



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 SPECIAL MEETING
ON WEDNESDAY, APRIL 22, 2026,
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH
THE MEETING STARTS AT 10:00 AM.

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

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

Approval of the Special Meeting Agenda

A. Announcements/Information

1. General Announcements

B. Administrative Action Items

1. Discussion and Possible Approval of an Agreement with Parkplace Residential, dba Arcilla Ridge, LLC, to Develop Parcel S-100-C as Workforce Housing, Including the Potential Transfer of Parcel S-100-C from the Town of Springdale to Parkplace Residential. Pursuant to Section 7-9-2 of the Town Code, the Town Council will Accept Public Comment Regarding the Proposed Disposal of Parcel S-100-C. Staff Contact: Thomas Dansie.
2. Review and Possible Approval of Contract Awarding the George A Barker River Park Expansion Project to Interstate Rock. Staff Contact: Ryan Gubler

C. Administrative Non-Action Item

1. Budget Work Session to Discuss the FY 2026-27 Budget. Staff Contact: Thomas Dansie.

D. 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

4-22-26

This agenda was posted at the Springdale Canyon Community Center and Town Hall at 10:40 am/pm by R. Romero

on 04/17/2026

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>



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

Notice of Intent to Dispose of Real Property

The Springdale Town Council gives notice of intent to dispose of a piece of real property, parcel number S-100-C, located at the end of Trapper Circle. The purpose of the proposed disposal is to allow the development of ten workforce housing units on the property. The property is in the Central Commercial zone and measures approximately 0.60 acres in area. The appraised value of the property is \$1.9 million.

The Town Council will hold a public meeting at 10:00 am on April 22, 2026, to take public comment on the proposed property disposal. Members of the public wishing to comment on the proposed property disposal may do so at the public meeting.

This notice was posted at the Springdale Town Hall, the Springdale Post Office, and the Canyon Community Center on 4/7/2026 at approximately 4:45 a.m./(p.m) by [Signature].



**MINUTES OF THE SPRINGDALE TOWN COUNCIL SPECIAL MEETING
HELD WEDNESDAY, APRIL 22, 2026,
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 Thomas Dansie, Streets Superintendent Robert George, Director of Community Development Niall Connolly, Public Works Superintendent Rob Totten, Town Treasurer Dawn Brecke, Chief of Police Garen Brecke, Parks and Recreation Director Ryan Gubler, Deputy Town Clerk April Raddatz, recording.

The Special Meeting convened at 10:00 AM.

Approval of the Special Meeting Agenda

Ranty Aton made a motion to approve the Special Meeting Agenda. 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

Mr. Gubler announced the Eric Dodge Concert at the Gazebo Park on Friday as part of the Town's America 250 celebration. It is free for anyone to attend.

B. Administrative Action Items

- 1. Discussion and Possible Approval of an Agreement with Parkplace Residential, dba Arcilla Ridge, LLC, to Develop Parcel S-100-C as Workforce Housing, Including the Potential Transfer of Parcel S-100-C from the Town of Springdale to Parkplace Residential. Pursuant to Section 7-9-2 of the Town Code, the Town Council will accept Public Comment Regarding the Proposed Disposal of Parcel S-100-C. Staff Contact: Thomas Dansie.**

Staff Presentation:

Mr. Dansie gave background information stating that in a previous meeting, the Town Council selected Parkplace Residential, dba Arcilla Ridge, LLC, to be the Town's partner in developing workforce housing units on the Town's Trapper Circle property, located at the end of Trapper Circle, parcel S-100-C. The Town Council selected Parkplace to undertake that work, but has yet to enter into an official agreement with Parkplace to be the Town's partner. Mr. Dansie emphasized that the partnership is not a public-private partnership; this is a general cooperation.

Mr. Dansie explained that the arrangement is that Parkplace Residential will develop 10 workforce housing units on the property. They will be rented and occupied by those who meet the active employment criteria in the Town's workforce housing overlay zone, which will be binding on the property for a period of 50 years. After 50 years, the restriction goes away, and the property can then be developed by Parkplace Residential according to any use which is then allowed by the zoning on the property. This is the framework and the agreement that the Council gave preliminary approval to in the previous meeting.

The agreement before the Town Council formalizes the relationship. The agreement will bind Arcilla Ridge to develop the 10 workforce housing units and bind Arcilla Ridge operationally to ensure that the units are occupied by households who meet the active employment criteria in the code. The agreement will have consequences for failure to meet those standards. The agreement binds the Town to transfer ownership of the property located at S-100-C to Parkplace Residential.

