



118 Lion Blvd PO Box 187 Springdale UT 84767 \* 435-772-3434 fax 435-772-3952

**TOWN COUNCIL NOTICE AND AGENDA**

**THE SPRINGDALE TOWN COUNCIL WILL HOLD A REGULAR MEETING  
ON WEDNESDAY, APRIL 9, 2025,**

**AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH  
THE REGULAR MEETING STARTS AT 5:00 PM.**

*A live stream of this meeting will be available to the public on YouTube.*

**\*\*Please see the YouTube information below.**

**Pledge of Allegiance**

**Approval of the Regular Meeting agenda**

**A. Announcements/Information/Community Questions**

1. General announcements
2. Zion National Park update – Superintendent Bradybaugh
3. Council department reports questions and comments
4. Community questions and comments

**B. Consent Agenda**

1. Review of Monthly Purchasing Report
2. Minutes: March 12, 2025
3. Personnel Policy Addition – Parental Leave. Staff contact: Dawn Brecke.
4. Proclamation 2025-01: A Proclamation Designating April 21 to April 28, 2025, as Dark Sky Week in the Town of Springdale. Staff Contact: Thomas Dansie
5. Proclamation 2025-02: A Proclamation Designating April 25, 2025, as Arbor Day in the Town of Springdale. Staff Contact: Ryan Gubler

**C. Legislative Item**

1. **Public Hearing - Ordinance 2025-03:** Revisions to Chapter 10-23-7 of the Town Code to Remove the Restriction on Parking Spaces Being Located in the Special Flood Hazard Area. Staff Contact: Niall Connolly
2. **Ordinance 2025-04:** an Ordinance Amending and Updating Titles 7, 8, and 9 of the Town Code to Conform to and be Consistent with Utah State Code and Applicable Case Law. Staff Contact: Rick Wixom.

**D. Administrative Action Items**

1. Review and Possible Approval of Updates and Revisions to the Park Use and Event Policy. Staff Contact: Ryan Gubler.
2. Medical Clinic Architectural Services RFP Award of Proposal. Staff Contact: Rick Wixom.

**E. Administrative Non-Action Item**

1. General Council Discussion

**F. Adjourn**

**\*To access the live stream for this public meeting, please visit or click the YouTube link below:**  
<https://www.youtube.com/@SpringdaleTownPublicMeetings>

APPROVED Barbara Bruno DATE 4-9-25

This agenda was posted at the Springdale Canyon Community Center and Town Hall at 3:00 am/pm by R. Emerson on 4/3/2025

**NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Aren Emerson (435.772.3434) at least 48 hours before the meeting.**

Packet materials for agenda items will be available on the Town website: <http://www.springdaletown.com/AgendaCenter>



**MINUTES OF THE SPRINGDALE TOWN COUNCIL MEETING  
HELD WEDNESDAY, APRIL 9, 2025,  
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH**

**MEMBERS PRESENT:** Mayor Barbara Bruno, Council Members Randy Aton, Jack Burns, Pat Campbell, and Kyla Topham

**ALSO PRESENT:** Town Manager Rick Wixom, Director of Community Development Thomas Dansie, Principal Planner Niall Connolly, and Town Clerk Aren Emerson recording.

The Regular Meeting convened at 5:00 PM.

Mayor Bruno led the Pledge of Allegiance.

**Approval of the Regular Meeting Agenda**

**Randy Aton made a motion to approve the Regular Meeting Agenda with the amendment of removing Item C3 from the Consent Agenda to allow further discussion of the Council. The motion was seconded by Kyla Topham.**

**Vote on the motion:**

**Burns: Aye**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

**A. Announcements/Information/Community Questions**

**1. General announcements**

Town Manager Rick Wixom apologized for the technical issues with the display system; documents were unavailable for screen sharing.

