DRAFT

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

Special Meeting Attendance:

MEMBERS PRESENT: Mayor Barbara Bruno, Council Members Randy Aton, Jack Burns, Pat Campbell, and Kyla Topham
EXCUSED:
ALSO PRESENT: Town Manager Thomas Dansie, Director of Community Development Niall Connolly, Legal Counsel Greg Hardman, Town Clerk Kyndal Sagers, recording.

Regular Meeting Attendance:

MEMBERS PRESENT: Mayor Barbara Bruno, Council Members Randy Aton, Jack Burns, Pat Campbell, and Kyla Topham
EXCUSED:
ALSO PRESENT: Town Manager Thomas Dansie, Director of Community Development Niall Connolly, Parks and Recreation Director Ryan Gubler, Public Works Director Joe Barker, Town Treasurer Dawn Brecke, Chief of Police Garen Brecke, Town Clerk Kyndal Sagers, recording.

The Special Meeting convened at 4:00 PM.

Randy Aton 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. **Closed Session**

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

Jack Burns moved to close the meeting to discuss pending or reasonably imminent litigation. 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.

B. Action Required by Closed Session

Kyla Topham made a motion to adjourn the closed session at 5:02 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.

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

C. Adjourn

Jack Burns made the motion to adjourn the Special Session. 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.

The Regular Meeting convened at 5:08 p.m.

Mayor Bruno led the Pledge of Allegiance.

Approval of the Regular Meeting Agenda

Kyla Topham made a motion to approve the Regular Meeting 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.

A. Announcements/Information/Community Questions

1. General announcements

Ryan Gubler, Parks and Recreation Director, announced that the Blood Drive with Red Cross was rescheduled to Friday, September 25th at the Community Center from 8 am to 2 pm. He added thAT ON THE September 11 National Day of Service, there will be a service project at the Jolley Gifford Cemetery for a cleanup at 8 a.m

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Thomas Dansie, Town Manager, recognized the Public Works and Parks crews' efforts for their dedicated work in the aftermath of the flooding event last Monday. Mayor Bruno commended their work and Mr. Barker's leadership.

2. Zion National Park update – Superintendent Bradybaugh

Superintendent Bradybaugh provided an update regarding the recent flooding, reporting that river gauges recorded up to 6,000 cubic feet per second at the highest point. He detailed ongoing cleanup operations, assessments of culverts and bridges, and highlighted the effectiveness of the large box culvert located at the park's south entrance.

Mr. Bradybaugh reported a 13.8% decrease in visitation for August 2026 compared to August 2025, marking a significant single-month decline. Year-to-date visitation was down by 2.5%. While official figures for Labor Day weekend remained unconfirmed, preliminary observations indicated fewer visitors.

3. Council department reports, questions, and comments

Tyler Ames, representing the Hurricane Valley Fire District, reported a total of 30 incident responses during August 2026, comprising 8 in Springdale, 8 in Zion National Park, and 5 in Rockville. He highlighted a 10% overall increase in call volume across the district. He noted that in July, the staffing model at the Springdale station was increased from three to four personnel, consisting of two paramedics, an engineer, and a captain, as well as a second ambulance.

Chief Ames addressed recent emergency responses to a Springdale hotel, explaining that the facility's scale and occupancy necessitated a larger operational response. Two of these incidents were related to the HVAC system. He announced the upcoming 9/11 commemoration event at the Hurricane Recreation Center scheduled for 7:00 a.m., which will feature individual flags placed to honor the first responders who lost their lives on September 11th, 2001.

4. Community questions and comments

Lisa Zumpft highlighted Thomas Dansie's work on the Dark Sky ordinances. She commended his work on past ordinances and his efforts to preserve the night sky.

B. Consent Agenda

The Consent Agenda consisted of the following items:

1. Review of Monthly Purchasing Report
2. Minutes: August 12, 2026
3. Proclamation 2026-06: Proclaiming September 17-23, 2026 as Constitution Week in the Town of Springdale

4. Proclamation 2026-07: Proclaiming October as Domestic Violence Awareness Month

Jack Burns moved to approve the Consent 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.

C. Legislative Items

1. **Public Hearing: Resolution 2026-11: Opening and Amending the FY 2026-27 Town of Springdale Budget. Staff Contacts: Dawn Brecke / Thomas Dansie.**

Staff Introduction:

Thomas Dansie, Town Manager, explained the final budget adoption. He noted the necessity to amend the budget for unanticipated expenses, clarified expense costs, and a clerical housekeeping budget.

Jack Burns made a motion to open the public hearing. 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.

Public Comment:

There were no public comments.

Kyla Topham made a motion to close the public hearing. 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.

Council Deliberation:

There was no council deliberation.

