



**MINUTES OF THE SPRINGDALE TOWN COUNCIL MEETING ON
WEDNESDAY, OCTOBER 9, 2019
AT THE CANYON COMMUNITY CENTER, 126 LION BLVD., SPRINGDALE, UTAH
SPECIAL MEETING STARTS AT 4:30PM. REGULAR MEETING STARTS AT 5:00PM**

Special meeting convened at 4:37pm

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, Town Attorney Greg Hardman, Town Attorney Devin Snow, and Town Clerk Darci Carlson recording. See attached sheet for attendees signed into the meeting.

Motion made by Lisa Zumpft to approve the Special Meeting agenda for October 9, 2019; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Motion made by Lisa Zumpft to go into Closed Session for the purpose of pending or reasonably imminent litigation. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

The Closed Session commenced at 4:38pm.

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, Town Attorney Greg Hardman, Town Attorney Devin Snow, and Town Clerk Darci Carlson recording.

The Closed Session ended at 5:05pm.

Motion made by Lisa Zumpft to go out of Closed Session. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

No action was required of the Closed Session. Regular meeting convened at 5:10pm

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, 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 striking action item B4. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

A. Discussion and Information

1. General announcements: Mr. Wixom announced Jan Passek and Cornelia Kallerud began work on the street light pole mosaic project. A number of community members had adopted a pole to develop a mosaic design. Mr. Wixom also reported approximately 247 new water meters had been installed, and nearly all of the street light shields attached.

The water treatment plant was up and running. A public open house would be scheduled once the punch list of items was completed.

2. Zion National Park update: Superintendent Bradybaugh reported.

- The new fiscal year for Zion National Park began October 1st. Staff worked diligently to get contracts in place so projects to repair landslide and rockfall issues could start.
- Step 2 of the south entrance widening project would continue. In order to help with traffic management, the Park would add another entrance station. All stations would be solar-powered.
- September visitation was just under 500,000 compared to 480,000 last year. This year's figures included the new multiplier and represented approximately a 2% increase. The month of August also saw over 500,000 visitors.
- Two new electric buses were delivered but required additional changes not completed at the factory. These new buses would operate on the Town route.
- A gate at Canyon Junction was being installed to regulate traffic principally during the non-shuttle season.
- The Condor youngster made a few short flights and parents were feeding and tending. The Park had spotting scopes set up for visitors to view.
- The Park was working with the Utah Geologic Survey to map the volume of material that came down onto the Observation Point Trail. Much of the affected areas were on steep slopes. The Park was waiting for a precipitation event to see how much debris would be mobilized by moisture.

3. Council department reports:

Mr. Alltucker reported the Streets Department continued to work on installation of street light grids, sprayed for weeds, did parking lot striping at the River Park and Town Hall. The Winderland/Manzanita project design continued and right-of-way issues and easements were being worked out.

Mr. Player reported on Public Works. He wanted to keep pressure on the water treatment plant contractor to finish the punch list. Filters 1 and 2 were down due to an electrical issue; however, the Town was working with engineers to find answers.

- As a Board Member of Mosquito Abatement, Mr. Player reported there had been twenty-six (26) incidents of West Nile Virus in Washington County. There was no way to completely control it other than spray for mosquitos.

Ms. Zumpft attended the Utah League of Cities and Towns Conference in September. She went to a number of sessions including affordable/attainable housing, medical marijuana and cannabis, and internet fiber optics.

- Ms. Zumpft reminded about the Tumbleweed Clean-up Event at the River Park on Saturday, October 19th from 9am – 1pm. Public help would be appreciated. Additionally, Ms. Zumpft was working with Mr. Dansie on organizing a Census Committee to be sure everyone in Springdale was counted.

Mr. Aton announced the Virgin River Management Plan (VRMP) was selected for an outstanding achievement award for projects/plans by the Utah Chapter of The American Planning Association. Rosenberg Associates was working on a technical assessment of the river corridor, and on October 17th the Town would host an open house to introduce the VRMP to the public and get their input.

- Mr. Aton was unable to attend the Hurricane Valley Fire Board meeting in September and the October meeting was canceled. He said the District held an open house at the Springdale station on October 7th and ribbon cutting ceremonies were planned for two new stations in the county. The District purchased fifty-four (54) air packs and a new chassis using grant funds and conscientious procurement practices.
- Mr. Aton indicated some residents complained fire inspections were slow. In response, the District hired temporary help to reduce the workload.
- The September fire and EMS report was provided (Attachment #1).