Director of Parks and Recreation Ryan Gubler announced the third annual Zion Chalk and Earth Fest scheduled for April 26–27 at Cable Mountain Lodge, featuring live street painting, music, food vendors, and screenings in partnership with the Wild and Scenic Film Festival. Volunteers were still needed for the event and could sign up through Robyn Sanders at the Canyon Community Center.

**2. Zion National Park update – Superintendent Bradybaugh**

Superintendent Jeff Bradybaugh provided a report on recent conditions in Zion National Park. Although March visitation numbers were not yet finalized, preliminary traffic counts indicated visitation was trending at or above typical summer levels. The park continues to experience staffing shortages, particularly in entrance station operations. The South Campground reconstruction project was progressing and is expected to continue through the next summer season. Repairs to the Emerald Pools bridge are anticipated to conclude in mid-June. Angel's Landing will close temporarily for scheduled trail maintenance from April 21–24. Superintendent

Bradybaugh also discussed continuing challenges related to hiring freezes and noted that the park currently has approximately 40 vacant permanent positions.

**3. Council department reports questions and comments**

No comments were made.

**4. Community questions and comments**

No comments were made.

**B. Consent Agenda**

**The Consent Agenda consisted of the following items:**

1. Review of Monthly Purchasing Report
2. Minutes: March 12, 2025
3. ~~Personnel Policy Addition – Parental Leave. Staff contact: Dawn Brecke.~~
4. Proclamation 2025-01: A Proclamation Designating April 21 to April 28, 2025, as Dark Sky Week in the Town of Springdale. Staff Contact: Thomas Dansie
5. Proclamation 2025-02: A Proclamation Designating April 25, 2025, as Arbor Day in the Town of Springdale. Staff Contact: Ryan Gubler

**Kyla Topham made a motion to approve the consent agenda, removing Item B3 for further Council discussion. The motion was seconded by Randy Aton.**

**Vote on the motion:**

**Burns: Aye**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

**1. Personnel Policy Addition – Parental Leave. Staff contact: Dawn Brecke.**

The Council discussed a proposed addition to the personnel policy that would grant three weeks of paid parental leave to employees who give birth, adopt a child under age 17, or are the spouse or committed partner of someone who gives birth. The item was removed from the consent agenda at the request of Mr. Campbell, who raised questions about its compatibility with FMLA and the clarity of its definitions.

Human Resources Director/Treasurer Dawn Brecke clarified that as drafted, the three-week paid leave would run concurrently with any approved FMLA leave but could also be taken intermittently, provided the employee's supervisor's approval.

Council members discussed the complexity of defining a "committed partner" and the potential difficulties in applying that standard, especially in cases where the employee does not cohabitate with the other parent of the child. Mr. Campbell suggested adopting the FMLA's more inclusive "in loco parentis" standard, which considers an individual's relationship to the child, rather than their relationship to the other parent. The Council also discussed whether the leave should apply in cases of stepparent adoptions, with Ms. Brecke confirming the policy explicitly excludes the adoption of a spouse's existing child.

The Council supported the intent of the policy as a family-friendly recruitment and retention tool, but agreed that revisions were needed for clarity and consistency. The item was tabled to allow for staff edits and a follow-up discussion at a future meeting.

**Pat Campbell made a motion to table Item B3, Personnel Policy Addition. The motion was seconded by Randy Aton.**

**Vote on the motion:**

**Burns: Aye**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

**C. Legislative Action Items**

- 1. Public Hearing - Ordinance 2025-03: Revisions to Chapter 10-23-7 of the Town Code to Remove the Restriction on Parking Spaces Being Located in the Special Flood Hazard Area. Staff Contact: Niall Connolly**

Principal Planner Niall Connolly introduced the proposed ordinance, which would remove a provision in the town code prohibiting parking spaces within or within 10 feet of the Special Flood Hazard Area (SFHA). He explained that this restriction predates Springdale's participation in the National Flood Insurance Program (NFIP) and no longer aligns with current policy, which allows buildings within the SFHA provided FEMA design standards are met. He noted that retaining the restriction on parking may unintentionally push higher-risk uses, like homes and businesses, into lower-lying areas while keeping less vulnerable uses (parking) on higher ground. The proposed change, recommended by the Planning Commission, would eliminate this inconsistency.

