the SR-9/I-15 interchange was still on schedule to be completed by the end of the year. The St. George Airport repairs were also on schedule to complete on time. There was no Solid Waste District meeting this last month, however Mayor Smith noted the website <http://www.wcsw.org/> was a good resource for information.

Mayor Smith indicated Commissioner Dean Cox had cancer and was undergoing treatment; his prognosis was good. He asked the community to keep Commissioner Cox in their thoughts and prayers.

4. Community questions and comments: None were asked.

2. Action Items – Legislative

1. Public Hearing – Ordinance Revision: Changes to Chapter 10-15C of the Town Code, revising standards for outdoor lighting: The Planning Commission recommended proposed changes with the goal to protect the dark night sky. The revisions clarified, strengthened and revised several sections of the outdoor lighting ordinance by doing the following:

1. Created a lumen allowance of 30,000 lumens per acre for commercial properties. Intent was to limit the total amount of lighting an individual property could install to minimize impacts to night sky.
2. Established a light temperature limit of 3,000 degrees Kelvin, providing warm softer lighting.
3. Clarified the definition of a full cut-off fixture requiring each light fixture be shielded in-and-of itself.
4. Regulated light coming from automated service machines such as ATMs, vending machines and gas pumps.

Questions from Council to staff: As a point of reference, Mr. Aton said a 60-watt LED soft white lightbulb was approximately 800 lumens and 2,700 degrees Kelvin.

Mr. Player asked if the Town's street lights met the standards of this ordinance.

- Mr. Dansie said street lights installed from Zion National Park to Lion Boulevard had a color temperature of 3,000 degrees Kelvin. The lights from Lion Boulevard south were 3,500K. A filter could be installed bringing the color temperature down, however UDOT would have to approve this reduction. The Council decided to wait until all street light retrofits were installed before discussing this topic further.

Mr. Alltucker supported the ordinance as it helped move the Town toward becoming night sky compliant. He asked for examples of properties that had a 30,000 lumen count per acre.

- Mr. Dansie indicated Bumbleberry Inn, Hampton Inn, and Sol Foods Market were either near or well under this limit. The International Dark Sky Association recommended 25,000 lumens per acre. Torrey, UT adopted a standard of 25,000 and Flagstaff, AZ adopted a lumen allowance ranging from 25,000 to 50,000 depending upon zone. Based on this data, the Planning Commission determined 30,000 was a good number.

If 30,000 lumens per acre was the standard, Mr. Alltucker asked about undevelopable land and how this factored into the limit. /acre was standard.

- Mr. Dansie indicated this issue was not addressed in the current draft. If there was undevelopable land this could be counted in the lumen count for the entire property.

Section 10-15C-10E, referencing neon tube lighting visible from property boundaries, was a current standard. It was acknowledged the MOKI sign was an issue.

Section 10-15C-11 addressed application and review procedures. Mr. Alltucker suggested the Director of Community Development be added as an application reviewer.

Section 10-15C-4C(1) referenced curfews to which Ms. Zumpft asked if they were being enforced.

- No one was monitoring lights after midnight, however if there was an issue or complaint, it would be addressed.

Section 10-15C-12 addressed the original amortization period. Mr. Dansie explained this period had expired; therefore, there was no allowance for lighting not in compliance with current standards. Only new lighting would need to meet these proposed standards should the ordinance pass.

Questions from the public to staff: None were asked.

Motion made by Lisa Zumpft to open public hearing for the ordinance revision changes to Chapter 10-15C of the Town Code, revising standards for outdoor lighting; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public comment: None were made.

Motion made by Lisa Zumpft to close public hearing; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Council deliberation: Mr. Alltucker wanted to add the DCD as a reviewer for compliance under section 10-15C-11A(2). In addition, under section 10-15C-7, he wanted to ensure there was a provision that only developable land was included in the 30,000 lumens per acre allowance. Any property constrained by hazard zones, slopes or other factors would be excluded.

Mr. Player wanted to have the Town's street lights in compliance subject to UDOT's approval. Section 10-15C-9A pertained to holiday lighting and Ms. Zumpft asked if the verbiage 'does not create a hazard or nuisance from glare' was subjective.

- Mayor Smith said it was, however he was specifically concerned with the date range holiday lights could be displayed. He wanted the period extended to start October 15th to allow Halloween lighting.

The lighting curfew in section 10-15C-4C(1) was discussed. If this provision was not enforced the Council wanted it deleted from the ordinance.

