



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

## AMENDED TOWN COUNCIL NOTICE AND AGENDA

THE SPRINGDALE TOWN COUNCIL WILL HOLD MEETINGS  
ON WEDNESDAY, OCTOBER 8, 2025,

AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH  
THE SPECIAL MEETING STARTS AT 4:00 PM. THE REGULAR MEETING STARTS AT 5:00 PM.

\*\*\**The amendment adds item D3 to the agenda\*\*\**

*Due to technical issues, there will not be a live stream of this meeting.*

*A recording of the meeting will be made available to the public on YouTube the day after the meeting.*

### **SPECIAL MEETING**

#### **Approval of the Special Meeting agenda**

**A. Closed Session**

1. Strategy Session to Discuss Pending or Reasonably Imminent Litigation
2. Discussion of the Character, Professional Competence, or Physical or Mental Health of an Individual

**B. Action Required by Closed Session**

**C. Adjourn**

### **Pledge of Allegiance**

#### **Approval of the Regular Meeting Agenda**

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

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: September 10, 2025
3. Proclamation 2025-06: Proclaiming October Domestic Violence Awareness Month in Springdale
4. Personnel Policy Manual Revision Related to Vacation Carryover Hours. Staff Contact: Dawn Brecke.
5. Consideration of a Prosecution Services Agreement with Zachary Weiland. Staff Contact: Garen Brecke

**C. Legislative Action Item**

1. **Public Hearing – Ordinance 2025-17:** Revisions to Chapter 10-24 of the Town Code to Adjust the Town's Regulation of Portable Signs, Including A Frame Signs. Staff Contact: Niall Connolly.

**D. Administrative Action Items**

1. Consideration and Approval of the Town partnering with America250 Utah, to Celebrate the 250th Anniversary of the Declaration of Independence, including **Resolution 2025-10** Supporting America250, an America250 Utah Logo Usage Agreement, and a Stipend Memorandum of Understanding with America250 Utah. Staff Contact: Rick Wixom.
2. Revised Contract with Summitt Forests, LLC, for an Invasive Tree Removal Project. The Revision adds Additional Areas of Treatment for the Project and Increases the Total Contract Cost Accordingly. Staff Contact: Thomas Dansie.
3. **Local Consent Request for a Full Service Restaurant and On-Premise Banquet Liquor License for Against the Grain Restaurant Group, LLC, DBA Anthera Restaurant, Located at 281 Zion Park Boulevard, Springdale, UT.** Staff Contact: Aren Emerson

**E. Administrative Non-Action Items**

1. General Council Discussion

**F. Adjourn**

APPROVED Barbara Bruno DATE 10-8-25  
This agenda was posted at the Springdale Town Hall, Springdale Post Office, and the Canyon Community Center at 1:45 am on 10/07/2025  
by R. Emerson

**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, OCTOBER 8, 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 Attorney Greg Hardman, Town Manager Rick Wixom, Deputy Clerk Robin Romero, and Town Clerk Aren Emerson, recording.

The Special Meeting convened at 4:06 PM.

**Approval of the Special Meeting agenda**

Kyla Topham made a motion to approve the Special Meeting Agenda. The motion was seconded by Pat Campbell Topham.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

**A. Closed Session**

Randy Aton made a motion to enter a closed session for a strategy session to discuss pending or reasonably imminent litigation and to discuss the character, professional competence, or physical or mental health of an individual. The motion was seconded by Kyla Topham.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

**B. Action Required by Closed Session**

Kyla Topham made a motion to direct staff to take the action discussed in the closed session. The motion was seconded by Pat Campbell.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

**Burns: Aye**

**The motion passed unanimously.**

**C. Adjourn**

**Randy Aton made a motion to adjourn the special meeting at 04:53 pm. The motion was seconded by Kyla Topham.**

**Vote on the motion:**

**Topham: Aye**

**Campbell: Aye**

**Bruno: Aye**

**Aton: Aye**

**Burns: Aye**

**The motion passed unanimously.**

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

**ALSO PRESENT:** Town Attorney Greg Hardman, Town Manager Rick Wixom, Director of Community Development Thomas Dansie, Deputy Clerk Robin Romero, 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**

**Jack Burns moved to approve the Regular Meeting Agenda. The motion was seconded by Randy Aton.**

**Vote on the motion:**

**Topham: Aye**

**Campbell: Aye**

**Bruno: Aye**

**Aton: Aye**

**Burns: Aye**

**The motion passed unanimously.**

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

**1. General announcements**

Town Manager Rick Wixom apologized that the Town's audiovisual system was not functioning, explaining that a device failure in the control room prevented streaming and audio transmission. The meeting was being recorded on a backup device, and the recording would be uploaded afterward. A service appointment was scheduled for the following week.