Mr. Dansie explained the Town's disposal ordinance, section 7-9-2, which states that any parcel valued at or exceeding \$250,000.00 that the Town intends to dispose of must undergo a special process that requires notice and an opportunity for public comment. The value of the property located at S-100-C exceeds the \$250,000.00 amount, with an appraisal for the property at \$1.9 million.

Mr. Dansie stated the Town Council action consists of 1) Going through the process in the Town Code, section 7-9-2, and accepting public comment on the proposed disposal of the property at S-100-C. 2) Determine approval of the agreement drafted by the Town attorney, formalizing the Town's relationship with Parkplace Residential.

Questions from the Council:

Mayor Bruno asked if the Council needs to accept comments on both the disposal of the property and the agreement with Parkplace residential.

- Mr. Dansie clarified that the Council is only required to accept public comment on the property disposal. However, Council can accept comments on both subjects.

Public Comment:

Gil Kiefer, a resident of Springdale, expressed concerns regarding the development. 1) The grading may result in stormwater runoff being directed onto the Moenave properties' open space. He explained that the Moenave Homeowners Association (HOA) may be amenable to looking at the detention pond being used for stormwater. Mr. Kiefer expressed that the Moenave HOA may want the developers to take some responsibility for keeping the detention pond clean. 2) Previous owners were allowed to use the easement to get back to that property. A fence was taken down on the south side of the easement, placed onto the Moenave HOA property, and was not replaced. Mr. Kiefer expressed that he would like to see a well-defined easement and the property be well-defined. Mr. Kiefer asks that vehicles not park on HOA property, that supplies not be stored on HOA property, and that no grading occur on HOA property.

Al Tiley, a resident of Springdale, expressed concerns about the current lighting viewed from his property, which comes from a hotel and adjacent buildings located near the property at S-100-C. Mr. Tiley asked the Council to consider light control on the proposed 10-unit property at S-100-C and the nearby hotel.

Council Deliberation:

Mayor Bruno asked if both the Town attorney and Parkplace residential had agreed to the minor changes to the agreement. Mr. Dansie answered that both parties agreed to the changes and clarified that Parkplace Residential had officially registered as an LLC with a name change to Arcilla Ridge, LLC.

Ms. Topham asked if the agreement runs with the land and if there was a new owner, could items be amended. Mr. Dansie confirmed the agreement is with Arcilla Ridge, LLC, but is binding on successors and assigns; there is a restrictive covenant that will be recorded against the property which does run with the land and will survive any transfer of ownership. There is a reversionary clause on the deed that will be recorded. These three levels of protection ensure the agreement survives transfer of ownership.

Ms. Topham asked if, 10-15 years down the road, it is found that 100% of the AMI is not working or if there are other details to the agreement, can it be changed. Mr. Dansie answered that the agreement can change if both parties agree. He clarified that it is not an income restriction; it is a rent restriction. Renters must actively be employed in the Town of Springdale. Arcilla Ridge, LLC, can charge renters the rent associated with 100% AMI for Washington County.

Mayor Bruno assured there will be a Design Development Review and checks and balances along the way for the project itself. Ms. Topham followed up that the agreement does not give Arcilla Ridge, LLC extra lighting, extra development incentives other than delayed impact fees. The development will be required to meet current standards, dark sky lighting standards, height, setbacks, and drainage requirements.

Mayor Bruno articulated that there is interest in developing 9 or 10 units. Mr. Dansie explained that the development constraints on the property may render the addition of a 10th unit infeasible or impossible.

Pat Campbell moved that the Town Council has reviewed the Trapper Circle Workforce Housing Land Disposal and Improvements Agreement with Parkplace Residential doing business as Arcilla Ridge, LLC dated April 22nd, 2026. Including exhibits 1 through 8 as presented and authorizes the mayor to execute the agreement and all associated exhibits and documents necessary. 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.

2. Review and Possible Approval of Contract Awarding the George A Barker River Park Expansion Project to Interstate Rock. Staff Contact: Ryan Gubler

Staff Presentation:

Mr. Gubler gave background information stating that in March 2026, the Town issued an invitation for bids for the River Park project. Three bids were received. Town Code stipulates that the Town is required to select the lowest responsible and responsive bidder. Interstate Rock's bid was \$1,355,775.80. A contract was drafted by the Town architect and reviewed by the Town's legal team. Mr. Gubler explained the agreement had a typo in the second paragraph of the Staff Report; it should read March 2026.