Mayor Smith said the SR-9/I15 interchange should be finished by end of year.

- The St. George to Springdale Transit RFP was being written. Mayor Smith indicated approximately \$18,000,000 would be available for this project.

Ms. Carlson reported student team leaders from the Utah State University School of Landscape Architecture and Environmental Planning visited Springdale to get a firsthand look at the proposed Memorial Grove property. Later this year students would present their design concepts for the project.

Mayor Smith wanted to publicly acknowledge the work of the Springdale Police Department. Last night they held their yearly banquet and awards ceremony. Mayor Smith expressed his pride in the officers and said they were 'top-notch', professional and handled a lot of tough situations. Chief Brecke was personally recognized for his efforts.

4. Community questions and comments: Jeff Carlson asked for an update on the collection of impact fees and TRT funding for emergency services.

- Mayor Smith confirmed fees were being collected by the county. The District did not automatically receive a percentage, but funds could be made available if necessary.

2. Action Items – Administrative

1. Proclamation 2019-03, proclaiming October “Domestic Violence Awareness Month” in

Springdale: The Dove Center worked with the Town to initiate this Proclamation. Tiffany Mower, the eastern Washington County Victim’s Advocate, was in attendance to represent the Washington County Domestic Violence Coalition. She thanked the Council for their support. Ms. Mower indicated there were 217 domestic violence incidents on the east side of the county last fiscal year and her program drafted 76 protective orders for victims.

Mayor Smith said this was a problem that needed to be discussed and he was pleased to present this Proclamation.

Motion made by Lisa Zumpft to accept Proclamation 2019-03, proclaiming October “Domestic Violence Awareness Month” in Springdale and direct the Mayor to sign. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

2. Continued discussion from September 4, 2019: Status update and determination the History Center due diligence process has been satisfied: Last month the Council heard a progress report on the conditions outlined in the development agreement. As part of that discussion the Council asked for more specific budget information concerning construction and on-going operation costs.

Jeff Carlson had done significant research on estimated construction costs. He and Mr. Wixom presented an application for funding to the Washington County Tourism Tax Advisory Board. The Board recommended approval of the \$390,000 funding request to the County Commissioners, which was recently approved by resolution.

The staff report included estimates of \$46,000 per year to operate the facility. The lion share of those costs were staffing; however, grants and the Easter Seals program could help defray these costs.

Mr. Wixom indicated there were a number of next steps that both the Town and Best Western property needed to complete. These could not move forward until the Council determined the due diligence had been satisfied.

Mr. Alltucker expressed support but asked how RAP tax funds flowed into this project.

- As a museum/history center, it could be considered a parks or arts amenity. Mr. Wixom reminded the current RAP tax policy specified funds could not be spent on operational costs; however, if the Council determined the facility met the goals of the Town, this policy could be adjusted.

The funding summary spreadsheet showed the value of the property and the economic impact eight hotel rooms would provide. This information illustrated Springdale's contribution to the overall financial needs of the project.

Ms. Zumpft appreciated the information provided. If the County money came up short, she asked if the Town could go back and ask for more.

- The Mayor said the County would not commit or guarantee more; however, additional money was available.

Motion made by Mike Alltucker that the Council officially close out the due diligence period and direct staff to move forward with the steps outlined in the timeline process document and that this motion is contingent upon passage of the Transient Room Tax Funding Interlocal Agreement item which is the next item B3 on the agenda. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

3. Review and approval of an Interlocal Agreement between Washington County and the Town of Springdale to establish the parameters of funding of tourism dollars toward a visitor and history center: Mr. Alltucker said the agreement was heavily weighted to visitor information and not history. He asked if this was an issue.

- Mayor Smith said TRT money was designed to flow back to the visitor. The museum and history center contributed to the visitor experience.

Motion made by Mike Alltucker to approve the Interlocal Agreement between Washington County and the Town of Springdale to establish the parameters of funding for tourism dollars toward a visitor and history center and authorize the Mayor to sign. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

B. Action Items – Legislative

1. Ordinance 2019-09: Changes to Chapter 10-15C of the Town Code, revising standards for outdoor lighting: The ordinance language contained changes requested by the Council during their meeting last month. Mr. Dansie summarized the edits.