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

Superintendent Bradybaugh provided an update on current conditions in Zion National Park:

- The park remains open and operational, though with a limited crew due to the ongoing federal government funding lapse. Only essential life, health, and safety functions are being staffed.

- The Canyon Visitor Center remains open through state assistance, allowing continued access to wilderness permits for visitor safety.
- Custodial operations continue using previously collected entrance fees, though the park is currently unable to collect new revenue.
- A wildfire on Horse Pasture Plateau was actively burning about 30 acres. The West Rim Trail remains closed beyond Scout Lookout and Angels Landing, but moisture was expected in the coming days that might help containment.
- September visitation was slightly down 6% from last year, but overall year-to-date visitation was up 1.2%. Approximately 18,000–20,000 visitors were entering the park daily in recent weeks.

Responding to a question from Mayor Bruno, Superintendent Bradybaugh stated that the fire was believed to have been started by lightning.

Responding to a question from Mr. Aton, Superintendent Bradybaugh stated that visitor counts are collected through automated vehicle and pedestrian counters, as entrance stations are not staffed.

Responding to a question from Mr. Campbell, Superintendent Bradybaugh confirmed there is no current agreement or easement allowing public access across private property between SR-9 and the river entrance. A past MOU had expired and was no longer valid.

Ms. Topham thanked Superintendent Bradybaugh and park staff for continuing to serve under difficult conditions.

### **3. Council Department Reports Questions and Comments**

Mr. Aton reported on the following:

- Community Renewable Energy Program: Slides will be prepared for the November meeting to update the Council on progress, program status, and anticipated timelines.
- Hurricane Valley Fire District:
  - The state sales tax bill passed and was headed to the Governor's office for signature, which is expected.
  - Property tax rates for the Fire District increased for 2025 but are expected to return to prior levels once sales tax revenue replaces property tax funding in 2026.
  - For reference, the 2024 rate was 0.0069; in 2025, it is 0.009996; projected 2026 will return to 0.00699.
- Fire/EMS Liability Case: The Utah Supreme Court has allowed the *Armenta v. Mena Fire Authority* case to proceed. The incident involved a 911 response where the patient was not transported and later suffered a heart attack. Chief Decker advised that the case does not impact Hurricane Valley Fire operations, as EMS personnel do not diagnose but follow strict protocols to transport when symptoms warrant.

Responding to a question from Mr. Campbell, Mr. Aton and Ms. Topham discussed renewable energy bid progress:

- Fourteen renewable energy project bids were received; six were advanced to Rocky Mountain Power for modeling and integration analysis.
- Projects include solar, wind, and hydroelectric options; some bids initially combined battery storage but were modified at RMP's request to separate generation from storage.
- They explained the low-income assistance plan for the renewable program:
  - All customers will be automatically enrolled unless they opt out.
  - Low-income participants in state/federal assistance programs will be exempt from additional surcharges and will not pay termination fees if they opt out later.

- Outreach will occur through partners such as Switchpoint and local postings.

#### **4. Community Questions and Comments**

Resident Suzanne Elger addressed the Council regarding the previous month's discussion of Zion Outfitters' federal tax evasion case. She expressed concern that federal court documents, the indictment, plea agreement, and judgment were not included in the public agenda packet, stating that transparency required their inclusion. Ms. Elger was concerned that the Council was not holding an administrative hearing to determine the business license status and commended Council Member Pat Campbell for raising due process concerns. She noted that the omitted court documents referenced intent on multiple charges and felt the Mayor's remarks minimized the seriousness of federal tax charges, which she said conflicted with recent statements promoting transparency and public trust in the September town newsletter.