Mayor Bruno opened the item up for clarifying questions from the Council.

It was asked whether there were properties entirely within the floodplain and how those properties were currently handled in terms of parking. Mr. Connolly confirmed that some properties, particularly near the river or washes, are fully within the flood zone. It was asked whether garages were counted as parking spaces, and Mr. Connolly indicated they likely would be. Discussion included FEMA's standards for development in the floodplain, which do allow parking as long as certain conditions are met. It was also asked whether water quality protections are included in the town's construction design manual. Mr. Connolly confirmed that basic retention and detention standards exist, but that more advanced water filtration systems are not currently required.

Mayor Bruno opened the item up for clarifying questions from members of the public. No clarifying questions were asked by the public during this phase.

**Kyla Topham made a motion to open the public hearing. The motion was seconded by Pat Campbell.**

**Vote on the motion:**

**Burns: Aye**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

**Public Comment:**

No public comments were made during the hearing.

**Randy Aton made a motion to close the public hearing. The motion was seconded by Kyla Topham.**

**Vote on the motion:**

**Burns: Aye**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

During deliberations, the Council acknowledged that the existing code provision prohibiting parking within or near the Special Flood Hazard Area (SFHA) appeared outdated, particularly in light of Springdale's current floodplain management practices and participation in FEMA's National Flood Insurance Program. However, they emphasized that the issue involved more than a regulatory inconsistency; it raised deeper questions about land use priorities, environmental protection, and long-term planning for the Town's most sensitive areas.

Ms. Topham initiated the discussion by expressing initial support for the code revision. However, upon further reflection and review, she voiced concern that removing the restriction might unintentionally facilitate development patterns that compromise water quality and visual character. Ms. Topham referenced community input collected during the development of the Virgin River Management Plan, which identified water quality as one of the public's highest priorities. She pointed out that runoff from paved surfaces, especially parking lots, can carry oil, gasoline, antifreeze, and other pollutants directly into the Virgin River, especially during storm events.

Mr. Campbell echoed those concerns and questioned whether Springdale's current construction design standards, which require basic retention or detention basins, are sufficient to protect the river. He asked whether additional filtration or engineered stormwater controls could be required for larger lots located within or adjacent to the SFHA. The discussion broadened to consider the cumulative effect of multiple developments, highlighting the difference between small-scale, incidental parking for residential use and expansive commercial lots, which pose greater risks due to size, impervious surface area, and daily vehicle turnover.

Mr. Burns and Mayor Bruno both noted that while a policy shift may be warranted to improve code consistency, any revisions should be guided by clear environmental thresholds. Mayor Bruno expressed particular concern about the visual and ecological impacts of allowing a string of riverside parking areas, which could incrementally degrade the river corridor.

Mr. Aton, while initially supportive of the ordinance change, agreed with the emerging consensus that more detailed analysis was necessary. He raised the point that by prohibiting parking in the SFHA, the current ordinance may inadvertently force primary structures into higher-risk areas. However, he joined others in suggesting that the Town explore mechanisms such as setback requirements, buffer zones, or zoning-specific mitigation standards that could address these tradeoffs more thoughtfully.

Ultimately, the Council directed staff to return the ordinance to the Planning Commission with instructions to evaluate the environmental and planning implications in greater depth, specifically asking for input on how residential and commercial parking should be treated differently, and whether stronger stormwater design and water quality safeguards could be built into the code. It was agreed that additional research and public input would be necessary before making a final decision.