Pat Campbell moved that Town Council has reviewed and approves Resolution 2026-11, a resolution to open and amend the annual budget of revenues and expenditures for the various funds for the Town of Springdale for the fiscal year ending June 30, 2027. The motion is based on the Council's findings:

<u>The proposed amendments are necessary to revise budget revenues, expenditures, and fund balance appropriations to reflect current fiscal needs and budgetary changes.</u>

<u>The amendments are within the Council's authority and comply with applicable State law.</u>

<u>The approved amendments are listed in Resolution 2026-11.</u>

<u>Authorizes the Mayor to sign. The motion was seconded by Randy Aton.</u>

<u>Vote on the motion:</u>
<u>Burns: Aye</u>
<u>Aton: Aye</u>
<u>Bruno: Aye</u>
<u>Campbell: Aye</u>
<u>Topham: Aye</u>
<u>The motion passed unanimously.</u>

D. <u>Administrative Action Items</u>

1. **Review of lease agreement between the Town and Atlas Tower, whereby the Town would lease land at 226 Paradise Road to Atlas Tower to construct a cell tower at this location. Applicant: Cornelius Whitehead. Staff Contact: Niall Connolly.**

Staff Introduction:

<u>Niall Connolly, Director of Community Development,</u> presented Atlas Tower LLC's proposal to enter into a lease agreement for Town-owned property located at 226 Paradise Road for the construction of a telecommunications tower. The subject property is situated adjacent to the Rocky Mountain Power Substation near Red Hawk Drive. Atlas Tower builds cell towers and subleases space to wireless carriers; Verizon has indicated interest in renting the infrastructure on the proposed facility should the tower be constructed.

Mr. Connolly provided background regarding designated wireless facility locations within the Town. He summarized key provisions of the draft lease agreement, including an initial three-year testing period during which Atlas Tower would conduct technical evaluations and secure necessary permits. Upon conclusion of the testing period, or following permit approval, Atlas Tower would maintain an option to issue formal notice of intent to proceed with construction. The proposed lease agreement carries a 30-year term with options for extension.

Council Questions and Deliberation:

Mr. Aton asked about relevant permits needed during the testing period. Mr. Connolly answered: wireless communications permit, design development review permit, and a building permit. All would be approved by the Planning Commission.

Mayor Bruno inquired about the testing period. Mr. Connolly noted that the process would involve soil reports and other requisite assessments. **<u>Mr. Powers, representative for Atlas Tower</u>**, clarified that the due diligence period required to break ground typically spans eight to ten months; he noted the firm anticipated an accelerated timeline for this specific project. Mr. Powers detailed the federal regulatory requirements, including compliance with Federal Communications Commission (FCC) standards, which mandate specific construction protocols and comprehensive environmental reviews, such as the National Environmental Policy Act (NEPA) report. He emphasized that these processes ensure the project addresses potential air navigation concerns and mitigates interference with local plants, animals, endangered species, and tribal interests.

Mr. Powers emphasized the tower's significance for emergency services.

He elaborated on Atlas Tower's role in developing infrastructure through partnerships and contractual agreements with local municipalities. He noted that the company invests significantly in structural foundation work and steel engineering, with the primary objectives of constructing towers, leasing capacity to wireless carriers, and fostering positive relationships within local communities.

In response to an inquiry from Mr. Campbell regarding potential construction during the 36-month lease, Mr. Powers clarified that this timeframe functions primarily as an option period rather than an active testing window.

Mr. Burns inquired about the design review process for a 70-foot concealed tower, specifically regarding the public review component. Mr. Powers provided examples illustrating potential aesthetic designs for the tower. Mr. Connolly clarified that per the master plan, the proposed design is a painted monopole intended to blend with the natural canyon colors. He added that the formal approval process requires review by the Planning Commission during a public meeting.

Mayor Bruno commended Atlas Tower for their collaboration and noted that the proposed tower would enhance cellular service for both residents and visitors. Mr. Aton concurred with Mayor Bruno regarding the importance of improving community cellular connectivity. Ms. Topham noted that the tower would support more than one provider and expressed her support.

Pat Campbell moved that Town Council has reviewed and approves the lease agreement between the Town of Springdale as landlord and Atlas Tower 1 LLC as tenant for a portion of town property at 226 Paradise Road, parcel S-160-NP, for development, operation, and maintenance of a wireless communications facility and authorizes the Mayor to execute the lease agreement and related Memorandum of Lease. 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.

2. **UDOT Zion Canyon Fiber Optics Project - Noise Exemption Permit: Request for a noise exemption for nighttime fiber optic construction along SR-9 in Springdale, to be conducted by BHI on behalf of UDOT, from September 9 through December 31, 2026, between 8:00 p.m. and 4:00 a.m. Applicant: Kiley Dabb. Staff Contact: Eugenia Akiyom.**

Staff Introduction:

Mr. Connolly presented the noise exemption permit application for UDOT's fiber optic project along SR-9. He noted that performing work at night was intended to minimize daytime traffic disruptions, though noise levels were anticipated to exceed the decibel limits established by Town Code. Mr. Connolly detailed the mitigation measures proposed by the applicant to address noise impacts.

Council Questions and Deliberation:

Mayor Bruno referenced a public comment letter submitted by a property owner. She noted that mandatory funding completion deadlines left neither UDOT nor the Town of Springdale with discretion regarding the project timeline.

