



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, MARCH 11, 2026,

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/Presentations

1. General Announcements
2. Zion National Park Update – Superintendent Bradybaugh
3. Council Department Reports, Questions, and Comments
4. Presentation by Lori Wright with Family Healthcare
5. Community Questions and Comments

B. Consent Agenda

1. Review of Monthly Purchasing Report.
2. Re-Appointment of Heidi Lee to the Springdale Historic Preservation Commission.
3. Resolution 2026-04: a Resolution designating surplus Town property and providing for sale or disposal.

C. Legislative Items

1. **Public Hearing:** Ordinance 2026-06 (Formerly 2025-20) Amending Chapter 10-7A of the Town Code by Adding Medical and Dental Clinics as Permitted Uses in the CC, VC, and PU zones; Adding Definitions of Two Types of Pharmacies in Section 10-2-2; and Potentially Allowing Pharmacies Operated in Conjunction with a Medical Clinic as Permitted Uses in the PU Zone. Staff Contact: Thomas Dansie.
2. Ordinance 2026-02: Amending Chapter 10-24-7 of the Town Code Regarding Banner Permits by Adding Additional Permit Requirements, General Standards, and Allowing Banners in the PU Zone. Staff Contact: Kyndal Sagers.
3. Ordinance 2026-07: Changes to Section 9-1-4 of the Town Code Regarding the Storage Location of the Physical Copy of the State Construction Code. Staff Contact: Niall Connolly.

D. Administrative Action Items

1. Selection of Park Place Residential, dba Arcilla Ridge, LLC, as the Town's Housing Development Partner for Workforce Housing Units on Parcel S-100-C (Located at the end of Trapper Circle). Staff Contact: Thomas Dansie.
2. Resolution 2026-03: Adopting a Historical Displays Policy for the Town of Springdale. Staff contact: Kyndal Sagers.
3. Request to Sell and Serve Alcohol on the Town Field, as Required by Town Code Section 7-6-13(E), Located at 126 Lion Blvd, for the Zion Chalk and Earth Festival. Applicant: Town of Springdale. Staff Contact: Robin Romero.
4. Single Event Local Consent Request for Zion Canyon Brew Pub for the Zion Chalk and Earth Festival Located on the Town Field at 126 Lion Blvd in Springdale. Staff Contact: Robin Romero.
5. Local Consent Request for a Restaurant - Full Service Alcohol License for Wildcat Willies, DBA Porter's Restaurant, Located at 897 Zion Park Boulevard, Springdale, UT 84767. Applicant: Jacob Cochrane. Staff Contact: Robin Romero.
6. Discussion and Possible Approval of Employment Agreement for Town Manager Thomas Dansie. Staff Contact: Dawn Brecke.

E. Administrative Non-Action Items

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

3-11-26

This agenda was posted at the Springdale Canyon Community Center and Town Hall at 11:00 am by R. Romero on 03/06/2026

NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Robin Romero (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/Town-Council-4>



**MINUTES OF THE SPRINGDALE TOWN COUNCIL MEETING
HELD WEDNESDAY, MARCH 11, 2026,
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH**

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

EXCUSED: Council Member Kyla Topham

ALSO PRESENT: Director of Community Development Thomas Dansie, Zoning Administrator Kyndal Sagers, and Town Clerk Robin Romero, recording

The Regular Meeting convened at 5:00 pm.

Mayor Bruno led the Pledge of Allegiance.

Approval of the Regular Meeting Agenda

Randy Aton moved to approve the Regular Meeting Agenda. The motion was seconded by Pat Campbell.

Vote on the motion:

Campbell: Aye

Aton: Aye

Bruno: Aye

Burns: Aye

The motion passed unanimously.

A. Announcements/Information/Community Questions

1. General announcements

- Director of Parks and Recreation Ryan Gubler announced upcoming activities.
- Director of Community Development Thomas Dansie encouraged participation in the Utah State University Wellbeing Project Survey and the Springdale Messaging Initiative Survey.