The original commencement date for Interstate Rock was scheduled for April 22nd. There is an amendment that the date of commencement be changed to April 30th, 2026.

Council Questions and Deliberations:

Ms. Topham noted there wasn't a call-out clarifying how many days the park will be inaccessible. Mr. Gubler stated that the details will be discussed in the pre-construction meeting with Interstate Rock. Mr. Burns stated that earlier meetings had been held with interested bidders. The point was made that the Town wants to make the park as accessible as possible during construction. Ms. Topham added safety as a point of importance and letting Interstate Rock do their job, so the project is done quickly.

Mr. Campbell asked about funding in terms of phase 1: the Town received \$684,000.00 from Washington County, \$200,000.00 from Utah Outdoor Recreation, and \$70,000.00 from general funds. The remaining \$400,000.00 will come from rap tax, fees, and similar resources. Mr. Gubler clarified that the remaining \$12,000.00 is a contingency should unexpected costs arise.

Mayor Bruno asked if there is potential for TRT money from Washington County during phase 2. Mr. Gubler confirmed there is potential for TRT money during phase 2. He clarified that there is not an opportunity for TRT money in phase 1. Stating that there is no obligation to move forward with phase 2. The decision to move forward with phase 2 is up to the Town's discretion.

Mayor Bruno stated that the Town has long worked with Interstate Rock, and they are a reliable contractor.

Jack Burns moved to approve the contract between the Town of Springdale and Interstate Rock Products in the amount of \$1,355,775.80 for construction services for the George A. Barker River Park expansion project and directs the Mayor to sign. 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.

C. Administrative Non-Action Item

1. Budget Work Session to Discuss the FY 2026-27 Budget. Staff Contact: Thomas Dansie

Mr. Dansie stated that, based on the direction staff had received from the Council during a January session, staff had prepared the Fiscal Year 2026–2027 budget. He explained that one of the primary focuses of the budget was to ensure that revenues equaled or exceeded expenditures. He further stated that a key goal was to ensure the Town was using its expenditures strategically to advance the goals, objectives, and priorities established in the General Plan and other planning documents and policies.

Mr. Dansie also explained that another important aspect of the budget analysis was ensuring that Town funds were being spent wisely and in compliance with applicable governmental budgeting principles and standards. He encouraged the Council to focus on the broader fiscal picture by considering whether the Town was spending within its means and whether expenditures were being allocated in the most fiscally responsible and effective manner, both quantitatively and qualitatively.

Mr. Dansie explained that previous revenue forecasts had typically projected about a 5% annual increase based on historical trends and prior-year revenues. However, for Fiscal Year 2026–2027, staff chose to project flat revenues to take a more conservative budgeting approach due to uncertainty surrounding visitation-driven tax revenues.

It was noted that general fund revenues relied heavily on sales tax, resort tax, and transient room tax, all of which were closely tied to visitation levels. Mr. Dansie further explained that options for increasing revenue through property taxes or user fees were limited and unlikely to generate significant additional funds.

Mr. Dansie explained that enterprise fund revenues were generated through utility rates and impact fees. Although utility rates were still subject to previously adopted automatic increases, he stated that the final scheduled increase would take effect in January 2027. It was further noted that future discussions would likely be needed regarding utility rates and budgeting for depreciation, which could require either higher rates, reduced expenditures, or a combination of both.

Mr. Burns asked about depreciation and requested clarification on what depreciation includes. Mr. Dansie deferred to Ms. Brecke to answer the question. She answered that depreciation is to set aside money to replace whatever in the system needs to be replaced. Mayor Bruno clarified that meant physical infrastructure, and Ms. Brecke confirmed. Mr. Burns inquired if depreciation was already built into the budget. Mr. Dansie replied that the Town has a small renewal and replacement fund, but it does not cover all depreciation.

Mr. Dansie discussed the quantitative analysis portion of the budget and reviewed several key expenditures identified in the staff report. It was explained that these expenditures represented larger projects and initiatives that were not strictly necessary for day-to-day operations, but were intended to help achieve the goals and objectives outlined in the General Plan, Capital Facilities Plans, and other master planning documents.

Mr. Dansie requested Council feedback regarding whether the proposed expenditures reflected wise and beneficial use of Town resources. It was noted that the Council might identify additional priorities not currently included in the budget, or determine that certain proposed expenditures should not move forward. Mr. Dansie also addressed the fund balance and explained that in the past, funds had been used from that account to help balance the budget. He detailed that it functions as a savings account, and if withdrawals are consistently made from that fund and not replenished, then eventually that fund account goes away. He asked the Council to consider that the account may be at a point where there needs to be more deposits than withdrawals, and to keep that in mind as they considered key expenditures.