Ms. Topham asked whether UDOT anticipated operating five nights per week from September 9 through December 31 within Springdale. **Kiley Dabb, representing BHI**, clarified that continuous operations were not expected throughout the entire timeframe, but the requested permit duration ensured adequate coverage as project circumstances dictated. Ms. Topham further asked if progress was proceeding as planned. **Devin, project manager with UDOT**, noted that nighttime construction had not been originally scheduled but was made available as an option for the contractor.

Mr. Dabb said it would be a benefit to work at night as the majority of the directional drilling will be in the bike lane or on the concrete on the sidewalk area. He noted the impacts to tourists, residents, and the community would be less at night.

Mr. Campbell inquired whether flaggers would be used during nighttime operations and how the work zones would appear during daytime hours. Mr. Dabb clarified that nighttime work would involve closures of the bike lane, shoulder, and sidewalk, though traffic lanes would remain open. He added that the bike lane, shoulder, and sidewalk closures would also remain in effect throughout the day.

Mr. Dabb noted the machinery will be 100 decibels. There will be sound boards that will direct sound into the street. Mr. Connolly added that the permit will allow the decibels to exceed Town Code, and they will not be measured.

Mr. Burns asked about establishing expectations for businesses and residents. He wondered if a map that shows where UDOT will be located and perhaps an established time frame within particular areas will be provided. Mr. Dabb said they can put something together. They will start at Hotel Denovo and work towards Zion National Park. Mayor Bruno agreed that it would be ideal to have more information shared with the community.

Mr. Campbell questioned the complaint system. Devin answered that UDOT runs a hotline and will pass complaints along to the Town.

Ms. Topham inquired about backfilling excavated areas as work progresses through the corridor and if those would need to be conditions. Mr. Connolly answered that it is not directly related to noise and is more of a safety mitigation. Mr. Dabb added that it is independent of the noise exemption permit.

Jack Burns moved that the Town Council approve the noise exemption permit for the UDOT Canyon Fiber Optics Project SR-9 for September 9th through December 31st of 2026, between the hours of 8:00 p.m. and 4 a.m. Subject to the following conditions:

1. The noise exemption shall apply only to the UDOT Zion Canyon Fiber Optics Project within the Town of Springdale and only during the dates and hours approved by the Town Council.

2. Nighttime construction activities shall be limited to those necessary for completion of the fiber optic installation.

3. Jackhammering and sawcutting shall be conducted during daytime hours and shall not occur during the nighttime exemption period.

4. Asphalt paving shall not occur during the nighttime exemption period.

5. BHI shall minimize the use of vehicles and equipment requiring backup alarms during nighttime operations to the greatest extent reasonably practicable.

6. Construction crews shall use two-way radios or similar communication methods to minimize

unnecessary nighttime noise from crew communications.

7. BHI shall implement the noise mitigation measures represented in its application and supporting materials and shall conduct nighttime operations in a manner that minimizes noise impacts on surrounding properties.

8. The applicant shall maintain the project contact information and hotline during the exemption period so that concerns associated with nighttime construction can be reported to the project team.

The motion is based on the finding that the application satisfies the requirements for a noise exemption permit established in section 4-3B-2(C) of the Springdale Town Code. 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.

3. **Resolution 2026-10: Adopting an updated code of conduct and rules of procedures for public officials and public meetings. Staff Contact: Thomas Dansie.**

Staff Introduction:

Mr. Dansie provided background on the Town Council having reviewed this policy in previous Town Council meetings. He noted the policy is applicable to all public bodies including the Planning Commission, Historic Preservation Commission, and the Art Review Board. He noted the Council's concerns and clarification regarding the policy as drafted in August including the restriction on discussing administrative items with the public outside of a meeting, protocols surrounding attendance at meetings of other public bodies, the media policy, and permissible content of public comments during the open comment period.

Mr. Campbell had suggestions for clarity and enhancement to the language. Those suggestions are attached to this packet.

Council Deliberation:

Mayor Bruno noted in 1.1.5, avoiding attendance or participation in the meetings of other town bodies, there should be clarification that includes avoiding influence regardless if they will have a future role in reviewing.

Mr. Burns liked Mr. Campbell's suggestions and noted the elevation of clarity. He noted the suggestion in 1.4.3 of deleting the last sentence. He noted wanting to keep the last sentence as it adds more specificity. Mr. Burns brought attention to section 2.1 regarding "must" versus "should." Mr. Campbell and Mayor Bruno agreed on using the word "should."

Ms. Topham made a motion to approve Resolution 2026-10 adopting an updated Code of Conduct and Rules of Procedures for public officials in public meetings as discussed in the September 9, 2026 Town Council Meeting. The version that will be adopted is Council Member Campbell's version with the following edits:

1. **Striking "for which your public body also has a role in reviewing" in the last sentence of 1.1.6 C**

2. Keeping the last sentence of 1.4.3

And directs the Mayor to sign. 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.

E. Administrative Non-Action Items

1. General Council Discussion

F. Adjourn

Ranty Aton made a motion to adjourn at 6:21 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.

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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.