#### **B. Consent Agenda**

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

1. Review of Monthly Purchasing Report
2. Minutes: September 10, 2025
3. Proclamation 2025-06: Proclaiming October Domestic Violence Awareness Month in Springdale
4. Personnel Policy Manual Revision Related to Vacation Carryover Hours. Staff Contact: Dawn Brecke.
5. Consideration of a Prosecution Services Agreement with Zachary Weiland. Staff Contact: Garen Brecke

Jack Burns made a motion to approve the consent agenda. The motion was seconded by Randy Aton.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

#### **C. Legislative Action Item**

1. **Public Hearing – Ordinance 2025-17: Revisions to Chapter 10-24 of the Town Code to Adjust the Town's Regulation of Portable Signs, Including A Frame Signs. Staff Contact: Niall Connolly.**

Community Development Director Thomas Dansie presented proposed revisions to the Town's sign ordinance to regulate portable signage, including A-frame signs. The Planning Commission previously recommended prohibiting all portable signs; however, the Council directed the Planning Commission to explore regulated allowances under specific conditions.

Proposed standards included:

- Allowed only on commercial properties.
- Prohibited within the public right-of-way or on sidewalks.
- Must not obstruct pedestrian or vehicular access.
- Limited to 50 inches in height and six square feet in area.
- Must use durable materials (wood, metal, or plastic) and conform to the Town color palette (frames may be black or white).
- May be displayed only during business hours and removed nightly.

Responding to a question from Mr. Aton, Mr. Dansie explained that the proposed ordinance permits one portable sign per property, with additional signs allowed for businesses having at least 1,000 square feet of dedicated floor space, aligning with existing provisions for larger sign allowances. Mr. Dansie clarified that all properties are guaranteed one portable sign regardless of size.

Mayor Bruno asked about the placement of signs if they are not allowed on the sidewalk. Mr. Dansie explained that the intent was for signs to be placed in the setbacks.

Responding to a question from Mr. Campbell, Mr. Dansie clarified that the sign removal requirement was to ensure the signs did not become permanent. These requirements mirrored the requirements outlined in similar sign ordinances.

Mayor Bruno opened the item to public questions.

Responding to a question from Noel Benson, Mr. Dansie stated that one sign was allowed per property, and the property owner could determine how to use the sign. If multiple businesses were on one property and both were over 1,000 square feet, they could utilize the additional signs.

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

**Vote on the motion:**

**Topham: Aye**

**Campbell: Aye**

**Bruno: Aye**

**Aton: Aye**

**Burns: Aye**

**The motion passed unanimously.**

**Public Comment:**

Stan Smith, local business owner, spoke in favor of allowing A-frame signs and commended the Planning Commission's work. He emphasized the need for equitable access for all licensed businesses regardless of size, noting that sign restrictions disproportionately affect smaller enterprises. Mr. Smith also supported the rule requiring daily removal, saying it encourages responsible use. He opposed sidewalk placement due to congestion and safety concerns and recommended allowing plastic materials for durability.

Resident Noel Benson indicated support for Mr. Smith's comments.

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

**Vote on the motion:**

**Topham: Aye**

**Campbell: Aye**

**Bruno: Aye**

**Aton: Aye**

**Burns: Aye**

**The motion passed unanimously.**

The Council discussed safety concerns and aesthetics.

- Mr. Aton and Ms. Topham opposed sidewalk placement, citing pedestrian congestion.
- Ms. Topham expressed concern about code enforcement burden but acknowledged the business benefit.
- Discussion considered reducing the 1,000 sq. ft. minimum to 500 sq. ft. to better accommodate smaller businesses.

- Mr. Dansie cautioned that removing the size requirement could be exploited by issuing multiple small business licenses solely to obtain additional signs.
- The consensus favored allowing A-frame signs with a reduced floor-area threshold of 500 sq. ft. per business for additional signs.

**Pat Campbell moved to approve Ordinance 2025-17, an ordinance revising the Town's land use regulations, clarifying the restrictions on portable signs, and authorizing the proposed changes to Chapter 10-24 of the Springdale Town Code as discussed in the October 8, 2025, Town Council meeting, with the amendment of section 10-24-9(4) to reduce the qualifying floor area from 1,000 sq. ft. to 500 sq. ft. The motion is based on the following findings:**

1. **The proposed changes to chapter 10-24 balance the needs for a healthy business environment with the need for public safety and retaining the aesthetic qualities of Springdale's village character, natural beauty, and park-like feel.**

**Further, the Council authorizes the Mayor to sign. The motion was seconded by Randy Aton.**

**Vote on the motion:**

**Topham: Aye**

**Campbell: Aye**

**Bruno: Aye**

**Aton: Aye**

**Burns: Aye**

**The motion passed unanimously.**

**Ms. Topham clarified that despite her concerns about safety, she could see the potential benefit.**

**D. Administrative Action Items**

1. **Consideration and Approval of the Town partnering with America250 Utah, to Celebrate the 250th Anniversary of the Declaration of Independence, including Resolution 2025-10 Supporting America250, an America250 Utah Logo Usage Agreement, and a Stipend Memorandum of Understanding with America250 Utah. Staff Contact: Rick Wixom.**

Town Manager Rick Wixom described the statewide initiative celebrating the 250th anniversary of the Declaration of Independence in 2026. Springdale's participation will include joining the America250 Utah Commission, adopting a supporting resolution, a logo usage agreement, and accepting a \$1,500 stipend MOU for local celebration events.

