



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 FRIDAY, MAY 29, 2026,
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH.
THE SPECIAL MEETING STARTS AT 11:00 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. Consent Agenda

1. Appoint Niall Connolly, Director of Community Development
2. Appoint Kyndal Sagers, Town Clerk

C. Administrative Action Items

1. Discussion and possible direction to staff regarding the development of a building to house a medical clinic on property adjacent to the Town Hall, parcel S-137-C. 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 5-29-26

This agenda was posted at the Springdale Canyon Community Center and Town Hall at 10:10 am by K. Sagers on 5/27/26

NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact the Town Clerk (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 SPECIAL MEETING
HELD FRIDAY, MAY 29, 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

EXCUSED:

ALSO PRESENT: Town Manager Thomas Dansie, Public Works Superintendent Rob Totten, Town Clerk Kyndal Sagers, recording.

The Special Meeting convened at 11:00 AM.

Approval of the Special Meeting Agenda

Kyla Topham made a motion to approve the Special Meeting Agenda. 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.

A. Announcements/Information

1. General announcements

Town Manager Thomas Dansie announced a public input session for community engagement regarding trails on June 10, 2026, from 4 pm to 6 pm.

B. Consent Agenda

The Consent Agenda consisted of the following items:

1. Appoint Niall Connolly, Director of Community Development
2. Appoint Kyndal Sagers, Town Clerk

Kyla Topham made a motion to approve the Consent Agenda. The motion was seconded by Randy Aton.

Vote on the motion:

Burns: Aye

Aton: Aye

Bruno: Aye

Campbell: Aye
Topham: Aye
The motion passed unanimously.

C. Administrative Action Item

- 1. Discussion and possible direction to staff regarding the development of a building to house a medical clinic on property adjacent to the Town Hall, parcel S-137-C. Staff contact: Thomas Dansie**

Council Introduction:

Mayor Bruno provided background information regarding the topic. She explained that the June 2021 flood impacted the medical clinic, and the former tenant initiated contact with Family Healthcare to discuss future opportunities. She noted that efforts to secure a location for the medical clinic had been ongoing for 5 years. Mayor Bruno referenced prior community meetings in which attendees expressed concern regarding the loss of the medical facility and indicated support for Family Healthcare; she added that recent public comments did not reflect support for a medical facility.

Staff Introduction:

Mr. Dansie explained that the Town has been actively working towards an enhanced medical clinic. The Town acquired property adjacent to Town Hall at S-137-C with the intent of developing public uses on the property, including the medical clinic. He added that the town had applied for and was awarded a grant from the Governor's Office of Economic Opportunity to develop medical clinic construction plans and a master plan for the 2-acre property. Mr. Dansie outlined the potential forward-moving steps for the project.

Mr. Dansie recounted his discussions with Family Healthcare CEO Lori Wright regarding the clinic's profitability. He conveyed that Family Healthcare identified the current operating space as financially unsustainable due to limitations on the number of daily patients that can be seen. Mr. Dansie noted that Family Healthcare intended to maintain operations regardless of the facility; he emphasized that any expansion of operating hours remained contingent upon patient demand, which appeared insufficient under current facility constraints. Mayor Bruno added that while the clinic currently operates on a limited schedule, residents maintain access to alternative medical services when the clinic is closed.

Mr. Dansie summarized the grant the town received from the Governor's Office of Economic Opportunity; the Governor's office was interested in funding the grant and looking at a medical clinic to enhance the quality of life for residents and serve as a frontline medical response for visitors to Zion National Park. Family Healthcare's preference is to accommodate more, but it would require a bigger facility.

Council Questions:

Mr. Burns asked if the clinic is currently seeing their maximum of 12 patients per day. Mr. Dansie answered that 12 patients is the maximum number they can see per day, but they don't always see the maximum number. He added that there were approximately 800 patient visits in 2025.

Mr. Campbell responded that the number of patients seen per day is less of a space issue and more of a staffing issue. Mr. Dansie recounted his conversation with Ms. Wright, explaining it would be more profitable for Family Healthcare to see more patients a day rather than opening an additional day at the clinic. Mr. Dansie added that space is a limitation due to the layout of the clinic.

Mr. Campbell asked about the term "conceptually agreed to operate." Mr. Dansie answered that Family Healthcare's current lease says that if the Town builds another clinic, they would then operate out of the new clinic. He added that there is no binding agreement. Mr. Campbell asked if adding the pharmacy would alleviate some of the costs. Mr. Dansie said that is correct.

Mr. Campbell asked the statistics of Springdale residents visiting the clinic. Mr. Dansie explained that there were no statistics provided specifically for Springdale residents. He said the numbers provided include Canyon residents, who account for Springdale, Rockville, and Zion National Park. Mayor Bruno added that the numbers provided were for TRT money, which is to support visitors.

Mr. Campbell asked about bonds and loans falling on the beneficiaries, questioning who the beneficiaries are specifically. Mr. Dansie answered that the beneficiaries who would end up paying for the new clinic are the town residents; he asked Council if the benefit to town residents can justify the financial burden. Mayor Bruno added, in theory, the rent from the provider would pay for the new facility. She summarized long-term bonds, stating that in the long run, it's not residents paying, but in the short run, it comes out of the town's general fund. Ms. Topham added that funds would come from revenue from sales tax from visitors and not property taxes. Mr. Burns asked how much money the town collects annually in sales tax. Mr. Dansie answered that the bulk of the general fund is sales tax. He summarized the three primary sales taxes.