**Kyla Topham moved to table Ordinance 2025-03 and refer the proposed code changes to 10-23, regarding parking spaces in the Special Flood Hazard Area back to the Planning Commission**

**for further evaluation on the impacts of large parking lots on water quality within the Virgin River corridor and to consider how residential and commercial uses may warrant different regulations. The motion was seconded by Jack Burns.**

Discussion of the motion

**Mr. Aton suggested an amendment to include “flood hazard area.” rather than “virgin river corridor.”**

**Ms. Topham accepted the changes to the motion.**

The amended motion reads as follows:

**Kyla Topham moved to table Ordinance 2025-03 and refer the proposed code changes to 10-23, regarding parking spaces in the Special Flood Hazard Area back to the Planning Commission for further evaluation on the impacts of large parking lots on water quality within the Special Flood Hazard Area and to consider how residential and commercial uses may warrant different regulations. The motion was seconded by Jack Burns.**

**Vote on the motion:**

**Burns: Aye**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

- 2. Ordinance 2025-04: an Ordinance Amending and Updating Titles 7, 8, and 9 of the Town Code to Conform to and be Consistent with Utah State Code and Applicable Case Law. Staff Contact: Rick Wixom.**

Town Manager Rick Wixom presented a comprehensive set of updates to Titles 7, 8, and 9 of the Springdale town code, intended to align local ordinances with recent changes in Utah State Code, modernize outdated provisions, correct formatting issues, and ensure that enforcement responsibilities reflect current administrative structure and practice. These titles deal with topics such as public rights-of-way, utilities, stormwater management, cemetery operation, and public safety protocols.

A key structural change involved reserving Chapter 3 of Title 7 (excavation standards) to remove duplication with excavation and grading standards already covered in Title 10 of the town code. Members of the Council sought clarification on whether this reservation would create a regulatory gap. Mr. Dansie explained that all private property excavation is now regulated exclusively under Title 10, while excavation in public rights-of-way is governed by franchise or encroachment agreements.

In Title 8, which governs utilities and related infrastructure, the Council discussed updates to stormwater management and grease trap regulations, particularly the inclusion of a 1,000-gallon minimum grease trap requirement for new food service establishments. Staff clarified that this change would not apply retroactively and would only affect new construction. There was interest expressed in ensuring that these updated standards would not inadvertently penalize small businesses or pre-existing restaurants operating with smaller systems.

In Title 9, the Council discussed the clarification of roles related to condemned buildings, where the ordinance explicitly stated that tenants cannot remain in buildings deemed unsafe, even though they are not responsible for structural violations. Staff explained that this reflects the requirements of the International Building Code, under which the Building Official must issue a notice of condemnation and order the structure vacated.

The Council also reviewed updates to cemetery operations, including clarifications of the duties of the “Town Sexton” and improved clarity in the coordination of burial and plot management. In addition, they examined minor refinements to enforcement and administrative roles across the code.

In response to a clarifying question from Mr. Aton, Mr. Wixom explained that the section simply updates the job title from “Cemetery Sexton” to “Town Sexton,” and does not create a new position.

Several questions were raised and suggested improvements during their review. One request involved revising language about attaching objects to fences to address the potential for damage, specifically changing “causes damage” to “is likely to cause damage”—to allow for proactive enforcement. Another edit addressed a formatting issue in the codified fee schedule to ensure consistency across all chapters.

Further conversation was held about language in parks and recreation sections, where Mr. Burns pointed out that certain recreational uses, like drones, were not clearly regulated. While no changes were made to that section at this meeting, the Council recommended that staff revisit this section in the future to ensure clarity and consistency with the town’s current use and enforcement priorities.

Mr. Campbell referred to Section 7-6-6(G) and suggested that the language be revised to include phrasing such as “may cause harm” or “is likely to cause harm,” to provide greater discretion in enforcement.

With the requested modification noted, the Council proceeded to vote on the ordinance.