Planned activities may include integrating the theme into existing events, such as Butch Cassidy Days, the "Walk 250" fitness challenge, and adding new events, such as a historical lecture series.

Ms. Topham expressed excitement and support for this.

**Kyla Topham made a motion to approve the Town partnering with America250 to celebrate the 250th anniversary of the Declaration of Independence, including Resolution 2025-10, supporting America250, an America250 Utah logo usage agreement, and a stipend memorandum of understanding with America250 Utah and direct the Mayor to sign. The motion was seconded by Pat Campbell.**

**Vote on the motion:**

**Topham: Aye**

**Campbell: Aye**

**Bruno: Aye**

**Aton: Aye**

**Burns: Aye**

**The motion passed unanimously.**

**2. Revised Contract with Summitt Forests, LLC, for an Invasive Tree Removal Project.**  
**The Revision adds Additional Areas of Treatment for the Project and Increases the Total Contract Cost Accordingly. Staff Contact: Thomas Dansie.**

Mr. Dansie reviewed the ongoing Russian olive and tamarisk removal project on Trees Ranch, funded by a U.S. Forest Service grant and local matching funds. The original contract with Summit Forests covered 90 acres at approximately \$191,000. The property owners have agreed to convert most of their \$150,000 match from in-kind labor to cash, allowing for expanded treatment coverage.

Mr. Dansie requested authorization to increase treatment by up to 34 additional acres \$71,332 under the existing contract rate of \$2,098 per acre. No additional Town funds are required; costs are covered by the revised cash match.

**Pat Campbell moved that the Town Council approve expanding the Summit Forests, LLC invasive vegetation removal contract to include up to 34 additional acres at a cost not to exceed \$71,332, authorizing the Mayor to execute related documentation. The motion was seconded by Kyla Topham.**

**Vote on the motion:**

**Topham: Aye**

**Campbell: Aye**

**Bruno: Aye**

**Aton: Aye**

**Burns: Aye**

**The motion passed unanimously.**

**3. Local Consent Request for a Full Service Restaurant and On-Premise Banquet Liquor License for Against the Grain Restaurant Group, LLC, DBA Anthera Restaurant, Located at 281 Zion Park Boulevard, Springdale, UT. Staff Contact: Aren Emerson**

Town Clerk Aren Emerson introduced the item. Aaron Foster, representing Against the Grain Restaurant Group, LLC (DBA Anthera Restaurant), located at 281 Zion Park Boulevard, submitted a local consent request to obtain a Full Service Restaurant License and On-Premise Banquet License from the Utah Department of Alcoholic Beverage Services. The request reflects a change in ownership and licensing, with no operational changes proposed.

**Randy Aton made a motion to approve the local consent request for a full-service restaurant and on-premises banquet license for Against the Grain Restaurant Group, LLC, DBA Anthera Restaurant, located at 281 Zion Park Boulevard. The motion was seconded by Kyla Topham.**

**Vote on the motion:**

**Topham: Aye**

**Campbell: Aye**

**Bruno: Aye**

**Aton: Aye**

**Burns: Aye**

**The motion passed unanimously.**

**E. Administrative Non-Action Items**

**1. General Council Discussion**

Approved Minutes of the Springdale Town Council Meetings of October 8, 2025

There was no further discussion.

F. Adjourn

Randy Aton made a motion to adjourn at 06:13 p.m. The motion was seconded by Pat Campbell.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.



Aren Emerson

Aren Emerson, Town Clerk

DATE: 11-12-25

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 MEETINGS

**Date:** 10/18/25

**ATTENDEES:**

Suzanne & Dean Elgar

Name (please print)

Stan Smith

Name (please print)

Noel Benson

Name (please print)

**ATTENDEES:**

Name (please print)

Name (please print)