



City of La Verkin

435 North Main St., La Verkin Utah, 84745

(435) 635-2581 Fax (435) 635-2104

www.laverkin.org

Confluence Park Executive Board and Technical Advisory Committee Minutes Wednesday, September 18, 2019 3:00 p.m. La Verkin Trailhead Confluence Park

Present:

Board Members:

Richard Hirschi	La Verkin City
Paul Heideman	Toquerville City
Clark Fawcett	Hurricane City
Victor Iverson	Washington County Commissioner

Advisory:

Steve Meisner	VRP
---------------	-----

Others:

Kathleen Nielson	Washington County Grant Writer
Patricia Wise	La Verkin City Council
Ray Justice	La Verkin City Council Representative
Randee Sanders	Washington County HCP
Christy Ballard	La Verkin City staff

I. Meeting Called to Order:

Mayor Hirschi called the meeting to order at 3:06pm.

II. Approve Minutes: July 17, 2019 and August 21, 2019

Motion was made by Paul Heideman to approve both the July 17th and the August 21, 2019 meeting minutes, second by Victor Iverson. Hirschi-yes, Heideman-yes, Fawcett-yes, Iverson-yes. Motion carried unanimously.

III. Business:

A. Update on the Trailhead grant

Kathleen reported it was suggested the staircase be a spiral staircase instead of the original plan. Rosenberg Engineering said their price would go over \$2,000 if they had to design a staircase. She feels comfortable with that proposal, even though she didn't get an actual dollar amount, because while there have been several people interested in constructing the staircase, they wouldn't design it until they were on site. Rosenberg will engineer and design the staircase then we can ask people to build exactly what we want.

She has been asked if bikes would be allowed on the staircase and she feels extremely steep trails are not bike and pedestrian friendly so this trail should be a pedestrian trail only.

Commissioner Iverson mentioned he envisions more of a traditional staircase with landings and feels getting the staircase engineered is almost a must.

Kathleen drew an example of how they envision the staircase to be. Work on the hand-built trail has begun. It is wider than she expected it to be and it looks great. The staircase will have a large landing at the top and three additional lookouts with railing and informational signage throughout.

Mayor Hirschi asked about the possibility of putting water in the pond.

Steve replied the threat of non-native fish being put into that pond is too great.

Commissioner Iverson stated the County would like to get water to the old Gordon Woods property. Eventually Ash Creek Sewer District will get pipe to that area, but he would like to green those up with the other pastures this year.

He wondered if it would work if the pond was filled and drained frequently as part of an irrigation system. That is what the pond was historically used for.

Steve thought that would help but the dam would need to be inspected for safety. Darwin Hall used to get water from the La Verkin Bench Canal system to water that area. There were problems for the City when it was being used. He spoke with the Water District at that point in time about putting an orifice plate there to limit the amount to water that could go down which should hold the pressure for the rest of the town.

Commissioner Iverson said that is an idea worth looking into. They need to come up with a system that works. Sprinklers might work but then someone must change the head-gates and turn the water on and off. Once Ash Creek Sewer District is there, they will take it over. It will be 3-4 years before they will be ready, and he doesn't want to wait that long.

He would like to meet with Steve and La Verkin City to see what could be done.

Kathleen mentioned she feels the Park is becoming a place that needs to have someone in residence down there who could do things like change head-gates. There are a lot of people that work as camp hosts only there is no camp, they are just a presence. She doesn't know if the County could afford hiring someone to be a camp host, but she also thinks the County can't afford not to.

When the LeRay McAllister people visited Confluence Park, it didn't look as good as it did when they first started giving the Park money.

The County, at some point, needs to realize this is an attraction, an entity that needs to be dealt with. Hurricane and La Verkin kind of want to save it for them, but they can't, especially with Zion so overrun. Something needs to be figured out.

B. Update on the LeRay McAllister Grant

Kathleen reported the LeRay McAllister people came. She thinks they were excited to be here, and that they are going to fund us. One of the members did comment how great they thought the project was but that someone along the way was going to have to commit. The cities need to have a line item in their budget. The County is already doing a lot, but the cities need to do more if this is going to be something

that is going to survive, take hold and be something. It must be accommodated with its own budget and someone needs to be in charge.

Commissioner Iverson pointed out most people in the meeting know the history of the purchase of the Park. This has been one of the challenges of the Park, knowing who is in charge. When it was deeded to the County no one really had ownership of it. Bob Sandberg started doing a lot of work, but he was really over endangered species.

When he came on as County Commissioner, he put a line item in the budget for Confluence Park and that was when the County started talking with La Verkin City about getting water to the Park. They discussed purchasing the water shares from Virgin River Land Trust or leasing water from La Verkin City until Ash Creek Sewer District came in.

Kathleen can be credited for everything that has gone into the Park to this point with the grants she has received.

He would like to get the pastures greened up this fall and we absolutely have to look into building a pedestrian bridge as soon as possible. There has been an issue with vandalism at the power station, so we put up the fence, which makes it look like a prison and is barely keeping the vandals out. Now, as we talk to other parks and how they do things, the goal is to cut down the fence and put interpretation there, cameras and possibly lighting, allowing people to interact with the building.

