



**MINUTES OF THE SPRINGDALE TOWN COUNCIL SPECIAL MEETING  
HELD WEDNESDAY, AUGUST 12, 2026,  
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH**

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

**EXCUSED:** Jack Burns

**ALSO PRESENT:** Town Manager Thomas Dansie, Director of Community Development Niall Connolly, Director of Parks and Recreation Ryan Gubler, Legal Counsel Greg Hardman, Special Legal Counsel Paul Tsosie, Legal Assistant Taryn Petri, Town Clerk Kyndal Sagers, recording.

The Special Meeting convened at 4:00 PM.

**Approval of the Special Meeting Agenda**

**Randy Aton made a motion to approve the Special Meeting Agenda. The motion was seconded by Pat Campbell.**

**Vote on the motion:**

**Burns: Absent**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

**A. Closed Session**

1. Strategy session to discuss pending or reasonably imminent litigation.

**Pat Campbell moved to close the meeting to discuss pending or reasonably imminent litigation. The motion was seconded by Kyla Topham.**

**Vote on the motion:**

**Burns: Absent**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

**Randy Aton made a motion to adjourn the closed session at 5:00 PM. The motion was seconded by Kyla Topham.**

**Vote on the motion:**

**Burns: Absent**

Aton: Aye  
Bruno: Aye  
Campbell: Aye  
Topham: Aye  
The motion passed unanimously.

**B. Action Required by Closed Session**

Kyla Topham moved that action be taken as discussed in the closed session. The motion was seconded by Pat Campbell.

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

**C. Adjourn**

Kyla Topham made the motion to adjourn the Special Session. The motion was seconded by Pat Campbell.

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

The Regular Meeting convened at 5:12 PM.

Mayor Bruno led the Pledge of Allegiance.

**Approval of the Special Meeting Agenda**

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

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

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

**1. General announcements**

There were no general announcements.

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

Superintendent Bradybaugh was absent.

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

Mayor Bruno clarified the TRT figures in her department report. She noted that the spreadsheet incorrectly listed LaVerkin at 37%, whereas the correct figure is 0.37%.

**4. Volunteer Recognition**

Mayor Bruno recognized two outstanding volunteers in the community, Robyn Chancey and Cade Campbell.

**5. Community Comments**

**Elizabeth Cutler**, Springdale resident, commended Mayor Bruno's report regarding the TRT figures. She expressed a desire for the Council to address questions in Town Council meetings. Ms. Cutler requested that her correspondence be considered independently of Mr. Benson's, clarifying that though they are related, they maintain distinct political perspectives. Additionally, she described how she obtained other community members' names for her public comment letter.

Ms. Cutler explained her wishes for more items to be in Public Hearings and commented on the need for dialogue and discussion.

**Robyn Chancey**, Springdale resident, expressed appreciation to Mayor Bruno for the volunteer recognition. Ms. Chancey discussed the TRT report and offered her perspective on the 2-acre parcel, questioning whether TRT funds could support constructing a new police station. She observed that the current police force size appears substantial for a community of 600 residents; however, she acknowledged that the high volume of visitors necessitates the police presence and suggested that transient room tax revenue could be utilized to fund a police station.

**B. Consent Agenda**

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

1. Review of Monthly Purchasing Report
2. Minutes: June 10, July 8, and July 22, 2026.
3. Appointment of Katie Munson to the Planning Commission as an Alternate with a Term Expiring August 2029.

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

**Vote on the motion:**

**Burns: Absent**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

**C. Administrative Action Items**

1. Craig Neal requests an easement across Town owned parcel S-161-A-1-C to access his property at 117 Quail Ridge Road. Applicant: Craig Neal. Staff contact: Niall Connolly.

## Staff Introduction:

**Director of Community Development Niall Connolly** provided an overview of Mr. Neal's proposal to construct a residence at 117 Quail Ridge Road. Mr. Connolly noted that the parcels in this area were irregularly configured, resulting in a gap between the road and Mr. Neal's property, with the intervening land under Town ownership. He also noted that steep slopes constrain the Town-owned property and clarified that the easement request aims to provide driveway access across this parcel.

## Town Council Questions:

Mayor Bruno asked if the Town owned property was donated to the Town due to the lack of development potential. Mr. Connolly confirmed that was correct and that the slope is extreme. He added that the property lines appear to have been intended to follow the road; the survey may have gone awry.