Eliminating the curfew created a potential conflict with the dark sky ordinances. Mr. Alltucker asked if there was a work-around.

- Mr. Dansie indicated the initial direction from the International Dark Sky Association was that curfews should be included in the ordinance; however, he was unsure how stringent these requirements were. If during the Town's dark sky application process changes were needed, they could be addressed at that time.

Mr. Aton questioned architectural lighting.

- Architectural lighting allowed one side of a commercial building facing the street to be architecturally illuminated. The revised ordinance language required these lights comply with the requirement of a full cut-off fixture.

Ms. Zumpft confirmed section 10-15C-5G applied to new installations of ATMs and gas pumps.

Mr. Aton clarified there was no amortization period.

Mr. Aton said night sky certification encouraged warm light of 2500-3000K. He asked about filtering street lights that were 3500K.

- Mr. Dansie said the Town experimented with filters and could continue to research other methods if it was a priority for the Council. UDOT would have to be involved.

Motion made by Randy Aton to adopt Ordinance 2019-09 changes to Chapter 10-15C of the Town Code, revising standards for outdoor lighting and direct the Mayor to sign. Seconded by Mike

Alltucker.

Aton: Aye

Zumpft: No

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed.

Ms. Zumpft explained her 'no' vote and stated the Town had not gone far enough by not including amortization or curfews.

2. Ordinance 2019-11: Modifications to Chapter 8-2 of the Town Code, eliminating the Secondary Water Advisory Board and amending various sections of the Secondary Water System ordinance:

This ordinance was essentially a 'clean-up' effort designed to bring the Secondary Water Chapter in line with the Culinary Water Chapter. Under the proposed changes, the SWAB Board was eliminated, a section was added for water meters, and billing and finance issues were addressed.

Mr. Player asked if the provision for running irrigation water too long pertained to both Town customers and Irrigation Company shareholders.

- Mr. Wixom said it absolutely applied to Town customers but should a shareholder be in violation, he suggested it be brought to the attention of the Irrigation Board.

Section 8-2-5C addressed complaints, corrections and indigents. Ms. Zumpft asked for clarification on indigents.

- Tied to state code, Mr. Wixom explained the Council could act as a Board of Adjustment should there be a hardship request.

Should secondary water be turned off, Ms. Zumpft asked if service charges were pro-rated.

- The Town was not required to pro-rate but could make adjustments if closures happened.

Referencing 8-2-16, Ms. Zumpft asked how the Town would determine scarcity of water.

- Mr. Wixom assumed this determination would come from the state.

Section 8-2-18A(3) should be deleted.

Ms. Zumpft asked if section 8-2-18(B) was arbitrary in determining what was wasteful.

- Mr. Totten said he discussed wasteful water issues directly with customers.
- The Town documented persistent issues and would seek enforcement should a problem persist.

The date in section 8-2-19A should be changed to April 1, 2020.

The phrase "the town council believes" should remain under section 8-2-5C.

Motion made by Lisa Zumpft to adopt Ordinance 2019-11: Modifications to Chapter 8-2 of the Town Code, eliminating the Secondary Water Advisory Board and amending various sections of the Secondary Water System ordinance and include the following corrections: 8-2-5C unstricken the phrase 'the town council believes'; 8-2-18A(3) should all be struck; 8-2-19A date should be changed from 7/1/2019 to 4/1/2020 and authorize the Mayor to sign. Seconded by Mike Alltucker.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