He doesn't want to restore the power station but preserve it from further deterioration. He wants to stabilize it and give it interpretation so people can appreciate what it is. Kathleen had suggested opening the door and build a metal platform for people to go inside and see the old workings.

Kathleen continued with the LeRay McAllister Grant. We are prepared if we do receive the money. We know exactly what we will be doing. She will know October 8th whether we are receiving any money and if so, how much. We asked for \$35,000 and the grant is a 50/50 match so we will need to have an in-kind match for \$35,000. That hasn't been a problem for the Park in the past.

She will contact Hurricane Valley Fire District for dead fall tree removal which will cover most of that match.

Paul asked if there needs to be a chipper brought in for material for the trails.

Kathleen explained the Tree Guy has a chipper. If the trees are good for trail material, she will have him leave them.

C. Ash Creek Services Development Plan

1. Status update on plan
2. Water delivery to pastures

No one is present to report.

D. Discuss partial restoration and stabilization of the power station

Kathleen took Bill McMurrin (an architect and on the Land Trust) and Karl Rasmussen (an engineer) down to the power station. The building is extremely stable. The roof is not as stable as she had hoped, and the upstairs floor is not stable.

A lot of the wood structure in the roofing will need to be replaced. They are working out a plan for the power station that they feel would be a good way to treat it. They did recommend Phase 1 be taking care of the roof and remove the fencing with the serpentine wire but leave the old-fashioned fence. They also

liked the extra structure with the insulators on it and felt it should stay. It is ugly but it is part of the history.

We will make the power station a historical site.

Steve mentioned Bill McMurrin was part of the original group that set the architectural standards for Confluence Park.

Kathleen said their recommendation for the inside of the power station was to get to the concrete floor.

Mayor Hirschi confirmed there was a concrete floor in that building.

Kathleen continued with the recommendation report. They recommended having one workable door with a platform. There are two massive steel girders used as a pulley system and Karl said they are fantastic. He would however like to put two supports under each of those girders just so there is no question about the stability of the building. The pelton wheel will stay but a lot of the things will need to be cleaned out around it.

They said the windows were in really good shape. Some of the metal frames are bent but it would be easy to put a single pane back into those window frames.

He did say the project would probably reach six figures.

Kathleen and Commissioner Iverson discussed having a picnic area on the concrete so the tables could be fastened into the concrete. The rest of the picnic area could be wood chip or pea gravel. A fire pit would be a good idea there but would need to be regulated.

Commissioner Iverson mentioned once there is water in the Park the fire risk would be very low.

Kathleen said the County will need to decide what they would like to do with the area.

She is going to word a sign to post at the power station announcing plans to renovate the building and stating contact information if anyone would like to volunteer with the project. She will have it ready for Board approval at the next meeting.

Moving ahead with the LeRay McAllister Grant will help improve this area as well.

Ray said there is a lot of interest in the power station. It is one of the things people can see from the highway.

Commissioner Iverson said, regarding water delivery, he would like the County to put out an RFP for the 2 pastures (main pasture and the field across La Verkin Creek) that have water stubbed to them already. They would like to laser level the fields and flood irrigate them. The fall season is the best time to do that, so if the Board is okay the County will move forward. He would also like to discuss possibilities for getting water to the old Gordon Wood property at the same time. Greening up the fields would give the Park a whole new personality.

Patricia asked if there would be an issue with flood irrigating since the State Legislature has passed the water conservation bill requiring communities' meter secondary water systems.

Commissioner Iverson replied he thought it would be okay because the fields would be lasered, and that is a good way to use water.

The County purchased the La Verkin water shares from the Virgin River Land Preservation and La Verkin City has agreed to rent them any additional water if necessary.

Kathleen mentioned there are a lot of things that need water by the power station as well.

Steve pointed out that another benefit of flood irrigating is that as the water leaches in they get nice feedback into the River. When it comes back to the River, particularly by the Gordon Woods property, it comes back by going through the ground. As it does it cools down, so in the summer you will see a lot of the endangered fish stuffed up into pockets where that water comes in.

E. Give Your Land a Hand project-Sept. 28th

1. Priority Clean up areas
 - La Verkin
 - Hurricane

Randee passed out flyers for the upcoming project. Confluence Park is one of the cleanup initiatives. They will meet at the La Verkin Trailhead. If they have enough people, they will branch off and take half to the Hurricane side and leave half in La Verkin.

Clark said the area on the Hurricane side most in need is the trail below the old dump.

The project will be by the power plant on the La Verkin side.

Randee explained dumpsters have been donated for the project. If they need a backhoe, she will have Cameron contact Mayor Hirschi.

Commissioner Iverson left the meeting at 3:57pm

IV. Public Concerns for Board Consideration:

Patricia explained she will be emailing the Board and Committee members a survey link to fill out from the Zion Regional Collaborative Group that the cities, County and UDOT are involved in. The group discusses tourism on the east side of Washington County. This study was funded by UDOT and is for a multi-use pathway from Springdale to Hurricane and from there, connect into Washington City. She would also like it to connect to Toquerville's trail systems.

V. Board Member Concerns:

No comments were made.

The meeting adjourned at 4:04pm

Minutes taken by Christy Ballard.

October 16, 2019

Date Approved

Richard M. Hirschi
Richard Hirschi, Chair

