



**MINUTES OF THE SPRINGDALE TOWN COUNCIL MEETING ON
WEDNESDAY, NOVEMBER 13, 2019
AT THE CANYON COMMUNITY CENTER, 126 LION BLVD., SPRINGDALE, UTAH
SPECIAL MEETING STARTS AT 4:00PM. REGULAR MEETING STARTS AT 5:00PM**

Special meeting convened at 4:00pm

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, Town Attorney Greg Hardman, 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 November 13, 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 discussion of pending or reasonably imminent litigation, and a strategy session to discuss the purchase, exchange, or lease of real property. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

The Closed Session commenced at 4:01pm.

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, and Town Clerk Darci Carlson recording.

The Closed Session ended at 4:59pm.

Motion made by Lisa Zumpft to direct staff to move forward with items discussed in the Closed Session. Seconded by Randy Aton.

Aton: Aye

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

Regular meeting convened at 5:06pm

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, 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 moving item B1 ahead of A1. Seconded by Randy Aton.

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

Special Recognition

1. Citizen of the Season – Jeff Carlson: Mayor Smith read a tribute: *“Although most recently from Southern California, Jeff is no stranger to Utah having spent years in Ogden and Price as a youngster. In 2014 he and his wife Darci moved to Southern Utah, fulfilling a goal they worked hard to achieve. Jeff spent the first year and a half overseeing the design and construction of their home, but once moved in, was ready to step up and volunteer. Jeff first took a roll as Board member on the Rockville/Springdale Fire Protection District. Then in January 2017 he accepted an appointment to the Springdale Historic Preservation Commission. As chair of the Commission, Jeff worked with his colleagues and negotiated with owners of the Best Western/Canyon Ranch to preserve the historic house on the property and convert it into a history and visitor center. Jeff then took the lead in working with the Washington County Tourism Tax Advisory Board for an allocation of \$390,000 in tourism money to fund the renovation and conversion of the house into a viable asset for the community. As a professional, Jeff spent 35 years as a business owner and senior executive in a number of diverse industries and companies ranging from privately-held firms to public corporations. Currently Jeff teaches undergraduate and graduate courses in business, marketing and entrepreneurship for Brandman University; he also manages their mobile home park in Washington City. Jeff enjoys fly-fishing, photography, hiking, camping, going to the Cedar cattle auction, and cheering on the Utes. The Town of Springdale has certainly felt the positive impact of Jeff’s unique skill set and energy. The Council is proud to acknowledge him with this Citizen of the Season award. Congratulations!”*

Mr. Carlson thanked the Council and acknowledged Mr. Wixom and Mr. Dansie for their help.

A. Discussion and Information

1. General announcements: None were made.

2. Zion National Park update: Superintendent Bradybaugh reported.

- The community was thanked for their great support of the Plein Air Art Festival. Attendance at events was the best ever and volunteers helped to make it a fun, successful event.

- Phase 2 of the South Entrance widening project was underway and would be a constrained area for several months. It was anticipated the project would continue through mid-April. Work would include wiring to enable scanning and electronic passes in the future.
- The Lower and Middle Emerald Pools trails were being repaired through a cost-share program in conjunction with the National Park Foundation, Zion Forever Project, and National Park Service Centennial Cost-Share Program. The repairs would likely continue through early spring.
- 2019 was the Park's centennial year. An event was scheduled on November 19th at DSU's Cox Auditorium. A new ZNP film would be debuted in addition to speakers and musical entertainment.
- Year-to-date visitation was up about 3.3% using the new multiplier initiated in January.

3. Discussion/updates regarding Dixie State University's property in Springdale: Mayor Smith expressed gratitude for The Mesa Board's decision to keep the land. Moving forward, the Council would continue to strategize ways to help The Mesa be successful and also help DSU with its goal of developing a hospitality program without building on the hill.

- If any community members had ideas, Ms. Zumpft asked they be provided to the Council in writing. At this time communication between the DSU President and the Mayor were in a holding pattern.

4. Council department reports: Mr. Alltucker reported the Streets Department finished painting parking stalls, began street sweeping and leaf clean-up, installed Zone B and Zone C parking signs, hung event banners, conducted on-going weed clean-up, and outfitted/maintained equipment.

Mr. Player reported on Public Works. The water treatment contractor, VanCon, continued to work on items on the punch list. The channels cut into the concrete to direct standing water were not working. This needed to be remedied. The Town was relying on Sunrise Engineers to manage the contractor issues.