- Mr. Aton suggested this was more a neighbor-to-neighbor discussion than a provision in the ordinance.

Ms. Zumpft cited a study addressing the health hazards to humans and wildlife from lumen counts over 3,000 degrees Kelvin. She favored the Town implementing ways to lower lumen counts to reduce negative effects.

The amortization period addressed in section 10-15C-12 had passed, however Mr. Aton suggested if the ordinance revisions were adopted, the amortization time period was essentially reset.

- Mr. Dansie clarified the amortization referenced in this section was adopted in 2009. Establishing an amortization period required thorough analysis and justification. Normally ordinances were forward thinking.
- It was determined this section should cite the effective date amortizations went into effect.

Motion made by Mike Alltucker to table the prospective ordinance revision to outdoor lighting and send it back for staff revisions with the changes discussed; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

2. Ordinance Revision: Changes to Chapter 6-2 of the Town Code, revising loading zone protocols and other clarifications to parking regulations: This ordinance clarified where people were allowed to park; added provisions for loading and delivery vehicles; and removed references to parking citation fees since these were now found in the fee schedule.

Mr. Dansie noted a typo in section 6-2-4.5B which should say 'vehicles used' not 'vehicles use'.

Mr. Aton asked how UPS and FEDX trucks were affected by this ordinance. It was mentioned these vehicles often parked where they wanted when they wanted.

- Chief Brecke said police spoke to UPS and FEDX drivers several times. He acknowledged there were a few repeat offenders that may receive citations. The loading and delivery provisions would help with food delivery trucks. Parking enforcement officers and police officers would continue to educate. The goal was to keep delivery trucks out of the bike and travel lanes.

Motion made by Adrian Player to adopt Ordinance 2019-10 Parking Ordinance Revisions, fixing the typo in section 6-2-4.5B to read 'vehicles used', and authorize the Mayor to sign; seconded by Mike Alltucker.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

B. Action Items – Administrative

1. Discussion of the status and possible direction to staff on the History Center due diligence

process: The Town was approaching the end of the 180-day due diligence period specified in the development agreement. The staff report detailed the investigations completed so-far. Council needed to determine if additional assessments were needed.

Ms. Zumpft asked the expected cost for environmental remediation.

- Mr. Wixom said they did not get a specific cost. Contractors were aware of the remediation report and would include this work in the remodel.

Ms. Zumpft asked if any expenses were budgeted for this project in the current-year budget.

- Mr. Wixom answered 'no'; however, during fiscal year budget discussions, it was anticipated redevelopment and operating expenses would be brought to the Council as an amendment.

Ms. Zumpft asked why leveling of the building foundation was needed.

- The front glass section had sunk several inches compared to the primary building. The contractor suggested the foundation be leveled. The cost estimate was less than \$5,000.00.

Jeff Carlson had worked with the County Tourism Tax Advisory Board on an allocation of tourism money for \$390,000. Ms. Zumpft asked what those funds would cover versus what the Town would need to budget.

- Mr. Carlson explained contractor bids were in the \$180,000 range. He said the environmental remediation issues was fairly typical. The \$390,000 of tourism money from the county would be used for the building rehabilitation, waterline, parking, landscape, and outfitting the facility as a history/visitor center, including technology needs.
- The county would prepare an interlocal agreement that would contain stipulations how the tourism allocation funds were spent. The history center would seek RAP tax money from the Town and county, as well as donations, to help with ongoing operational costs.

Mr. Alltucker asked for a spreadsheet with a thorough breakdown of expected costs, ongoing operational and maintenance costs, and committed funding. Given the due diligence deadline of November 8th, the Council would need to review this information during their October 9th meeting to understand the financial obligation.

- Mr. Wixom said at this point, much was based on estimates. The Town could provide all the information given to the county but until there was a set of plans, contractors could not provide a hard number.

Motion made by Mike Alltucker to direct staff to bring back for the next October meeting a spreadsheet showing all the estimated costs we anticipate to develop this project including design, remediation, remodeling, utilities, and whatever would go into the rebuild. Then also identify the committed funding we have to-date at that date and any funding that is not committed at that point. As well as some estimate of the on-going expenses we see as a Town to operate and maintain this property going forward; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

2. Review and approval of an Interlocal Agreement with the City of La Verkin to provide animal impound and sheltering services: On behalf of the Town, Mayor Smith thanked Zion Animal Lovers (ZAL) for the work they did. He said they silently made Springdale a better place.