Ms. Topham inquired whether Mr. Neal intends to construct a paved or gravel driveway. Mr. Connolly clarified that specific plans remain undetermined, though either material option would be permissible under the requested easement.

**Pat Campbell made the motion that the Town Council has reviewed and approves the request from Craig Neal, via Niall Connolly, for an easement across Town owned parcel number S-161-A-1-C to benefit parcel number S-161-A-5, or 117 Quail Ridge Road. The purpose of the requested easement is to create driveway access to 117 Quail Ridge Road.**

## **Based on the following findings:**

1. **Those two parcels are separated by Quail Road.**
2. **Quail Road is a historic access under Town Code 10-25-10(K)**
3. **The requested entrance and exit easements are reasonably necessary to provide practical vehicular access to parcel S-161-A-5.**
4. **Public interest is protected by limiting the easement to driveway access and requiring final legal descriptions.**

**The Town Council further instructs Town Staff to work with Mr. Neal to finalize the Easement document and instructs the Mayor to sign the Easement document once available. The motion was seconded by Kyla Topham.**

## **Vote on the motion:**

**Burns: Absent**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

2. Resolution 2026-09: Amending the schedule of fees charged for services provided by the Town of Springdale. Staff contact: Thomas Dansie.

## Staff Introduction:

**Town Manager Thomas Dansie** provided background information on fee schedule revisions and explained the intentions of this fee schedule: raising fees based on increased costs to the town, periodic

fee increases for inflationary reasons, and incorporating all Park and Rec. fees into the Fee Schedule resolution. Mr. Dansie added the resolution also updates the service fee for Canyon Springs sewer grinders, which is updated every five years.

**Town Council Questions:**

Mr. Campbell inquired regarding the fees charged for police reports. Mr. Dansie clarified that the Town is authorized to assess fees up to, but not exceeding, the actual cost of providing the service. He noted that the Town prioritizes service accessibility for the community over achieving full cost recovery.

Mr. Campbell questioned the \$55/hour rate for police officers under temporary use permits and recommended increasing this fee.

Mayor Bruno advocated for maintaining affordable access to police reports. Regarding temporary use permits, she noted that because these services are frequently utilized by external parties, she supported adjusting the fee structure to better recoup the associated costs of police protection.

Ms. Topham inquired about the specific responsibilities of officers assigned to special events. Mr. Dansie clarified that these roles entail officers working outside their regular hours to provide the necessary event support.

Ms. Topham noted that the proposed fee adjustments appeared reasonable. She asked whether the grading permit fees had been modified, and Mr. Dansie clarified that those fees are determined by a standard schedule consistent with the Uniform Building Code (UBC). Mr. Connolly described the grading permit review process.

**Kyla Topham moved to approve Resolution 2026-09: Amending the schedule of fees charged for services provided by the Town of Springdale and gives staff direction to further look into the cost of officers during events, and the grading fees table as discussed in the August 12, 2026 meeting. The motion was seconded by Pat Campbell.**

**Vote on the motion:**

**Burns: Absent**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

- 3. Review and possible action regarding a RAP Tax funding Agreement for the Zion Canyon Art Festival. Staff contact: Thomas Dansie. Applicant: Adrienne Gates.**

**Staff Introduction:**

Mr. Dansie provided background on the RAP Tax award to the Zion Canyon Art Festival from a previous Town Council meeting.

**Kyla Topham moved to approve the RAP Tax Funding Agreement for the Zion Canyon Art Festival in the amount of \$5,000.00 and directed the Mayor to sign. The motion was seconded by Randy Aton.**

**Vote on the motion:**

**Burns: Absent**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

**4. Resolution 2026-10: Adopting an updated code of conduct and rules of procedure for public officials and public meetings. Staff contact: Thomas Dansie**

**Staff Introduction**

Mr. Dansie referenced the annual Public Officials training regarding procedures for public bodies. He noted that in April, the Town Council requested a work session to evaluate the existing rules of procedure and provided staff with direction for revisions. Mr. Dansie outlined that the objectives of the resolution and conduct policy were to foster open and transparent community dialogue while ensuring the efficiency and efficacy of public meetings.

**Council Deliberation**

Prior to the meeting, Mr. Campbell submitted proposed revisions, which are appended to the meeting packet. He expressed concern that the proposed policy might unduly restrict the public's ability to pose questions. Consequently, he proposed that community members be permitted to submit inquiries during the public participation portion of the meeting on any topic, provided it does not pertain to an agenda item slated for a public hearing.