- As a Board Member of the Southwest Mosquito Abatement Board, Mr. Player attended the Utah Mosquito Abatement Association meeting in Bryce Canyon to better understand other Districts and their problems. He said there was a good exchange of ideas. In order to not harm humans, most preferred mosquito larvae be treated with pellets rather than sprayed with insecticides. Mosquito abatement was paid through property tax.

Ms. Zumpft reported she attended the camping meetings for the Zion Regional Collaborative (ZRC). The County was creating a trails master plan and a map to better direct people to available camping. In addition, a recreation app was being developed by Dixie Techs for the Greater Zion Convention and Tourism Office.

- Ms. Zumpft thanked Mr. Aton and Mr. Alltucker for their help weeding at the CCC. Tumbleweed removal would continue at the Dog Park; the key was to remove the seed bank. Any help from the community would be appreciated.
- Ms. Zumpft attended both the Virgin River Management Plan (VRMP) meeting with Rosenberg Associates and the community open house.
- Jan Passek and Cornelia Kallerud were thanked for orchestrating of the mosaic project on light post bases on Lion Boulevard. Each post was unique and beautifully done. RAP tax money was used to help fund this effort.
- The Parking Committee met with local businesses to discuss delivery trucks. A number of ideas were exchanged. It was a difficult problem but work was being done to create a win-win so bicycle paths and sidewalks were not obstructed.

Mr. Aton said the VRMP open house was held October 17th with community attendees providing good input. Rosenberg Associates would refine the plan and schedule another open house in January. The goal was to support the recommendations through ordinances in order to protect the Virgin River corridor.

- The Hurricane Valley Fire District met last Monday and discussed the 2020 budget. Mr. Aton indicated revenues did not appear to be sufficient to cover operating expenses and the District would likely need to tap into reserves for the coming year. Citizens were paying less on their property taxes for District services. Mr. Aton said the District was expanding each year and working hard to maintain coverage,

facilities and equipment. The state legislature allowed the County to apply some TRT money to the shortfall.

- Deputy Chief Gildea was in attendance and provided the October call report (Attachment #1). He indicated October was the busiest month so far this year.
 - Mike Marriott asked when standby fees would roll into property taxes. Deputy Chief Gildea indicated this would occur when the Rockville/Springdale Fire Protection District officially became part of the Hurricane Valley District, likely at the beginning of the year.

Mayor Smith reported the transit system RFP would be presented to the Transit Committee this month. He indicated St. George was awarded another \$3,000,000 for this line which needed to flow into county hands. The project continued to move forward but slowly.

5. Community questions and comments: On behalf of The Mesa Board, Louise Excell thanked the Council for their support. In addition, Ms. Excell praised the modifications to the street lights indicating it was a good change that made a big difference. Lastly Ms. Excell wanted to congratulate the candidates for running good campaigns. The election was civil and respectful.

Kate Jewel suggested the Town initiate a fine for off-leash dogs. There were a number of elderly people, children and other animals that could be injured. Recently she noticed several instances with dogs off-leash.

- The issue would be investigated by Chief Brecke.

Scout Wilkins expressed her pride in being a member of the Springdale community especially after experiencing the intense unity of the recent Mesa/DSU meeting. She said everyone stood behind the Town and what they loved. Ms. Wilkins thanked the entire community.

Cornelia Kallerud noticed children roller blading and skateboarding on tennis/pickleball courts and suggested a sign be installed prohibiting those activities.

B. Special Recognition

1. Recognition of Jeff McKee for the design, testing and manufacturing oversight of the streetlight retrofits: Code Enforcement Officer Jeff McKee was recognized for his engineering expertise in devising a solution to shield the new streetlights from trespass. The Town was grateful for his work and presented him with a plaque that read: *"The Town of Springdale honors Jeff McKee in recognition of and appreciation for this innovative engineering solution to correct light trespass from streetlights. Jeff's efforts went above and beyond in designing, testing, manufacturing, and installing streetlight retrofits that help the Town achieve its dark sky preservation goals. Presented by the Springdale Town Council, November 2019"*

Mr. McKee said he had a lot of support and personally thanked the Council and Mr. Dansie.