Chief Brecke acknowledged their work too. He said ZAL was still here and fully staffed. They had helped the police department tremendously throughout the years. Both Robin Smith and Fily Diaz were in attendance tonight supporting the agreement. Luci Francis had also submitted a letter in support (Attachment #1).

Ms. Zumpft asked what the police did when they came across a stray animal.

- Chief Brecke said there was a lot unknown. Officers did their best to safely bring a dog to the Springdale shelter. ZAL volunteers also assisted with animal care and taking animals to veterinarians as needed.

Chief Brecke said his department would likely invest in large crates to transport dogs. Part of the agreement stipulated La Verkin animal control would meet officers halfway to deliver animals to the shelter.

La Verkin was a 'no-kill' shelter; however, a dog may be euthanized if vicious.

On average the number of animals collected per year was about 12-15, which included Zion National Park. Now, since Zion National Park was under county jurisdiction, the Park would fall under the county contract with the La Verkin shelter.

- Chief Brecke indicated that last year nine (9) out of twelve (12) dogs were repeat offenders. He indicated fees would likely help curb these situations.

Mr. Alltucker commented \$6,000 per year for six (6) to eight (8) dogs were expensive transports. He asked if the Town could collect fees.

- Chief Brecke answered not under this agreement. If a dog was quarantined, the Town was not set up to manage that type of situation. If volunteers or officers were not trained, it put them at risk. The cost to fix kennels and train staff would be substantially more.
- The agreement would be reassessed after a year. Chief Brecke indicated the Town Attorney had reviewed the contract.
- Zion Animal Lovers would help with cats. They had already assisted with feral cats.

Motion made by Lisa Zumpft to approve the Interlocal Agreement with the City of La Verkin to provide animal impound and sheltering services and direct the Mayor and legal counsel to sign effective today; 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 resumed at 7:10pm.

3. Consideration of Resolution 2019-10, a Resolution designating surplus Town property and providing for the sale or disposal: This was an effort which listed items the Town no longer used. Town would schedule a sale or auction, or donate the items.

Motion made by Randy Aton to adopt Resolution 2019-10 a Resolution designating surplus town property and providing for sale or disposal of surplus property; seconded by Adrian Player.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Alltucker: Aye
Motion passed unanimously.