Mayor Bruno noted the necessity of avoiding deliberation on items lacking proper public notice. She proposed that questions directed to staff during the public comment period were acceptable; however, she maintained that the Council should avoid addressing unanticipated questions on the fly. Mr. Campbell agreed, suggesting that answering questions when the information was readily available or referring inquiries to the appropriate staff members was a suitable approach.

Mr. Campbell suggested that community members should retain the ability to pose questions without necessitating an immediate answer from Council, proposing that staff could provide follow-up responses outside of the meeting. Ms. Topham concurred, adding that the procedures could be drafted to ensure such interactions avoid deliberation.

Ms. Topham expressed concern that questioning citizens during their three-minute public comment period was counterproductive, as it interrupted their time and potentially discouraged participation. She advocated for ensuring that the three-minute period remained uninterrupted. Mayor Bruno concurred, noting that interjecting with questions detracted from the time allotted for public comment.

Mr. Aton noted community concerns regarding a perceived restriction on resident communication with the Council. He expressed support for the proposal to allow factual inquiries to be directed to staff. Mr. Aton concurred with Ms. Topham's position that Council members should refrain from interjecting with questions during a resident's three-minute public comment period.

Mr. Campbell noted that avoiding discussion of administrative issues or administrative action items with members of the community, and using judgment when discussing legislative issues outside of public meetings, was overly cautious. Mayor Bruno asked if those points had been in the policy previously.

Mr. Dansie explained that those provisions were incorporated during the revision process to ensure that deliberation and discussion regarding administrative items occurred exclusively within a public meeting. He emphasized that, particularly when an applicant was involved, due process required including the applicant in all information sharing and deliberations that could impact the decision on their application.

Mr. Aton clarified that his availability to discuss issues with residents remained unchanged, emphasizing that the proposal aimed to avoid discussion rather than limit residents' ability to be heard. Mayor Bruno noted that Council members should discuss topics with residents while ensuring they make no

commitments. Mayor Bruno emphasized that listening to the community is fundamental to their role. Ms. Topham added that Council should not discuss with applicants outside of open meetings.

Mr. Campbell said Council should be able to receive input and provide general information. He suggested that legislative issues can be discussed with community members without making commitments on behalf of the Council.

Mayor Bruno inquired whether Council members could deliberate on issues with fellow council members outside of a public meeting. Mr. Dansie clarified that discussions between two members were permissible, provided they did not constitute a quorum as defined by the Open and Public Meetings Act. Mayor Bruno suggested reserving discussions for public meetings. Ms. Topham concurred, though she noted an exception for collaborative work required by Council-appointed committees or project assignments.

Mayor Bruno referred to the section that suggested avoiding attending or participating in the meetings of other Town public bodies. She wondered if that included the Planning Commission or the Art Review Board. Mr. Dansie clarified that the intent of this provision was to ensure that Council members do not utilize their official capacity to influence the proceedings or decisions of other public bodies.

Mayor Bruno and Mr. Campbell inquired whether Council members were permitted to submit correspondence to the Planning Commission. Mr. Dansie explained the complexity of the matter, noting that while Council members are residents, it remained challenging for the Planning Commission to distinguish between their official and personal capacities. Mayor Bruno remarked that assuming a position on the Council effectively precluded them from participating in proceedings as private residents.

Mr. Aton expressed that Council members should be permitted to attend and observe those meetings, provided they do not participate with the intention of exerting influence.

The Council discussed briefly social media, media inquiries, and media contact.

Mayor Bruno and Mr. Dansie explained confidentiality reports. Mayor Bruno mentioned GRAMA requests and public records.

Given the concerns brought up during discussion, the Council did not feel the policy was ready to be adopted. The Council suggested Staff make changes based on the discussion in the meeting and bring a revised version of the policy back for review next month.

**Kyla Topham moved to table the Code of Conduct until staff can make further edits as discussed in the August 12, 2026 Town Council meeting. The motion was seconded by Randy Aton.**

**Vote on the motion:**

**Burns: Absent**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

**D. Administrative Non-Action Items**

**1. General Council Discussion**

There was no general council discussion.

**E. Adjourn**

**Randy Aton made a motion to adjourn at 6:35 p.m. The motion was seconded by Kyla Topham.**

**Vote on the motion:**

**Burns: Absent**

**Aton: Aye**

**Bruno: Aye**

**Campbell: Aye**

**Topham: Aye**

**The motion passed unanimously.**

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Kyndal Sagers, 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>.