Mayor Bruno clarified that the Town had not pre-selected a contractor. Mr. Dansie added that a contractor was not selected; he brought attention back to the grant received from the Governor's Office of Economic Opportunity to design a clinic and the master site planning for the 2 acres. He said the town went through an RFP process to choose an architecture firm. VCBO Architects was selected through the RFP process. He explained that if the Town moved forward with constructing the facility, VCBO Architects would oversee construction management, but they would not be the contractor.

Council Comments:

Mr. Campbell stated the need for data supporting the medical clinic. He questioned whether the current building can be expanded, and if that would save money.

Mr. Aton added that he is one of 180 people who visited the clinic. He provided his reasons for enjoying the clinic: the ease of convenience and hospitality. Mr. Aton summarized being part of the discussions about financing, clinic size, and what came of those discussions. He added liking the pharmacy aspect and how it also creates ease of convenience. Mr. Aton added his discomfort with a new building not being open for 40 hours a week and the potential for Family Healthcare not using the clinic in the future.

Mayor Bruno expressed her sentiments on the value of keeping a medical clinic, but she was hesitant about funding sources. She questioned finding an area on the premises for a small pharmacy.

Mr. Burns echoed the concerns of other Council members that the utilization statistics did not justify the associated expense. He acknowledged the necessity of a medical clinic, and he expressed a preference for utilizing existing facilities. Additionally, he questioned whether Family Healthcare possessed the financial capacity to pay increased rent in a new facility. Mayor Bruno and Mr. Dansie clarified that while Family Healthcare could increase rental payments, the amount would be insufficient to cover the costs of a new facility.

Ms. Topham affirmed the importance and convenience of the Family Healthcare Clinic. She suggested that the Town consider replacing the existing facility with an alternative structure while maintaining the same footprint. Ms. Topham added the need for further public input.

Public Comment:

Gil Kiefer, Springdale resident, proposed that the parcel adjacent to Town Hall be utilized for parking, suggesting that the generated revenue be allocated to offset clinic costs. He further recommended incorporating a medical clinic into the site development in conjunction with the parking facility.

Dean Alger, Springdale resident, noted that medical services are available within driving distance. He offered comments regarding the logistical considerations of cost and convenience for both clinic and pharmacy services.

Betina Lindsey, Springdale resident, recalled the history of the current medical clinic and her previous suggestions for a future clinic.

Council Deliberation:

Ms. Topham asked Mr. Dansie about the timeline of the grant the Town received. Mr. Dansie answered that there is a timeline, and he recalled his conversation with Colette Cox with the Governor's Office on her willingness to work with the Town on the grant. He added that the grant could be used for design and/or construction on the project. Mr. Dansie recalled the lease on the current medical clinic.

The Council discussed other building options for the clinic, such as a modular.

Randy Aton made a motion to not build a new medical building as shown in the VCBO sketches for a 4,000 or a 2,700 sq. foot building on the property adjacent to Town Hall. This motion is based on the following findings:

- 1. The Town finds that the overall visitation, cost of the building, and the potential rent would not justify the cost.**
- 2. The Town will look at other building options that would be on the same campus as the current medical building.**
- 3. The data does not support the 4,000 or 2,700 sq. ft. site-built building.**
- 4. The residents of the Town are not supportive of the expense of a new 4,000 or 2,700 sq. ft. site-built building.**

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.

Council Comments:

Mr. Aton added his appreciation for feedback from residents, highlighting the importance of the feedback provided.

Mayor Bruno segued into the property acquired for expanding the municipal campus. Ms. Topham asked if a parking lot was built where the collected money would go. Mr. Dansie answered that the money collected on SR-9 is required to go into the transportation fund solely for transportation purposes. He explained that it has been the Town's practice to put all received money from parking fees into the transportation fund.

Mayor Bruno noted that the owner of the property adjacent to the town-acquired land had explored the feasibility of constructing a parking garage, clarifying that such structures are prohibited under the current town code. She emphasized that municipal parking should be utilized to support local commerce rather than to facilitate access to Zion National Park.

Mayor Bruno articulated the intent behind the property acquisition, noting the necessity to alleviate pressure on the Community Center, and brought attention to the Master Plan on the property. She proposed the development of a facility dedicated to municipal functions, such as a Council Chamber or

Civic Center, to accommodate both council and staff meetings. Mr. Campbell concurred and recommended the inclusion of a wellness hub within such a Civic Center, further emphasizing the importance of soliciting resident feedback regarding the proposal.

Mr. Campbell suggested repurposing the existing Town Hall as part of the medical clinic, which would include relocating the police department. Mayor Bruno expressed her agreement and discussed a projected schedule for constructing a potential new Town Hall. The Council reaffirmed the need for a public meeting space and future infrastructure. The Council reiterated the importance of ongoing public engagement and input.

D. Adjourn

Randy Aton made a motion to adjourn at 12:50 p.m. 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.



Kyndal Sagers, Town Clerk

APPROVAL:  DATE: 7-8-26

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: 05/29/2026

ATTENDEES:

Jim & Elizabeth Cutler
Name (please print)

Name (please print)

GIL KIEFER
Name (please print)

Name (please print)

Suzanne & Dean Elger
Name (please print)

Name (please print)

Bethina Lindsey
Name (please print)

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