2. Zion National Park Update

Zion National Park Superintendent Jeff Bradybaugh reported Park visitation in February 2026 was up 8.3% compared to February 2025, with more than 177,700 visitors. He estimated the South Campground would open to the public in late May, and provided an update on an ongoing sewer line project.

3. Council Department Reports Questions and Comments

- Mr. Aton said a meeting of the Fire Board was scheduled for March 18, 2026, and provided an update on the process and timeline for adopting an ordinance to become part of the Community Renewable Energy Program.
- Mr. Campbell reported a new generator had been installed to supply power to the Community Center and Town Hall.

4. Presentation by Lori Wright with Family Healthcare

Approved Minutes of the Springdale Town Council Regular Meeting of March 11, 2026

Lori Wright said Family Healthcare was a 501(c)3 non-profit organization serving patients in Washington County and Iron County. She said she was thrilled to be working with Family Healthcare in Springdale, and said she felt strongly about community service and partnership. She said the clinic had seen a steady growth in the number of residents (Springdale, Rockville, and Virgin) and visitors treated. Ms. Wright said the current building used by Family Healthcare in Springdale was small for the services offered. She said the clinic was not open on weekends or evenings in part because of the personnel cost to provide services during those hours. Ms. Wright said having a pharmacy at other locations had helped Family Healthcare provide access to medications for patients, provide discounted medications, and provide continuity of care. She said she believed having space for a pharmacy in a new facility in Springdale would be critical, and said she believed providing space to meet behavioral health needs would be important in meeting overall needs of the community.

Ms. Wright explained an existing arrangement between Zion National Park and Family Healthcare for behavior health services for Park employees, and said she would be happy to consider a similar arrangement with Springdale if she had an idea of the type of utilization that would be involved.

Mr. Burns asked if the same hours of operation could be expected with a new building, including no service on weekends. Ms. Wright said the Town could expect the same hours of operation with a new building unless there were added inducements from the Town because of the cost involved. Mr. Burns said concerns he heard most from residents concerning the clinic related to limited hours of operation, no weekend coverage, and not being able to speak to a person when calling the clinic on the phone. Ms. Wright said a nurse was always available to answer phone calls when the clinic was not open, and said online scheduling could be made available to Springdale.

Ms. Wright said she had been asked the difference between a pharmacy that only provided service to patients and a pharmacy that would take care of everyone. She said a pharmacy that provided service to anyone would have an extensive stock, including specialty drugs, and would be able to provide clinic patients with discounted medications as a community health center. She said she would be willing to work with the Town to match pharmacy hours with need, and spoke of convenience to visitors in being able to have prescriptions filled when needed while traveling.

5. Community Questions and Comments

Gil Kiefer asked if Family Healthcare was working with Zion National Park to be the first choice for emergency care. Ms. Wright said she had asked about the possibility, but Zion National Park already had a Medical Director at St. George Regional. She acknowledged that Family Healthcare in Springdale would not be able to take care of many of the injuries that happened in the Park. The current clinic was able to take care of ambulatory patients. Mr. Kiefer asked if it would be possible to grow the Springdale clinic enough to take care of the bigger injuries that happened at Zion. Ms. Wright said she did not think the clinic would ever be a trauma center. Ms. Wright said the Springdale clinic made barely enough revenue to cover expenses, and said she hoped opening a pharmacy would help increase profitability. She said the limited hours of operation helped safeguard the ability to operate the clinic and meet expenses.

Lisa Zumpft, Springdale resident, expressed appreciation for the Springdale RAP Tax. Ms. Zumpft expressed support for the contract and compensation amount for the new Town Manager included on the agenda, and said she believed Mr. Dansie would do a great job.

B. Consent Agenda

1. **Review of Monthly Purchasing Report**
2. **Re-Appointment of Heidi Lee to the Springdale Historic Preservation Commission**
3. **Resolution 2026-04: a Resolution designating surplus Town property and providing for sale or disposal**

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

Approved Minutes of the Springdale Town Council Regular Meeting of March 11, 2026

Vote on the motion:

Campbell: Aye

Aton: Aye

Bruno: Aye

Burns: Aye

The motion passed unanimously.