**Pat Campbell made a motion to approve Ordinance 2025-04. revisions to titles 7, 8, and 9 of the town code, with minor edits discussed during the meeting, including clarification to the fence damage language, and directs the Mayor to sign. The motion was seconded by Kyla Topham.**

**Vote on the motion:**

**Burns: Aye**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

**D. Administrative Action Items**

**1. Review and Possible Approval of Updates and Revisions to the Park Use and Event Policy. Staff Contact: Ryan Gubler.**

Parks and Recreation Director Ryan Gubler presented proposed updates to the Town’s Park Use and Event Policy. The revisions were intended to simplify the policy’s language, bring it into alignment with the current town code, and clarify permitted park usage, reservation procedures, and event management protocols. A key change was the formal distinction between general park hours and hours available for event reservations. Mr. Gubler explained that the one-hour buffer on either end of the event window was intended to provide adequate time for set-up and breakdown without interfering with neighborhood quiet hours or staff oversight responsibilities.

Other revisions included more clearly defined event types and requirements, including when a reservation is required, how fees and security deposits are determined, and what activities may trigger a need for additional review (e.g., amplified sound, sales, or temporary structures). Mr. Gubler noted that many of the changes were administrative in nature and that the updates were also designed to reduce confusion for both staff and the public.

Council members expressed general support for the revisions, noting that the new format made the policy easier to interpret and enforce. Mr. Campbell inquired whether certain recreational activities, such as drone flying or informal gatherings, would be permitted under the updated rules. Mr. Gubler indicated that staff could explore further refinements to activity-specific language in the future.

The Council agreed that the revised policy was an improvement and would help streamline communication between the town and park users.

**Kyla Topham made a motion to approve the revisions to the Park Use and Event Policy as presented to the Council in the April 9, 2025, meeting. These changes better reflect existing standards set forth in the town code, clarify ambiguity, and address the needs of both staff and park users. The motion was seconded by Jack Burns.**

**Vote on the motion:**

**Burns: Aye**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

**2. Medical Clinic Architectural Services RFP Award of Proposal. Staff Contact: Rick Wixom.**

Town Manager Rick Wixom presented the results of the Request for Proposals (RFP) process for architectural services related to the development of a new medical clinic in Springdale. The RFP sought a qualified firm to provide both schematic design for the clinic and master planning services for the entire town-owned site on Lion Boulevard, which may eventually include a new Town Hall, Post Office, EV charging infrastructure, and other public uses. Ten proposals were received and evaluated by a selection committee, which recommended VCBO Architecture as the top-ranked firm.

Mr. Wixom explained that the proposed contract includes two primary deliverables: (1) a site-wide master plan to guide future phased development, and (2) schematic design documents for the medical clinic itself. These deliverables are covered under the initial funding provided by the Governor's Office of Economic Opportunity (GOEO), which awarded the town a grant for pre-construction and planning work. Future design phases, including construction drawings and administration, will be funded through separate construction financing, which the town is currently pursuing.

The Council discussed the scope of the project and asked how the consultant would ensure compatibility between the medical clinic and other potential future facilities. Mr. Wixom confirmed that VCBO's planning process would include coordination with the town on all uses envisioned for the site and would consider long-term goals such as public access, parking, and sustainability.

Mr. Wixom also confirmed that the grant requires the use of funds within two years, meaning VCBO's work would need to be completed on a relatively quick timeline.

The Council expressed support for the firm's selection and emphasized the importance of maintaining momentum on the medical clinic project. They noted that the community has long expressed a desire for accessible health care facilities and that VCBO's experience with similar projects made them well-suited for the work.

**Randy Aton made a motion to award the architectural services project for the Springdale medical clinic to VCBO Architecture. The motion was seconded by Jack Burns.**

**Vote on the motion:**

**Burns: Aye**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

**D. Administrative Non-Action Items**

**1. General Council discussion**

There was no further Council discussion.

