MINUTES OF THE SPRINGDALE TOWN COUNCIL WORK MEETING
HELD WEDNESDAY, JANUARY 28, 2026,
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH

MEMBERS PRESENT: Mayor Barbara Bruno, Council Members Jack Burns, Randy Aton, Pat Campbell, and Kyla Topham
ALSO PRESENT: Town Manager Rick Wixom, Director of Community Development Tom Dansie, Town Treasurer Dawn Brecke, Chief of Police Garen Brecke, Superintendent Rob Totten, Director of Parks and Recreation Ryan Gubler, Robert George, and Town Clerk Robin Romero, recording.

The Special Work Meeting convened at 10:00 am.

Approval of the Special Work Meeting Agenda

Randy Aton moved to approve the Special Work Meeting Agenda. The motion was seconded by Kyla Topham.

Vote on the motion:
Campbell: Aye
Aton: Aye
Bruno: Aye
Burns: Aye
Topham: Aye
The motion passed unanimously.

A. General Announcements

There were no general announcements.

B. Administrative Non-Action Items

1. Discussion of Fiscal Year 2026 Capital Priorities List for Planning and Budgeting

Town Manager Rick Wixom said he believed priority-based budgeting made sense. He presented a list of capital projects and needs for the next three years.

Police Department – Police Chief Garen Brecke explained emergency equipment needs and planned vehicle replacements. Chief Brecke answered questions about an upcoming propane tank burial project.

Mr. Wixom recommended that the Council review the year-one project lists for each department.

Medical Clinic – Mayor Bruno said the three-year lease on the current medical clinic building was about to expire. She suggested the next step was to sit down with the CEO of Family Healthcare to determine whether they were committed to staying in Springdale if the Town had a new facility. Mayor Bruno said she knew the current building was not working for Family Healthcare. She suggested the following needed to be discussed: whether the Council philosophically supported a medical clinic in Springdale; the size of the facility; a pharmacy for the clinic's patients; and possible funding sources.

Mr. Wixom said the Town needed to know if Family Healthcare would agree to a monthly payment of at least $7,300 to service a bond, in addition to maintenance, insurance, and other costs.

Mr. Burns said he supported the Town having a medical clinic with a pharmacy, but believed the proposed building size needed to be reduced. Mayor Bruno asked what he would remove from the design to reduce the size. She commented that she, Randy Aton, Thomas Dansie, Ryan Gubler, and Rick Wixom had been involved in previous planning discussions. Mr. Burns said he felt at a disadvantage for not having been involved in the previous discussions and suggested that the transfer of information needed to be improved so that the whole Council was on the same page. Mr. Campbell expressed the opinion that the proposed facility was too big.

Mr. Campbell said he supported the idea of a medical clinic in Springdale and agreed with Mr. Wixom that Family Healthcare's ability to support the proposed clinic needed to be vetted. Mayor Bruno said she supported the idea of a medical clinic, but did not want to support one that would not work out.

Mayor Bruno asked the Council if they felt Family Healthcare should be the only provider considered. Ms. Topham expressed the opinion that the provider did not need to be Family Healthcare and suggested the Town should open conversations with Intermountain Health and other providers. Mr. Wixom commented that a Community Health Organization was different from other medical providers because its first and foremost mission was to treat people regardless of their ability to pay and to structure rates based on ability to pay.

Ms. Topham said she was not convinced a 4,000-square-foot building was needed at this time, but believed it would be possible to build more than was currently needed and be creative with how it was currently used, so that expansion would be possible in the future. Mr. Wixom pointed out the small portion of the Community Center that equaled 4,000 square feet. Mayor Bruno suggested the proposed building could possibly be reduced from having three exam rooms to two.

Mr. Aton said he supported having a medical clinic in Springdale. He said he had been involved in the design discussions and had begun to have serious concerns about the size and cost as he considered community input and the future. Mr. Aton said 4,000 square feet seemed large, and suggested the Town needed to sit down with Family Healthcare to get some kind of commitment, and discuss how much the size could be reduced. He said some existing residents might choose to go to a new clinic in Springdale if it were available, instead of driving down canyon, but said there was not much room for new growth in Springdale to greatly increase the patient base. Mr. Campbell suggested asking Family Healthcare about staffing plans for a 4,000-square-foot clinic. Mr. Burns said the Town needed to be clear about expectations for Family Healthcare and a new clinic facility, starting with hours of operation.

Mayor Bruno summarized that the Council was unanimously in support of a medical clinic on Town property in Springdale and asked whether Family Healthcare was still committed, the anticipated lease length, and whether Family Healthcare could afford the estimated rent. If Family Healthcare were committed, the Council wanted to discuss downsizing the building. If Family Healthcare were not committed, a majority of the Council indicated a desire to seek another provider.