C. Legislative Items

- 1. Public Hearing: Ordinance 2026-06 (Formerly 2025-20) Amending Chapter 10-7A of the Town Code by Adding Medical and Dental Clinics as Permitted Uses in the CC, VC, and PU Zones; Adding Definitions of Two Types of Pharmacies in Section 10-2-2; and Potentially Allowing Pharmacies Operated in Conjunction with a Medical Clinic as Permitted Uses in the PU Zone**

Mr. Dansie said Town Code currently included a definition of Medical Clinic, but did not specifically allow the use in any zone. The proposed ordinance would allow the use in Village Commercial (VC), Central Commercial (CC), and Public Use (PU) Zones. Town Code currently allowed drug stores and pharmacies in the VC and CC Zones, but not the PU Zone.

Mr. Dansie said the proposed ordinance would remove reference to "drug store" from Code, as directed by the Council, with Standalone Pharmacy Use allowed in VC and CC Zones and Pharmacy Operated in Conjunction with a Medical or Dental Clinic Use allowed in the PU Zone.

Questions from the Council:

None

Questions from the Public:

None

Pat Campbell made a motion to open a public hearing. The motion was seconded by Jack Burns.

Vote on the motion:

Campbell: Aye

Aton: Aye

Bruno: Aye

Burns: Aye

The motion passed unanimously.

Public Comment:

Lisa Zumpft, Springdale resident, said the General Plan contained several references encouraging enhanced medical service in the Town. She asked that the Council allow medical and dental clinics in the CC, VC, and PU Zones, and allow pharmacies as an appropriate use in the PU Zone. Ms. Zumpft expressed the opinion that whether an undertaking would pencil out financially should be left to the non-profit. She said the proposed amendments would support the Town into the future and ensure the Town was compliant with its own ordinances.

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

Vote on the motion:

Campbell: Aye

Aton: Aye

Bruno: Aye

Burns: Aye

The motion passed unanimously.

Council Deliberation:

Mr. Campbell said he did not think Town Code had a clear definition of "pharmacy," and asked why the Town did not use the definition used by the State. Mr. Dansie said current Town Code did not include a definition of pharmacy, and said he had referred to definitions in State Code as well as other municipalities when drafting the proposed definition. Mr. Campbell read aloud the definition in State Code, and said State Code categorized the two types of pharmacies as Class A (Standalone Pharmacy as proposed by staff) and Class B (for exclusive use of patients). He suggested using the Class A and Class B categories and definitions used by the State. Mayor Bruno said the State definition might be broader than the Council wanted.

Mr. Burns expressed the opinion that a pharmacy in the PU Zone should only be allowed if operated in conjunction with the clinic. Mr. Aton said he wanted the general public, including tourists, to be able to fill prescriptions in time of need. Ms. Wright said the Family Healthcare pharmacy in St. George was within the St. George clinic, and allowed the clinic to serve both clinic patients and the public. Mayor Bruno said she leaned toward supporting a definition that would allow a pharmacy (in conjunction with a clinic) in the PU Zone to serve the general public, not just patients of the clinic.

Mr. Dansie explained that the State had delegated legislative control over zoning to individual municipalities. Responding to a request from Mr. Aton, Mr. Dansie said St. George and Washington Cities did not have a Public Use Zone, but had an Administrative and Professional Zone, which allowed medical offices. Cedar City allowed Medical Use as a conditional use in Residential Zones, and Hurricane had a Public Facilities Zone, which allowed hospitals, medical or dental laboratories. Mr. Dansie said there was no uniformity among municipalities in Utah for medical use and pharmacy use. Mr. Campbell said it sounded like similar zones in other municipalities allowed medical and pharmacy uses. Mr. Aton said he agreed, and said allowing a medical clinic and pharmacy in the PU Zone would not be unique. Mr. Aton expressed the opinion that allowing a medical clinic and pharmacy use in the PU Zone would be consistent with the goals of the individuals who set up the General Plan for Springdale.