C. Action Items – Administrative

1. Canvass of the 2019 Springdale General Municipal Election: Mayor Smith reinforced previous comments that the election was well-run and respectful. The candidates were commended for their conduct throughout the process. Ms. Carlson explained the purpose of the canvass was to validate the results of the election. The Town Council, acting as the Official Canvass Board, would review the election documents and register book. In total, 264 ballots were validated and counted. Suzanne Elger received 141 votes and Lisa Zumpft 136 votes electing them to the two open Council seats. Stewart Ferber received 114 votes and Tyler Young 103 votes. The Town had a 69.99% return rate.

Mayor Smith acknowledged the efforts of Ms. Carlson during the primary and general election process.

Motion made by Randy Aton to declare the canvass of the 2019 General Municipal Election complete with Suzanne Elger and Lisa Zumpft being elected to the Springdale Town Council for four-year terms. Their terms commence January 2020. Authorize the Canvass Board to sign a report certifying the accuracy of information and direct staff to: 1) send the certified canvass report to the Lieutenant Governor's office; 2)

post and publish the certified canvass as required by law; and 3) deliver a certificate of election to each elected person. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Mayor Smith thanked the community for their participation in the election.

2. Request for a possible revision to the Ferber Development Agreement allowing flexibility in the type of employee housing units developed at 21 West Temple Drive: As part of a 2015 development agreement between the Town and Stewart Ferber, the property at 21 West Temple Drive was limited to ten (10) employee housing units constructed in five (5) duplexes. Mr. Dansie indicated the intent was to regulate the total number of units not necessarily the style. Mr. Ferber proposed to develop the units in a variety of housing types.

Stewart Ferber was in attendance to answer Council questions. He requested flexibility with the configuration of the units to accommodate the needs of married employees. Mr. Ferber confirmed the total number of units would remain the same and all development ordinances would be followed.

Ms. Zumpft asked about the box culvert project at the campground.

- Mr. Ferber said he was on "Allen Lee's" list; the project would be staked out December 3rd. It was understood the Montclair Quality Inn could not build more units until four employee housing units were built on the West Temple property.

Ms. Zumpft raised concerned about windows facing out to SR-9.

- Mr. Ferber said the units would all be single story and if there was an issue it would be addressed with screening of some type.

It was confirmed the West Temple property was located in the Central Commercial zone and multi-family housing was an approved use.

With a unit configuration change, a revised Design/Development Review would go back through the Planning Commission.

If approved, Mr. Hardman said a simple amendment to the development agreement would need to be drafted and signed by all affected properties.

Motion made by Mike Alltucker that the previously approved ten (10) employee housing units originally configured as five (5) duplexes on West Temple Drive be modified to allow the applicant to development ten (10) units in some configuration, contingent upon an amendment to the agreement being executed and signed by all parties. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

3. Granting of Local Consent for a full-service liquor license at Jacks Sports Grill located at 1149 Zion National Park Boulevard – Mike Marriott: Mike Marriott was in attendance to answer questions. This request to separate the Jacks Sports Grill liquor license from the Switchback Grille would provide Mr. Marriott more flexibility in the future. There had not been any issues or complaints from the Town or DABC regarding this business.

Motion made by Lisa Zumpft to grant the Local Consent for a full-service liquor license at Jacks Sports Grill located at 1149 Zion National Park Boulevard. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

4. Granting of Local Consent for a full-service liquor license at Dulivia Ristorante Italiano located at 1149 Zion Park Boulevard – Mike Marriott: This was a third restaurant at the same location as Jacks Sports Grill and Switchback Grille. The restaurant would likely open in June.

Motion made by Lisa Zumpft to grant the Local Consent for a full-service liquor license at Dulivia Ristorante Italiano located at 1149 Zion Park Boulevard. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

5. Discussion and possible direction to staff regarding policy for e-scooters in Springdale:

Mr. Alltucker liked alternate forms of transportation but referenced the goal of section 9.1 in the General Plan which stated: *To provide a viable non-motorized and pedestrian transportation alternative for daily circulation, activities, and recreation throughout Springdale with connection to Zion National Park.* In addition to this hurdle, Mr. Alltucker recalled the Town's past resistance to Segway scooters. It was assumed e-scooters would not be allowed in the Park.

From a public safety standpoint, e-scooters would create conflict in the bike lane, on the sidewalk, and on the road; therefore, Chief Brecke did not think they were a good idea for Springdale. There were also safety concerns with clutter and walking over e-scooters.

Mr. Alltucker and Mr. Aton raised concern over liability.