Discussion:

Mayor Bruno suggested that the Council start with the Staff Reports first. She suggested that they talk to department managers about big projects and anything else that they thought was important to get the Council's input on those big projects.

Mayor Bruno stated that she appreciated the conservative approach to the revenues. She observed that visitation to the park is up significantly this year, but noted that it doesn't necessarily translate into revenue for the Town. Mr. Aton also agreed with that observation.

Mr. Burns asked about the Town's Transient Room Tax (TRT) and requested clarification. Mr. Dansie explained that the rate remained unchanged and clarified that Washington County's TRT collections were separate from the Town's TRT revenues. It was noted that the Town did not receive a direct funding allocation from County TRT revenues, although County TRT funds had supported projects benefiting the Town, such as the River Park project through a grant. Mayor Bruno explained that the Town should not expect to receive significant funding from State TRT revenues. She continued that efforts would continue to pursue available County TRT funding opportunities, but no substantial increase in the Town's own TRT revenues was anticipated.

Mayor Bruno brought up a transportation tax and asked if they could talk about that. Mr. Dansie responded that this was a time they could talk about that, but it would be for the fiscal year 2027-2028. Mr. Dansie offered that Mr. George was there if they wanted to talk about projected road projects and road reconstruction. Ms. Topham asked about a gas tax, and Mr. Dansie explained that there is a

Transportation User Fee (TUF) that is assigned to households. He said that there is a Transportation Tax, and he explained that it is not a gas tax, it's a sales tax. He stated that it is a tax that everybody who makes a purchase could pay. Mayor Bruno clarified that those are two potential funding sources that could be used for road projects, and Mr. Dansie confirmed that was correct.

Mayor Bruno mentioned that there was a sewer project that they were forced to do that is costing a lot of money. Mr. Burns inquired about the sewer budget. Mr. Aton explained that with the sewer filtration project that Mayor Bruno had mentioned, one of the intended results was to reduce TSS levels, but it didn't work as well as intended. Because of that, the Town has to pay for chemicals annually to keep the filtration in the sewers working. He suggested reviewing the sewer rates and potentially raising them. There was discussion with Mr. Totten and the Council about the sewer project that had been completed, and what the options were for staying in compliance with the State of Utah and the TSS rates. Mayor Bruno clarified that they were not going to discuss an increase in sewer rates in this current meeting, but the intent was to put it on the radar for the future. Mr. Dansie confirmed and clarified that they would need to go through a hearing process to raise rates.

Mayor Bruno asked Mr. Dansie to talk about the General Government Admin key expenditures. Mr. Dansie said that there are two projects. The first project is the purchase of a 2-acre property on Lion Boulevard, which was purchased with the intent of expanding the municipal campus. Potential future uses for the property included a medical clinic, Town Hall, and post office.

It was explained that the Town had received a grant from the Governor's Office of Economic Opportunity (GOEO) to fund the initial master site planning and full design of the proposed medical clinic. The total project allocation of approximately \$334,000.00 was spread across 2 budget years, with a portion already expended on architectural and related project costs. Staff noted that the expenditure was fully offset by grant funding and therefore would not impact the Town's overall financial position.

Mr. Connolly discussed the second project which is overseen by the Historic Preservation Commission (HPC). Mr. Connolly explained the projects the HPC has worked on, including refurbishing the Tithing Granary, placing a plaque at the irrigation ditch, and placing a monument with interpretive signage at the Pioneer Cemetery. The next project on the HPC's agenda is to work on the Town Jail, addressing potential safety issues, landscaping, interpretation, and related material. Mr. Burns asked if there had been an effort to secure grants. Mr. Connolly answered that staff has not researched grants at this point, however, there may be opportunities.

Mayor Bruno asked Mr. George about the Big Springs Road Design. He explained the road is dilapidated and the Town needs to look at getting the road reconstructed. He had explained that preference for design requests is in year 1 and the project in year 2 or 3. Mayor Bruno asked if funding for the design is in the budget they should anticipate the project in next year's budget. Mr. George confirmed that was correct.

Ms. Topham asked Mr. George why the Town is waiting on UDOT for the sidewalk. Mr. George explained that the assigned project engineer, from UDOT, for the project said they want to run through structures. He further explained that it changed the scope of the project. Investigating soils and designing the wall was not anticipated. Mayor Bruno asked if the project was coming from UDOT contingency funds. Mr. George confirmed that he was able to get \$78,000.00 in contingency for a portion of the project.