Mayor Bruno read aloud from the General Plan, "the Public Use Zone is established to provide for the location and establishment of public and quasi-public facilities." Mr. Campbell said he believed a non-profit organization running a medical clinic in the PU Zone made sense, and asked if the Council would approve a for-profit medical organization operating in the PU Zone. Mr. Aton said a medical clinic in Springdale was a good public use, whether retail or not, and said other municipalities allowed for-profit medical organizations in equivalent administrative zones. Mr. Aton said he did not think a for-profit medical clinic operating next to a non-profit clinic would be a good idea, but said he would be comfortable with a for-profit clinic replacing the non-profit clinic if the non-profit organization were not able to operate at some point. He said he would not want to make the distinction between for-profit and non-profit in the Code. Mayor Bruno said the desire was to have a medical clinic in Springdale whether for-profit or non-profit.

Mayor Bruno said she would be comfortable with the first of the two definitions of Pharmacy Use prepared by staff, allowing service to patients of the clinic and the public. Mr. Aton said he agreed, especially considering the number of visitors to Springdale every year. Mr. Campbell said it was helpful to him to know Springdale would not be an outlier among other municipalities in allowing the use.

Randy Aton made a motion to adopt Ordinance 2026-06 as proposed with the first definition of Pharmacy in conjunction with a clinic, and not the second definition. The motion was seconded by Jack Burns.

Vote on the motion:**Campbell: Aye****Aton: Aye****Bruno: Aye**

Approved Minutes of the Springdale Town Council Regular Meeting of March 11, 2026

Burns: Aye

The motion passed unanimously.

2. **Ordinance 2026-02: Amending Chapter 10-24-7 of the Town Code Regarding Banner Permits by Adding Additional Permit Requirements, General Standards, and Allowing Banners in the PU Zone**

Kyndal Sagers said the Council reviewed proposed amendments to Chapter 10-24-7 regarding banner permits at the previous Council meeting. She reported changes requested by the Council had been incorporated, and said proposed revisions would enhance the clarity, efficiency, safety standards, and expand the range of allowed zones (VC, CC, and PU Zone). Mayor Bruno thanked staff for revising the ordinance per the Council's request.

Pat Campbell made a motion to approve Ordinance 2026-02 as discussed in the March 11, 2026 Town Council meeting, and authorized the Mayor to sign. Randy Aton seconded the motion.

Vote on the motion:

Campbell: Aye

Aton: Aye

Bruno: Aye

Burns: Aye

The motion passed unanimously.

3. **Ordinance 2026-07: Changes to Section 9-1-4 of the Town Code Regarding the Storage Location of the Physical Copy of the State Construction Code**

Mr. Dansie said the proposed ordinance would provide flexibility for the storage location of the physical copy of the State Construction Code. He said the storage location had been a subject of discussion at a recent Building Inspector training. The physical copy was currently stored in the Clerks Office, but staff wanted flexibility to be able to move it to the Community Development Office.

Pat Campbell made a motion to approve Ordinance 2026-07. The motion was seconded by Randy Aton.

Vote on the motion:

Campbell: Aye

Aton: Aye

Bruno: Aye

Burns: Aye

The motion passed unanimously.

D. Administrative Action Items

1. **Selection of Parkplace Residential, dba Arcilla Ridge, LLC, as the Town's Housing Development Partner for Workforce Housing Units on Parcel S-100-C (Located at the end of Trapper Circle)**

The Town recently issued a request for proposals (RFP) to find a partner to help with development of workforce housing on Trapper Circle. Mr. Dansie said staff and the Housing Committee recommended selecting Parkplace Residential, a firm with extensive experience in property management and development. The parent company, Park Place Residential, would develop the project under the name of Arcilla Ridge, LLC.