D. Consent Agenda

Invoice Date	Invoice No.	Vendor	Amount	Budgeted	Description
8/15/2019	22170	Hydro Specialties Company	\$ 4,521.36	Yes	5/8x3/4 Meters and Endpoints
8/14/2019	22168	Hydro Specialties Company	4,121.14	Yes	1", 1 1/2", 2" Meters and Communcation Devices
8/14/2019	22169	Hydro Specialties Company	4,578.50	Yes	5/8x3/4 Meters and Endpoints
8/14/2019	104941	Sunrise Engineering	5,320.00	Yes	Trail Design
8/12/2019	104934	Sunrise Engineering	1,362.00	Yes	Plan Reviews
8/26/2019	98940	Jerry Seiner Buick	40,807.46	Yes	New Water Truck for Joe
8/31/2019	19015	Odean Bowler	600.00	Yes	Public Defender Contract Billing
8/20/2019	4026	City of Saint George	2,783.75	Yes	Quarterly Dispatch Fees
8/30/2019	29-041-1	CRSA	1,247.50	Yes	Town Hall Planning Progress Billing
7/1/2019	19-0658	Delco Western	1,068.12	Yes	WTP Pay Request #17
7/1/2019	19-0694	Delco Western	7,541.00	Yes	WTP Pay Request #17
8/22/2019	19-1705	Delco Western	1,213.38	Yes	Booster Pump Kits
8/26/2019	19-1717	Delco Western	4,519.30	Yes	WTP Equipment
8/27/2019	19-1739	Delco Western	5,280.90	Yes	500 Pump Stacks
8/29/2019	729	Diamond C Asphalt	16,930.00	Yes	Asphalt Patch
8/29/2019	730	Diamond C Asphalt	2,160.00	Yes	Asphalt Dirt Shoulders
8/19/2019	208537	Landmark Testing and Engineering	3,800.00	Yes	Test Holes Manzanita and Winderland
9/3/2019	63800	Mountain West Computers	800.00	Yes	CCC Conference Computer
8/8/2019	8/8/2019	Old School Construction	8,000.00	Yes	Council Room Remodel Progress Billing
8/29/2019	8/29/19 WTP	Rocky Mountain Power	1,146.42	Yes	Electric Services for WTP
8/31/2019	103048	Snow Jensen and Reece	5,790.00	Yes	General Representation
8/31/2019	103049	Snow Jensen and Reece	2,665.50	Yes	Historic Cemetery Quiet Title Action
8/31/2019	103050	Snow Jensen and Reece	40.00	Yes	Springdale v. Allan and Kristin Staker
8/31/2019	103051	Snow Jensen and Reece	833.40	Yes	Springdale v. Canyon Springs Estates Owners Assoc.
8/31/2019	103052	Snow Jensen and Reece	1,829.10	Yes	Springdale v. Springdale Lodging LLC
7/10/2019	104351	Sunrise Engineering	1,283.00	Yes	WTP Pay Request #17
8/12/2019	104935	Sunrise Engineering	1,758.25	Yes	WTP Pay Request #17
8/16/2019	9836251351	Verizon Wireless	2,518.55	Yes	Cell Service
9/1/2019	9/1/2019	Zac Weiland	800.00	Yes	Monthly Prosecution Retainer
8/26/2019	8/26/2019	Zion Cycles	1,250.00	Yes	Bike Fixing Station
9/12/2019	1/23/1952	Odean Bowler	300.00	Yes	Public Defender Contract Billing
9/9/2019	311820	Bucks Ace Hardware	659.98	Yes	Pressure Washer/Cultivator
8/19/2019	2333	ERBE Engineering	8,100.00	Yes	Street Light Retrofit Shields
9/9/2019	132210	Fehr and Peers	6,059.00	Yes	Zion Regional Trail Study
8/21/2019	1722	Genesis Construction	10,193.00	Yes	River Park Bike Hub
9/3/2019	3072801	Intermountain WorkMed	500.00	Yes	Respiratory Fit Tests, Pre-employment and Post-accident Drug Tests
9/5/2019	4930	MG Aldred Construction, Inc.	528.00	Yes	Asphalt Patching in Canyon Springs
9/11/2019	63856	Mountain West Computers	1,004.00	Yes	Laserjet Printer for Accounting Clerk
8/31/2019	0233-00064202	Republic Services	692.93	Yes	Dumpster Service
9/10/2019	9/10/2019	Rocky Mountain Power	7,863.70	Yes	Electric Services
8/27/2019	6409808-00	Scholzen Products	914.08	Yes	Tools/Bathroom Supplies
9/24/2019	H2O	Old School Construction	1,200.00	Yes	Town Hall Water Heater Replacement
9/1/2019	M1308 Series 2012	Utah Division of Finance	5,000.00	Yes	2012 Water Revenue Bond Principal Payment
9/1/2019	Loan 3F264 Series 2017	Utah Division of Finance	204,949.87	Yes	2017 Water Treatment Plant Principal and Interest Payment
9/19/2019	39535	Arbinger Institute	2,966.09	Yes	Handbooks for Training
7/1/2019	208313	Landmark Testing and Engineering	1,990.00	Yes	Zion Shadows/Red Hawk Progress Billing
7/31/2019	208482	Landmark Testing and Engineering	\$ 1,710.00	Yes	Zion Shadows/Red Hawk Progress Billing
8/26/2019	IV112046	Parkeon Services	2,260.20	Yes	Kiosk Back-Office
9/1/2019	9/1/2019	Purchase Power	1,041.98	Yes	Postage
9/19/2019	20846	Rosenberg Associates	3,960.00	Yes	Virgin River Technical Consultant
8/12/2019	104947	Sunrise Engineering	4,631.90	Yes	Zion Shadows Water Line
8/15/2019	105001	Sunrise Engineering	15,449.00	Yes	Winderland/Manzanita Improvement Engineering
9/9/2019	21873	Utah Barricade	5,159.25	Yes	Parking Signs
			\$423,701.61		