Ms. Topham asked about the Balance Rock Drainage study, curious if a study is conducted and the findings conclude that water is not coming from town property, what type of mitigation strategies does the Town have control over. Mr. George answered that the Town would need to conduct the study first. He explained run-off water has been there in the past. Generally, silt from the runoff went into a dirt area. However, properties built and the 2021 flood altered the course of water movement. Mr. George explained staff is learning this change. Mayor Bruno stated the study will tell the Town where the water is coming from and mitigation options. Mr. George confirmed when the study is occurring mitigation options will be reviewed.

Mayor Bruno asked if there could be something the Town could do in the short run that saves money in the long run regarding dredging at the settling pond. Mr. Totten answered that there is not a way in the short run due to the lack of area around the pond. He confirmed in the Master Plan that there is a plan to eventually put in a different structure that will be maintained routinely.

Mr. Burns and Mr. Campbell discussed the requested streets department truck, asking if the current trucks leave the pavement. Mr. George explained that trucks leave the pavement when going to the sewer lagoons. In addition, the trucks can end up in precarious places at times. Mr. Totten added that they also haul trailers with equipment. Mr. Burns asked if the truck that is being replaced has a history of high maintenance. Mr. George answered that the vehicle did cost the town an estimated \$3,000.00 to \$4,000.00 to mitigate the transmission issues. Mayor Bruno expressed that staff are knowledgeable on when it's time to replace vehicles. Mr. Campbell added that it's the same argument used for police vehicles, which are routinely replaced on an approximate 3-year cycle.

Mr. Burns questions if the Town is missing anything as it relates to future water use, water-wise, water conservation efforts. He stated that water conservation efforts are missing from the list. Mr. Dansie answered that one of the primary ways to encourage water conservation is through appropriate water pricing. Mr. Dansie stated that communication with the Community Development Department has occurred regarding a water-wise landscape ordinance that could be implemented as well as water-wise building requirements.

Mayor Bruno added that the Town doesn't receive water from the Washington County Water Conservancy District. However, property taxes are paid and the Town can be included in their program. Mayor Bruno gave the example of a buyback lawn program or similar programs. Mr. Burns added that there is a certain segment of residents want to know about these efforts from the Town. He added the Town is concerned about water conservation, although the messaging may be muted. Mayor Bruno added less grass in the park is a good start.

Mr. Dansie added the expenditure for Red Hawk Drive maintenance. Mr. George gave an overview of the different pricing; the \$10,000.00 difference essentially mitigates cracks until reconstruction occurs. Mayor Bruno added that houses will be built, so major reconstruction should occur after they are built. Ms. Topham concurred with Mayor Bruno's sentiments and added that the soil reports from new construction will be beneficial. Mr. George added that soil reports have occurred. The recommendation from Landmark was to remove 3 ft. of soil to build it back up, not knowing that the layer of soil was part of the optimum moisture layer. After removing the 3 ft. from Landmarks' recommendation, it is thought that this is what is causing the current issue. Mayor Bruno asked if, when the developer builds the future houses, there may be a couple of spurs that would be at the developer's expense. Mr. George answered, stating that it is correct.

Mayor Bruno asked about the bus turnaround asphalt on the dirt lot above the Public Works building. She wondered if that would be a Utah Tech University expense, a Suntran expense, or the Town's expense. Mr. George advised that this is a non-issue since the Suntran bus has changed turnaround locations. Mr. George confirmed the dirt lot will not be paved for now. Mr. George stated that Utah Tech confirmed paving would be their responsibility. However, if the Town went forward with curb and gutter it would expedite Utah Tech's efforts for paving the lot. Mayor Bruno stated it could be a good time to have a conversation with Utah Tech with the new administration.

Council looked at the priorities list. Ms. Topham added that the Town Jail should be kept on this year's priority list, especially as the Town Jail will be added to the Historic Walking Tour. Ms. Topham reiterated making an effort on identified safety issues. Mayor Bruno added the lack of historic areas in town, it is beneficial to take care of what the town has.