**F. Adjourn**

**Kyla Topham made a motion to adjourn at 6:21 p.m. The motion was seconded by Randy Aton.**

**Vote on the motion:**

**Burns: Aye**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

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Aren Emerson, Town Clerk

APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

A recording of the public meeting is available by accessing the Town's YouTube channel at <https://www.youtube.com/@SpringdaleTownPublicMeetings>.



PO Box 187 118 Lion Blvd Springdale UT 84767

## ATTENDANCE RECORD

Please print your name below

Meeting TOWN COUNCIL REGULAR MEETING Date 04/09/2025

**ATTENDEES:**

*Mike Ames*  
Name (please print)

*Darci Carlson*  
Name (please print)

*Susan Rowena*  
Name (please print)

\_\_\_\_\_  
Name (please print)

**ATTENDEES:**

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Name (please print)

*SUSAN ROWENA*  
Name (please print)

\_\_\_\_\_  
Name (please print)

Mayor Bruno,

As you know, late in the last century Kinesava Homeowner’s Association (KHAI) purchased the 5.5 acre property at the corner of SR-9 & Serendipity Lane to help preserve the open space & rural nature of the area. KHAI has been independently maintaining, preserving and protecting it as open space for more than three decades. More recently, KHAI, as promised, has invested more than \$4000 updating to automated irrigation valves to ensure our conservation efforts are no longer dependent on individuals. As we have discussed, KHAI has been treated unfairly with respect to other Town Irrigation Water users and it is well past time for the Town to correct this ongoing inequity.

I’ve spoken to you and your Council Members several times over the last few years and received your verbal support, but no change has been forthcoming. At Wednesday’s Council meeting you will address Sections 7,8 and 9 of the Town Code which includes Secondary Water Rates. At that time, effecting this change and correcting this gross inequity will be a simple matter of replacing the Town Code Title 8 Utilities Section 8-2-5-D.3: Fees – Schedule A, 4” meter chart on page 13 with the following adjusted chart:

<b>4” Meter</b>	<b>Current Rates (11/9/22)</b>	<b>Effective 1/1/23</b>	<b>Effective 1/1/24</b>	<b>Effective 1/1/25</b>	<b>Effective 1/1/26</b>	<b>Effective 1/1/27</b>
<b>Base Charge</b>	\$148.25	\$254.03	\$261.66	\$269.51	\$277.60	\$285.92
<b>Usage Tiers (in Gallons)</b>	Volume Charge (per 1000 gallons)					
0-800,000	\$0.00	Included in base rate				
800,001- 960,000	\$0.00	\$0.79	\$0.81	\$0.84	\$0.86	\$0.89
960,001- 1,200,000	\$0.00	\$0.99	\$1.02	\$1.05	\$1.08	\$1.11
Over 1,201,000	\$0.00	\$1.23	\$1.27	\$1.31	\$1.35	\$1.39

\*Changes are in red

I have attached an updated slide show (you’ve seen it before) providing more details. I don’t think I need to say it but, KHAI members hope they can count on your support to fix this matter.

Respectfully,

Paul Zimmerman

KHAI President

# Kinesava Homeowners Association

## Water Conservation & Rates

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April 2025

# KHAI Open Space Pasture

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- Late in the last century Kinesava Homeowner's Association (KHAI) purchased the 5.5 acre property at the corner of SR-9 & Serendipity Lane to help preserve the open space & rural nature of the area
- KHAI has been independently maintaining, preserving and protecting it as open space for more than three decades
- In 2023 the Town more than tripled our Irrigation Water rates. The methodology used to determine those rates was:

**Inequitable**  
**Unfair & Unjust**  
**Arbitrary**  
**Capricious**  
**Punitive**

**And, making it very difficult to continue this preservation effort**

# Irrigation Water Rate Increases

- Base Rates for 1 ½” and 2” Irrigation Valves increased by 50%
- Base Rate for 4” Irrigation Valves increased over 325%