Motion made by Lisa Zumpft to approve the consent agenda; seconded by Randy Aton

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

E. Administrative Non-Action Items

General Council discussion: Mr. Aton said Mayor Smith and Mr. Wixom met with President Williams from Dixie State University concerning a land swap proposal with The Mesa. Mr. Aton understood the Town did not have much say in the use of state land, however, Springdale should be 'at the table' in a forceful way. In summary, DSU was working with a developer to consider the building of a hotel and restaurant to support a hospitality program. Mr. Aton questioned why this could not be done with an existing hotel.

- Mayor Smith indicated President Williams would include Springdale in future conversations concerning the proposed project. During their meeting, Mayor Smith expressed the Town's concerns and the importance of having a voice in the process.

During the November Council meeting, Mr. Aton wanted DSU to make a public presentation about what was proposed. It was vital to get word out and engage the community, even if the project was conceptual. The Council also discussed the importance of putting pressure on The Mesa Board.

Mr. Alltucker said this proposed project was not in any build-out study and questioned if the Town had the infrastructure capacity to service it. If so, infrastructure rights would have to be taken away from somewhere else.

Come November 1st Utah National Parks were being required to follow a state law permitting street-legal off-highway vehicles (OHV) onto their roads. Ms. Zumpft indicated Representative John Curtis would seek to curtail OHV's in National Parks if locals were united in opposition. Moab City and Grand County had already initiated a resolution and Ms. Zumpft suggested Springdale do the same.

Superintendent Bradybaugh said National Parks routinely accepted state motor vehicle regulations. Currently OHVs could operate on roadways if they met specific conditions. To a certain degree, park superintendents could further regulate and therefore had prohibited OHVs on roads in National Parks. However, the Park's Regional Director had recently decided to assume the state law allowing street-legal OHVs onto Park roadways and remove the prohibition.

Mr. Alltucker asked why the alarm level was so high for this subject. He questioned the difference between motorcycles or trucks and an OHV with street-legal equipment.

- Superintendent Bradybaugh said concerns went beyond noise and OHV off-road capability. There was a higher likelihood OHVs would cause resource impacts due to their carriage height. At this point the public has not had an opportunity to weigh in on this subject. It was important to solicit public input and tailor the situation to Zion National Park specifically.

Before agreeing to a public statement in tandem with other municipalities, Mayor Smith wanted to know what was being agreed to. He would contact Representative Curtis' office to get more information.

- Ms. Zumpft wanted the public to have an opportunity to weigh in on the process.

Mayor Smith indicated some citizens suggested the Christmas tree be located at the fire station. He said this was a public space and asked the Joy to World Committee to consider this recommendation.

- Ms. Carlson said the Committee had permission from the District last year to decorate a tree on this property but the Town did not have enough lights. More money was budgeted this year to purchase additional decorations. The Committee had raised concern the tree historically used was not as healthy or lush, although it was in a great location.

The Council discussed scheduling a special joint meeting with the Planning Commission late January to identify priority topics for the Commission to address.

Adjourn

Motion to adjourn at 7:20pm made by Lisa Zumpft; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Darci Carlson

Darci Carlson, Town Clerk

APPROVAL: *[Signature]* DATE: 11-19-19

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.





118 Lion Blvd PO Box 187 Springdale, UT 84767 435-772-3434

ATTENDANCE RECORD

Please print your name below.

Meeting Town Council Date 10/9/19

Suzanne Elger
Name (please print)

Name (please print)

Jeff Carlson
Name (please print)

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