Responding to questions from the Council, Kyle Arbizu with Parkplace Residential said the units as proposed would be able to house up to three individuals, but a modification may be possible to increase occupancy to a maximum of four individuals. Mr. Arbizu explained proposed affordable housing calculations and rent restrictions that would cap rent amounts.

Mr. Burns asked how the proposed 50-year term was arrived at, and Mr. Arbizu said the 50-year term for the land was part of the RFP in exchange for the restrictions. He said the length was not uncommon in Utah. Mr. Arbizu said the ownership could be transferred in theory, but said the intention was to keep the asset with Parkplace Residential, which was owned by him and his mother. Mr. Arbizu explained how valuation of the property would be calculated if transferred. Mr. Burns said he was uncomfortable with a 50-year term, and suggested a probationary period to make sure the arrangement was a good fit for Springdale. Mayor Bruno said the Housing Committee had completely evaluated the arrangement, and emphasized that if sold, the property would be sold with all restrictions. She pointed out that the Town requested the 50-year term in the RFP. Mr. Arbizu said he was not looking to get rich off the project, but the project needed to be economically viable.

Mr. Dansie said the draft of the development agreement included a provisionary clause that addressed failure to perform. Mr. Burns suggested defining the term "substantial progress" as it related to building timeframe. Mr. Dansie said the term could be clarified in the agreement.

Pat Campbell moved that the Council had reviewed the Parkplace Residential, dba Arcilla Rdige, LLC, proposal and draft development agreement, and made the following findings: Parkplace Residential was a stable, locally headquartered firm with extensive experience managing high quality multi-family workforce housing communities across the intermountain region overseeing approximately 3,000 family units; the firm's management plan included a full-service property management with deed-restricted covenants tied to Washington County AMI benchmarks; the proposed Town land contribution in exchange for 50-year AMI-based deed restriction and no revenue sharing was consistent with the Town's workforce housing goals and General Plan policies; Parkplace Residential demonstrated expertise in affordable workforce housing finance using market-driven structures; the concept level site plan included 10 one-bedroom townhome units with garage parking for 9, which complimented Springdale's central commercial complex; and the proposed 18-24 month schedule aligned with the Town's goal to deliver new workforce housing units in the near term; therefore, the Council approved the selection of Parkplace Residential as a Trapper Circle workforce housing partner, and directed staff to negotiate and return a development agreement consistent with the terms of the Parkplace Residential proposal. The motion was seconded by Randy Aton.

Vote on the motion:

Campbell: Aye

Aton: Aye

Bruno: Aye

Burns: Aye

The motion passed unanimously.

2. Resolution 2026-03: Adopting a Historical Displays Policy for the Town of Springdale

Kyndal Sagers said the General Plan, under Natural and Cultural Resources, promoted actively seeking and preserving historic resources throughout the community. She said the Town occasionally received requests from residents and nonresidents to donate items of historical value, and staff recommended adopting a policy that would manage such donations. Such a policy would provide framework to ensure preservation and integrity of the Town's collection of historical items, preserve cultural heritage, and ensure responsible practices with the historical items. Ms. Sagers presented key points of the proposed policy. The Historic Preservation Commission reviewed the proposed Historical Displays Policy and forwarded a positive recommendation. The Historical Displays Policy was then reviewed by the Town Attorney and updated based on the advice to change Gift of Deed to Gift Affidavit.

Mayor Bruno commented that appointment of the committee described in the policy would occur after approval of the policy. Ms. Sagers answered questions about item storage. Mr. Burns said he believed the policy would be good for the Town to have.

Approved Minutes of the Springdale Town Council Regular Meeting of March 11, 2026

Jack Burns moved to adopt Resolution 2026-03. The motion was seconded by Randy Aton.

Vote on the motion:

Campbell: Aye

Aton: Aye

Bruno: Aye

Burns: Aye

The motion passed unanimously.

3. Request to Sell and Serve Alcohol on the Town Field, as Required by Town Code Section 7-6-13(E), Located at 126 Lion Blvd, for the Zion Chalk and Earth Festival, Applicant: Town of Springdale

Town Recorder Robin Romero presented a Request to Sell and Serve Alcohol on the Town Field for the Zion Chalk and Earth Festival.