## Irrigation Rate Increases for 2023

<u>Valve Size</u>	<u>Rate Increase</u>	<u>Water Cost for KHAI usage*</u>
1 1/2”	50%	\$1953
2”	50%	\$2357
4”	225%	\$6140

***4” Rates were raised 4 ½ times more than others!!***

\* After KHAI investment and conservation efforts to reduce below base allowance using KHAI Actual usage amounts from 2024

# KHAI Conservation

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- One of Town's stated goals was to encourage conservation
- KHAI has invested over \$4,000 to upgrade to electronically controlled irrigation valves
- Electronic controls and monitoring ensure KHAI Water usage will not exceed 800k allowance in base rate and will likely achieve even greater reductions
  - **We set our newly automated valves to stay below 600k gallons!!**
- But,
  - Even with greater conservation reductions KHAI costs cannot be reduced below the \$6,140 base cost!

***The new Base Rates encourage wasteful use of water!***

***Not Conservation!***

# Conservation won't solve this problem!

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After investing over \$4000  
KHAI will still have to pay \$6140

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1 ½" Valve users pay only \$1953  
for the same amount of water\*

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Our 54-member community strongly believes  
this is **unfair and unjust treatment**

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Particularly as KHAI has been spear-heading  
Open Space protection

# Selected Rate Determination Methodology

Valve Size	Rate*	Increase %
1 Inch	\$ 42.34	
1 1/2 Inch	63.51	50%
2 Inch	95.27	50%
2 1/2 Inch	142.90	50%
3 Inch	214.35	50%
3 1/2 Inch	321.52	50%
4 Inch	482.28	50%

These don't even exist in new Rate Structure!

Rate categories were **selected** using theory that each ½" increase in valve size should cost 50% more than prior size irrespective of quantity delivered

***No quantitative analysis was done to support this method, i.e., Capricious***

# Inequitable, Capricious & Punitive

	Base Gallons	% Increase Gallons	New Rate	% Increase Rate
2" valve	300,000		\$ 101.07	
4" valve	800,000	167%	\$ 511.65	406%

Inequitable & Unfair  
 KHAI is allowed only 167% more water than a 2" valve user  
 yet, KHAI pays 406% more than a 2" valve user

Arbitrary & Capricious  
 Rate categories were **selected** using theory that each ½" increase in valve size should cost 50% more than prior size irrespective of quantity delivered  
**No quantitative analysis was done to support this method**

Punitive  
 Town Management has repeatedly expressed that 4" valve user wastes water and must be brought into compliance through monetary measures

Adjust 4" Valve Rate to \$269.51/mo reflecting equitable 167% usage vs 2" valve

# Recommended Solution

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	Base Gallons	% Increase Gallons	New Rate	% Increase Rate
2" valve	300,000		\$ 101.07	
4" valve	800,000	167%	\$ 511.65	406%

- Adjust 4" Valve Rate to \$269.51/mo
- Reflects equitable monetary increase compatible with 167% water increase over 2" Valve Rate

# Changes to Town Code Title 8 Utilities

## Section 8-2-5-D.3: Fees – Schedule A

4" Meter	Current Rates (11/9/22)	Effective 1/1/23	Effective 1/1/24	Effective 1/1/25	Effective 1/1/26	Effective 1/1/27
<b>Base Charge</b>	\$148.25	\$254.03	\$261.66	\$269.51	\$277.60	\$285.92
<b>Usage Tiers (in Gallons)</b>	Volume Charge (per 1000 gallons)					
<b>0-800,000</b>	\$0.00	Included in base rate				
<b>800,001-960,000</b>	\$0.00	\$0.79	\$0.81	\$0.84	\$0.86	\$0.89
<b>960,001-1,200,000</b>	\$0.00	\$0.99	\$1.02	\$1.05	\$1.08	\$1.11
<b>Over 1,201,000</b>	\$0.00	\$1.23	\$1.27	\$1.31	\$1.35	\$1.39

Changes Highlighted in Red