Mayor Bruno suggested the question was less about the exact size of the building and more about what the Town needed a provider to be able to do in the building. Ms. Topham expressed the opinion that a comparison should not be made with the Intermountain Health clinic in Hurricane without more information and conversations with the clinic's representatives. Ms. Topham said she believed it would be a disservice to the community to under build a medical facility. Mr. Campbell suggested the Town build a scalable facility rather than under build. Mayor Bruno said the architectural firm involved had designed thousands of medical facilities and could walk the committee through what was needed for a basic clinic in a small town. She pointed out that there would be a minimum size, and below that would be pointless to build for the clinic to be effective.

Mayor Bruno asked the Council what their next priority would be for the 2 acres of public property if a medical clinic were not built. The Mayor said her next priority would be Town Hall and Council Chambers,

and said Town Hall was currently busting at the seams. She said there had been discussions about a medical clinic, a post office, a resiliency hub, and a Town Hall. Mayor Bruno said the next meeting with the architect would focus on needs and designs for the Council Chambers.

Mr. Aton said his next priority for the land, whether or not a medical clinic is included, was a Town Hall. Mr. Burns asked about the current status of the Post Office. Mayor Bruno said the inspector indicated that the current building was past the end of its useful life. She understood that moving a post office was very difficult and said she would learn more about the process. Mayor Bruno said the Town would not be responsible for funding the construction of a post office, but would certainly fund the construction of a Town Hall.

Mr. Burns said he encouraged the Town to only consider one-story buildings, not two. Mayor Bruno responded that Town Hall could not be limited to a single story, given the number of people who needed to be accommodated. Ms. Topham said having dedicated Council Chambers would free up the community room currently used for Council meetings. She explained that, from experience, scheduling the community room for evening use was difficult and said she wanted to see the room more available for community use. Mr. Aton spoke of the need to consider the community's future.

Mr. Burns said he was not aware of a conflict between the Council's use of the community room and a community need for the space. He expressed a preference for keeping the Council in the Community Center rather than segregating it to a separate building. Mr. Burns said he was concerned about the possible perception that the Council wanted its own space, and he wanted the Council to be ingrained in the community. He suggested a different name for the space, since it would also be used by other groups. Ms. Topham and Mr. Aton indicated agreement. Mr. Aton suggested “Town Meeting Building” would be a better name.

Mayor Bruno commented that Springdale was a nice community that should have meeting spaces similar to those of other communities. She emphasized that the Community Center was busy and difficult to schedule. Mr. Burns said he liked the idea of a flexible community meeting space. Mayor Bruno summarized that the medical clinic was the Council’s first priority for the property, followed by meeting space and Town Hall.

Mr. Campbell said the elephant in the room for him was a retail pharmacy attached to the clinic. Mayor Bruno emphasized that the pharmacy would not be a retail pharmacy but would be for patients of the clinic only. Mr. Burns asked Mr. Campbell whether the conflict for him was the ordinance's wording, not the use itself, and asked whether Mr. Campbell would be more comfortable if the ordinance for the Public Use Zone were rewritten to allow limited retail specific to pharmacy use. Mayor Bruno said the clinic pharmacy would not be like a Walgreens, and that hours would be tied to the clinic's hours. The Council discussed clarifying and defining the scope of the clinic pharmacy.

Roads – Mr. Wixom presented a list of needed road projects. He suggested the Council consider adopting a 0.3% local option transportation sales tax (State Code 59-12-2212.2). Mayor Bruno said most mayors she had spoken with said their communities were putting the tax in place. Robert George answered questions about year one road projects, including reconstruction of Red Hawk Drive, tree removal, improvements to SunTran bus route, and the UDOT sweeping contract.

Community Development - Director of Community Development Tom Dansie gave an update on the Invasive Species Removal project, and answered questions about adaptive controls for public lighting, and a community survey in anticipation of a General Plan update.

Parks and Recreation - Director of Parks and Recreation Ryan Gubler reviewed a year one project list with the Council and answered questions. The Council and staff discussed personnel needs and the difficulty of balancing needs with expected revenue.

Public Works - Superintendent Rob Totten answered questions about year one water projects.

Responding to a question from Mr. Campbell, staff spoke of factors that would affect timing and priority of projects.

C. Adjourn

Jack Burns made a motion to adjourn at 12:19 pm. The motion was seconded by Pat Campbell.

Vote on the motion:
Campbell: Aye
Aton: Aye
Bruno: Aye
Burns: Aye
Topham: Aye
The motion passed unanimously.

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Robin Romero, 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.

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