Pat Campbell made a motion that the Town Council had reviewed and approved the request to sell and serve alcohol on the Town Field, located at 126 Lion Blvd, for the Zion Chalk and Earth Festival to be held Saturday, April 18 through Sunday, April 19 with the following conditions: before the event, the applicant will comply with Section 7-6-13e of the Springdale Town Code signing an indemnity agreement with the Town of Springdale, obtaining a large outdoor event permit, obtaining all required alcohol permits through the Utah Department of Alcoholic Beverage Services and the Town of Springdale, and an approved security plan. The motion was seconded by Jack Burns.

Vote on the motion:

Campbell: Aye

Aton: Aye

Bruno: Aye

Burns: Aye

The motion passed unanimously.

4. Single Event Local Consent Request for Zion Canyon Brew Pub for the Zion Chalk and Earth Festival Located on the Town Field at 126 Lion Blvd in Springdale

Ms. Romero presented a request for Single Event Local Consent for Zion Canyon Brew Pub for the Zion Chalk and Earth Festival.

Jack Burns moved to approve Local Consent for a Single Event Permit for Zion Canyon Brew Pub for the Zion Chalk and Earth Festival, and directed the Mayor to sign. The motion was seconded by Pat Campbell.

Vote on the motion:

Campbell: Aye

Aton: Aye

Bruno: Aye

Burns: Aye

The motion passed unanimously.

5. Local Consent Request for a Restaurant - Full Service Alcohol License for Wildcat Willies, DBA Porter's Restaurant, Located at 897 Zion Park Boulevard, Springdale, UT 84767, Applicant: Jacob Cochran

Ms. Romero presented a Local Consent Request for a Restaurant Full Service Alcohol License for Wildcat Willies. The Council discussed the request.

Jack Burns moved to approve Local Consent for a Restaurant Full Service Alcohol License for Wildcat Willies, DBA Porter's Restaurant, and directed the Mayor to sign. The motion was seconded by Randy Aton.

Vote on the motion:

Campbell: Aye

Aton: Aye

Bruno: Aye

Burns: Aye

The motion passed unanimously.

6. Discussion and Possible Approval of Employment Agreement for Town Manager Thomas Dansie

Dawn Brecke presented an Employment Agreement for Town Manager Thomas Dansie, and answered questions from the Council. She explained that the word "termination" in the agreement was used to mean separation.

Pat Campbell made a motion that the Town Council had reviewed and approved the Town Manager Employment Agreement between the Town of Springdale and Thomas Dansie, and authorized the Mayor to sign. The motion was seconded by Randy Aton.

Vote on the motion:

Campbell: Aye

Aton: Aye

Bruno: Aye

Burns: Aye

The motion passed unanimously.

D. Adjourn

Mayor Bruno suggested the Rules of Order for Public Meetings and Public Hearings should be reviewed and updated to reflect what the Council wanted, and proposed scheduling a work session for discussion. A work session was scheduled for April 3, 2026 at 12:30 pm.

Jack Burns made a motion to adjourn at 7:08 pm. The motion was seconded by Randy Aton.

Vote on the motion:

Campbell: Aye

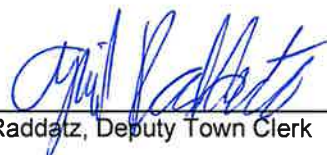
Aton: Aye

Bruno: Aye

Burns: Aye

The motion passed unanimously.





April Raddatz, Deputy Town Clerk

APPROVAL: Barbara Bruno DATE: 5-13-26

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: 03/11/2026

ATTENDEES:

LISA ZUMPSI
Name (please print)

Title (please print)

GIL KIEFER
Name (please print)

Title (please print)

TOM KENASTON
Name (please print)

Title (please print)

Kyle Arbizu
Name (please print)

Title (please print)

Claudia Mitchell
Name (please print)

Title (please print)

Tonya Whitaker
Name (please print)

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