- Mr. Dansie said scooter companies fully indemnified the municipality but ultimately courts would determine liability.

There would likely be an influx of e-scooters going to the Park in the morning which could create a re-distribution issue. Mayor Smith acknowledged e-scooters represented an alternative transportation method; they were fun and entertaining but Springdale was not the place.

Currently the Town did not have policies in place regulating a sharing system for e-scooters. Developing an ordinance defining where these vehicles could operate would also be necessary.

Ms. Zumpft doubted the revenue share component from e-scooters would make it worthwhile.

Motion made by Randy Aton to direct staff to develop policies related to e-scooter use as allowed by Utah code section 41-6A-1115.1 and direct staff to develop a policy and draft an ordinance not allowing an e-scooter sharing system in Springdale. Seconded by Mike Alltucker.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye
Motion passed unanimously.

6. Consideration and possible action concerning wayfinding signage designs and messaging recommendations: In May the Council approved the signage and wayfinding plan which included parking identification and parking zone signs; however, designs for vehicular and trail directional signs were not finalized at that time. The consultant had finalized these designs which were included in the Council packet. As a tourist community it was necessary to have uniform, informative signs.

Motion made by Lisa Zumpft to approve the revised designs to allow staff to begin the production and installation process. Seconded by Randy Aton.

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

D. Consent Agenda

1. Review of monthly invoices

Invoice Date	Invoice No.	Vendor	Amount	Budgeted	Description
10/4/2019	10/4/2019	Dawn Brecke	673.04	Yes	Travel per diem - Treasurer's Institute
9/30/2019	19-04-2	CRSA	1,247.50	Yes	Town Hall planning project
10/1/2019	2334	ERBE Engineering Inc	162,000.00	Yes	Street light grates
8/30/2019	22211	Hydro Specialties	63,548.64	Yes	Meters and endpoints
9/5/2019	22229	Hydro Specialties	1,500.00	Yes	60 meter lids
9/20/2019	22277	Hydro Specialties	5,000.00	Yes	Meters/lids
10/4/2019	10/4/2019	Cornelia Kallerud	1,484.41	Yes	Meters/lids
9/23/2019	IV112554	Parkeon Services	1,104.90	Yes	Receipt rolls
9/24/2019	IV112646	Parkeon Services	2,256.00	Yes	Parking meter monthly cost
10/1/2019	9/23/2019	Royal T Enterprises	14,453.32	Yes	Final payment and retainage release
9/11/2019	105494	Sunrise Engineering	1,732.85	Yes	Zion Shadows water line replacement
9/11/2019	105498	Sunrise Engineering	19,131.00	Yes	Winderland/Manzanita road projects August progress billing
9/12/2019	105513	Sunrise Engineering	1,416.25	Yes	Engineering reviews
9/24/2019	207073	Utah Outdoor Power Equipment	9,426.00	Yes	Mower with mulching deck
9/16/2019	9388255222	Verizon Wireless	3,796.48	Yes	Phone monthly cost
10/4/2019	1911524	Chemtech- Ford	1,811.00	Yes	Water testing
8/16/2019	190290	Civic Plus	6,913.68	Yes	Annual website hosting
9/18/2019	KB00009562	Kirby Built	1,623.74	Yes	Large Vertical Message Center (for PO)
8/31/2019	9753	Budd Lee and Sons	533.27	Yes	Roadbase irrigation leak, roadbase/shop
10/4/2019	45248	Mega-pro International	930.00	Yes	Elementary School T-shirts
10/1/2019	5364	Rees & Hughes, CPA's	6,000.00	Yes	2018-19 Audit Progress Billing
9/30/2019	0233-000644844	Republic Services	690.94	Yes	Waste Disposal Services
9/27/2019	09/27/19 WTP	Rocky Mountain Power	1,119.41	Yes	Water treatment plant utilities
9/20/2019	6415522-00	Scholzen	510.72	Yes	4" Alpha repair coupling x 2
9/30/2019	103664	Snow Jensen and Reese	4,907.50	Yes	General Representation
9/30/2019	103666	Snow Jensen and Reese	2,205.00	Yes	Springdale v. Canyon Springs Estates Owners Association
9/27/2019	5054129	Thatcher Company	4,263.00	Yes	Alum for the Water Treatment Plant
8/8/2019	4 10/10/19	Old School Construction	8,900.00	Yes	Town Hall Remodel Balance
10/11/2019	93198	Stewart Brothers Electric	1,026.00	Yes	20 HP, 1800Rpm, 256 T frame TCFC US Motor
10/4/2019	103667	Snow Jensen and Reese	3,665.50	Yes	Town of Springdale v. Springdale Lodging LLC
10/7/2019	10/7/2019	Rocky Mountain Power	6,669.15	Yes	Electric Service
10/21/2019	10/21/2019	Shadell Guthrie	529.53	Yes	XBP training per diem and records management drop off
9/5/2019	23520	D. Blake Electric Refrigeration	1,476.35	Yes	Electric work on 500 booster station pump and fuse at shop
10/10/2019	5	Old School Construction	2,840.85	Yes	Town Hall remodel change orders
10/28/2019	2030	Emergency Vehicle Systems	2,018.00	Yes	Emergency lights for public works truck
9/5/2019	9/5/2019	La Verkin City	1,500.00	Yes	Animal Impound and Sheltering Services
10/16/2019	11/28/2075	Mountain West Computers	837.00	Yes	Town Hall remodel cabling
10/16/2019	984028379	Verizon Wireless	2,595.70	Yes	Cell phone service
10/22/2019	SS000246848	Wheeler Machinery	906.96	Yes	Generator and gas line repair
			353,243.69		