Mayor Bruno brought up the Balance Rock Road water line to Lion Blvd. Mr. Dansie stated the topic should have been on the key expenditure list. Mr. Totten said the section of water line will connect the line, giving a backup supply of water from Zion National Park to the line that goes up to the storage tank on Tiley Hill. The last section of the line will be used for the town's water supply. Ms. Topham asked if it is used in emergency use or regular use. Mr. Totten answered that it would be regularly used, but will be

valved out to where the town can access water from Zion National Park if the system goes down. Mr. Dansie added that the project is included in the current FY2025-2026 budget. The project has not been started due to a current application for a subdivision on the property where the water line would cross, potentially necessitating a change in alignment of the pipe. Mr. Dansie explained that the Town is waiting for certainty on the design of the development plans for the property before moving forward.

Mr. Gubler requested \$25,000.00 for Zion Chalk and Earth Fest (ZCEF). He explained the request is really \$22,000.00, as \$3,000.00 is from a sponsor. For accounting purposes, the \$3,000.00 is included as revenue. Mr. Gubler explained that the ZCEF will be at the Canyon Community Center. Ms. Topham added the location transfer was well done, the Springdale Field is a good space to use. Mr. Gubler said the event is good for the community, good for residents, and has room to grow if need be. Mayor Bruno asked for specifics on concerns regarding the previously held location for ZCEF. Mr. Gubler answered that the previous property manager would like to continue helping support the event. Mayor Bruno added more locals were seen at ZCEF at the new location. She asked if the Town would like to dislodge ZCEF from Earth Day and make Earth Day a separate event.

Mayor Bruno said the Butch Cassidy race is a signature event for the town. Ms. Topham did not want to take away funding from the race. Ms. Topham said she does not necessarily like the cost associated with ZCEF. Mr. Burns added that the amount should be held as a placeholder, and the ZCEF Committee could look at ways to reduce costs. He remarked that events need to be given time to grow, similar to Butch Cassidy, it could be a signature event. Mr. Burns discussed the beer garden, condensing, cost of live music, and mentioned waiting for the committee before making decisions. Lisa Zumpft, a resident of Springdale, confirmed she was part of working with vendors.

Mr. Campbell stated there is more to a town than water rates, police service, fire, and roads; they're all important, however, events like ZCEF make a town. Mr. Campbell did not want to eliminate Butch Cassidy or ZCEF. Ms. Topham suggested making ZCEF local artists to reduce the carbon footprint, and eliminating purchasing airline tickets for artists. Mr. Gubler confirmed airline tickets were purchased. Mayor Bruno asked if artists are also coming to Southern Utah for another local event as Springdale's Event and Kayenta's event. Ms. Zumpft answered that Kayenta couldn't compare. She added that the artists are often different between the two events and locations.

Mayor Bruno said the ZCEF is a great event and adds to the community. Mr. Burns mentioned marketing with Greater Zion and tapping into their marketing efforts. Mr. Gubler remarked that the Town is always looking for ways to be efficient with the budget and has a list of things he would like to see changed. Mr. Burns recognized the great efforts of the staff for ZCEF. Ms. Topham and Mayor Bruno concurred on the efforts made.

Mr. Burns commented on the New Year's Eve budget request. Mr. Gubler discussed items that are paid for with this budget. Ms. Topham commented on the event being well attended.

Mr. Campbell asked if the medical clinic project includes research on the modality of what the clinic might be. Mr. Dansie answered that it was just a design. Mr. Campbell suggested, perhaps looking at designating what services are delivered by the clinic. Mayor Bruno answered that the architect is downsizing the building, explaining that Family Health Care is interested in running the building. Communication with VCBO is in the works. Mayor Bruno stated the Town needs to move forward with the property regardless.

Mr. Burns asked about budgeting for the Art Review Board. Mr. Dansie added that the Council will be reviewing RAP tax applications and other uses of the RAP Tax in the May meeting. One of the anticipated uses for RAP tax is a line item for the Art Review Board, and allow them to build up a fund to start commissioning art.

Ms. Topham mentioned wind screens for the pickleball courts. Mr. Gubler explained that the expense is in the buildings and grounds budget for the Parks and Recreation Department. Mr. Gubler explained what the wind screens look like and would send a picture to the Council.

Mr. Campbell asked if the rules of order and protocol is an item that will be looked at within the next few months. Mr. Dansie confirmed that revisions will be brought back within the next few meetings.

Kyla Topham made a motion to adjourn at 12:04 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.



Kyndal Sagers, Town Clerk

APPROVAL: Barbara Bruno DATE: 6-10-26

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 Special Meeting

Date: 04/22/2026

ATTENDEES:

Claudia Mitchell

Name (please print)

Name (please print)

GIL KIEFER

Name (please print)

Name (please print)

AL TILLY

Name (please print)

Name (please print)

Lin Smith

Name (please print)

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