D. Consent Agreement

Invoice Date	Invoice No.	Vendor	Amount	Budgeted	Description
8/5/2019	50519	Phil Harold	3,920.00	Yes	Barley for Sewer Lagoon
7/31/2019	9714	Budd Lee & Sons	935.00	Yes	Canyon Springs Main Line Cleaning
5/31/2019	1828136	Mountain Alarm	7,390.00	Yes	WTP CCTV Installation
5/31/2019	1828137	Mountain Alarm	1,500.00	Yes	WTP Security System
7/31/2019	12998	Nickerson Company	2,487.00	Yes	Canyon Springs Pumps
7/23/2019	IV111462	Parkeon	2,256.00	Yes	Monthly Kiosk Operation
7/30/2019	7/30/19 WTP	Rocky Mountain Power	1,217.60	Yes	WTP Electric Service
8/6/2019	21619	Utah Barricade	14,391.52	Yes	Safety Supplies
7/29/2019	5612	Vehicle Lighting Solutions Inc	1,134.39	Yes	Patrol Vehicle Equipment
7/31/2019	79893	Washington County Solid Waste	3,792.16	Yes	Garbage Billing
7/31/2019	MSO000020539	Wheeler Machinery Co	69,000.00	Yes	Mini Excavator
8/1/2019	Maint-30482	Millennial Vision Inc	2,044.00	Yes	Annual Maintenance
8/8/2019	4	Old School Construction	8,000.00	Yes	Council Room Remodel Deposit
8/1/2019	190901	Pelorus Methods	1,300.00	Yes	Quarterly Support
8/1/2019	8000-9090-0957-9686 08/01/19	Purchase Power	520.99	Yes	Postage
7/31/2019	0233-000639914	Republic Services	1,160.64	Yes	Dumpster Services
8/7/2019	Consolidated 08/07/19	Rocky Mountain Power	9,438.71	Yes	Electric Service
6/30/2019	101644	Snow Jensen & Reece	6,524.41	Yes	General Representation
6/30/2019	101645	Snow Jensen & Reece	3,908.75	Yes	Historic Cemetery Quiet Title Action
6/30/2019	101646	Snow Jensen & Reece	1,284.65	Yes	Springdale v Allan & Kristin Staker
6/30/2019	101647	Snow Jensen & Reece	20.00	Yes	Springdale v Canyon Springs Estates Owners Association
6/30/2019	101648	Snow Jensen & Reece	7,240.61	Yes	Springdale v Springdale Lodging LLC
7/31/2019	102316	Snow Jensen & Reece	5,894.14	Yes	Springdale v Springdale Lodging LLC
7/31/2019	102311	Snow Jensen & Reece	3,479.59	Yes	General Representation
7/31/2019	102313	Snow Jensen & Reece	2,210.00	Yes	Historic Cemetery Quiet Title Action
7/31/2019	102314	Snow Jensen & Reece	873.54	Yes	Springdale v Allan & Kristin Staker
7/31/2019	102315	Snow Jensen & Reece	640.00	Yes	Springdale v Canyon Springs Estates Owners Association
7/31/2019	102312	Snow Jensen & Reece	40.00	Yes	Balanced Rock Hills
7/1/2019	22061	Sterling Codifiers	1,061.00	Yes	Codification of Ords 2018-16 and 2018-18
7/10/2019	104373	Sunrise Engineering	2,189.20	Yes	Construction Standards Manual Update
8/1/2019	1475114	Thatcher Company	1,110.00	Yes	T-Floc for WTP
8/2/2019	5051941	Thatcher Company	4,667.00	Yes	Alum for WTP
7/21/2019	1265	Zion Arborist	2,312.50	Yes	Town Park Tree Removal
7/21/2019	1264	Zion Arborist	2,750.00	Yes	River Park Tree Removal
7/1/2019	21996	Hydro Specialties Company	1,487.33	Yes	Water Meter Equipment
7/5/2019	22010	Hydro Specialties Company	18,432.00	Yes	Water Meter Equipment
7/18/2019	22052	Hydro Specialties Company	1,800.00	Yes	Water Meter Equipment
8/5/2019	22105	Hydro Specialties Company	2,422.50	Yes	Water Meter Equipment
8/8/2019	84657	KV Electric Inc	16,522.00	Yes	Lion Blvd. Light Installation
8/19/2019	4003053	Rocky Mountain ATV	15,150.00	Yes	Mule Side-by-Side
7/1/2019	6396016	Scholzens Products	1,324.25	Yes	Irrigation/Parks Supplies
7/10/2019	6398139	Scholzens Products	1,161.49	Yes	Water/Sewer Supplies
7/11/2019	1014959	Scholzens Products	1,509.69	Yes	Chlorine
			236,502.66		

Motion made by Lisa Zumpft to approve the consent agenda; seconded by Mike Alltucker.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Alltucker: Aye
Motion passed unanimously.

E. Administrative Non-Action Items

General Council discussion: There was no additional Council discussion.

Adjourn

Motion to adjourn at 7:15pm made by Lisa Zumpft; seconded by Randy Aton.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Alltucker: 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@infowest.com for more information.



PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please print your name below

Meeting Town Council Meeting Date 9/4/19

Robin Smith / ZAL
Name (please print)

Name (please print)

Kevin Bowers
Name (please print)

Name (please print)

Jeff Carlson
Name (please print)

Name (please print)

Sarah Thompson
Name (please print)

Name (please print)



September 3, 2019

Dear Honorable Mayor Smith and Springdale Town Council:

This letter is to express our support of an Interlocal Agreement with the City of LaVerkin to provide animal impound and sheltering services on behalf of Rockville and Springdale.

The building that is currently being used for those purposes was not intended for long term animal care and while the efforts of ZAL and Town Staff to improve the area have made conditions better, the shelter is becoming inadequate due to mounting maintenance issues, along with its remote location and lack of public access and onsite staff, which further compound safety and liability risks for both animals and their caretakers.

We have experienced a very good working relationship with Chief Brecke and the SPD, as well as neighboring shelters and rescue organizations. We are confident that all involved parties will continue to work together to ensure that the application of the Agreement will result in the best outcome for our canyon dogs, their owners, and the community at large.

Zion Animal Lovers (501c3) will remain the animal advocacy organization for the canyon and will continue to have an active presence to perform its mission of helping lost and abandoned animals (and their humans), as well as providing low-cost spay/neuter and education resources.

We look forward to being part of this widening community of professionals and welcome the opportunity to evolve and grow.

Zion Animal Lovers
Robin Smith
Filomena Diaz-Johnson
Luci Francis