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

1. Presentation of information pertaining to fraud risk assessment – Dawn Brecke: Ms. Brecke said the Office of the State Auditor was diligent about minimizing fraud. Pressure, rationalization, and opportunity were the three components emphasized in the fraud triangle. It was important to focus on the opportunity aspect of the triangle and develop, or refine, internal controls.

The Office of the State Auditor created a check list and implementation guide for utilization within counties and municipalities to minimize fraud risk. The purpose was to create a tone at the top displaying a high ethical standard and enforcing internal controls. Starting with the 2020 audit, the Town's independent auditor would use this check list and Springdale would receive a fraud risk grade posted on the Auditor's website.

Ms. Brecke presented a video to the Council. The Town already had a number of policies in place, but more would be adopted. In the next fiscal year budget, money would be allocated to hire a CPA to conduct a quarterly review to ensure internal control policies were followed. In addition, a formal audit committee would be formed whose function was to hear findings, evaluate hotline complaints, and hire the independent auditor.

Next month the Council would likely hear the auditor's report from the past fiscal year. Ms. Brecke explained the point of this presentation was to inform the Council of future requirements. No action was needed at this time.

Mayor Smith lauded Ms. Brecke. He appreciated her being on top of her responsibilities.

2. General Council discussion: Ms. Zumpft thanked the Mayor for contacting officials regarding the National Park off-highway vehicle directive. She also thanked Mr. Dansie for conducting motion training during a recent Planning Commission meeting.

Ms. Zumpft wanted the Planning Commission to discuss housing issues and possible changes in density.

- Mayor Smith said this was not a problem unique to Springdale, but a national problem.
- Mr. Dansie reminded the Council budget money was available this year to engage a housing consultant in addressing this issue.

Ms. Zumpft reiterated fines for dogs off-leash should be reviewed by staff and addressed.

Mr. Player would head-up an effort to post signs at the tennis/pickleball courts prohibiting skateboarding and roller blading.

Mr. Alltucker noted there had been a water main break at the LaFave project wasting over 200,000 gallons of treated water. He wanted the Council to discuss a policy or ordinance change which provided some recourse for this type of event. Mr. Wixom would work on this initiative.

Adjourn

Motion to adjourn at 7:08pm 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.

PENDING APPROVAL



PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please print your name below

Meeting Town Council Date 11/13/19

L Exell
Name (please print)

Name (please print)

J Passel
Name (please print)

Name (please print)

Lila Moss
Name (please print)

Name (please print)

HANS DUNZINGER
Name (please print)

Name (please print)

Stewart Fisher
Name (please print)

Name (please print)

Paula Walker
Name (please print)

Name (please print)

MARVY Walker
Name (please print)

Name (please print)

Claudia Mitchell
Name (please print)

**Calls
October, 2019**

Zion National Park

Transports	2
Refusals	0
Fires	<u>1</u>
Total	3

Springdale

Transports	12
Refusals	8
Fires	<u>6</u>
Total	26

Rockville

Transports	1
Refusals	6
Fires	<u>4</u>
Total	11