City of La Verkin

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Confluence Park Executive Board and Technical Advisory Committee Minutes
Wednesday, October 16, 2019 3:00 p.m.
La Verkin Trailhead Confluence Park

Present:

Board Members:	
Richard Hirschi	La Verkin City
Toni Foran	Hurricane City
Victor Iverson	Washington County Commissioner
Cameron Rognan	Washington County HCP
Advisory:	
Dennis Kay	VRLPA
Rhett Boswell	UDWR
Others:	
Kathleen Nielson	Washington County Grant Writer
Patricia Wise	La Verkin City Council
Ray Justice	La Verkin City Council Representative
Richard Cutts	Hurricane City resident
Mike Chandler	Ash Creek Special Service District
Derek Imlay	La Verkin City Director of Operations
Christy Ballard	La Verkin City staff

The meeting began at 3:11pm without a quorum present.

III. Business:

A. Update on the Trailhead grant

Kathleen reported the restroom locks will be regular locks. If La Verkin City decides they would like electronic locks that can be installed by a local company.

Mayor Hirschi said La Verkin is willing to pay the upgrade for electronic locks but would like a local company to install them. They are also willing to pay the upgrade for stainless steel fixtures.
The City would also like two water heaters.

Commissioner Iverson would like to include a skylight as well as electrical lights.

Kathleen continued; there will be a hand dryer instead of paper towels, no diaper changing station and the trash can will be located outside of the restrooms. Anti-graffiti paint will be included along with a drinking fountain.

Installation of the restroom includes delivery and all the hookups. She is not sure about the pad but will let La Verkin know once the order is placed.
The estimated cost of the restroom, with the additional items, is $61,000.

Mike Chandler with Ash Creek SSD explained the location of the closest sewer line and where the sewer connection will be.

There was a discussion on possible locations for the restroom.
Mike said any of the locations mentioned would be fine for the sewer line.

Derek said La Verkin will be working on Tuesday to find the location of all the utilities.

Cameron reported they are making good progress on roughing in the trail. It should be completed by the end of next month.

Kathleen had a map with the lookouts marked.
The trail is progressing; however, we are still waiting on Rosenberg for the final staircase design.
They were able to receive 3 bids for the tree work. The Master Arbor, Kevin Jorgenson will be awarded the bid. There is enough money in the grant to cover that work.
Confluence Park was awarded $35,000 from the LeRay McAllister Grant, which is the amount we asked for.

Commissioner Iverson said he spoke with La Verkin City and he feels the County should take care of the restroom, the grant, help compensate getting the power over to the restroom, the trail and the parking lot and the City will be responsible for the rest of the park area.

Kathleen reported Todd is working on the design for the County's portion and Ron has it on their project list.
She told Todd he needs to contact La Verkin to find out what they would like to do with their park so that everyone is on the same page.

Commissioner Iverson would like to move forward on the parking lot and restroom and La Verkin can worry about moving forward on the rest of the park.

Patricia Wise said she spoke with Mayor Hirschi about the City pursuing other grants that would not conflict with grants the County has or could receive for Confluence Park. The City really needs to hire a landscape architect or park designer to help them come up with options before they can move forward. She would like to keep the area as natural as possible and still provide a place for families to enjoy.

Tony Foran arrived at 3:30

II. Approve Minutes: September 18, 2019
Motion was made by Cameron Rognan to approve the September 18, 2019 meeting minutes, second by Toni Foran. Hirschi-yes, Foran-yes, Iverson-yes. Motion carried unanimously.

Kathleen said the County is applying for a Utah Outdoor Recreation Grant in January/February for a bridge in Confluence Park to connect Hurricane and La Verkin. Rosenberg Engineering is willing to design the bridge.
Rick Rosenberg told Kathleen the bridge itself would cost approximately $300,000. Anything leading up to the bridge would be an additional project.

Commissioner Iverson said between all the public entities involved there shouldn't be a problem getting the match. A bridge would be very nice in the Park.

Cameron is attending the grant workshop in November and suggested they talk with the facilitators.

Commissioner Iverson asked if Ash Creek Sewer District still needed to run lines under the bridge.

Mike explained that would be if the County wanted to irrigate the south side the River.

Kathleen said Rick Rosenburg expressed the desire to not have anything in the River. He said the pylon would be outside the River and up the bank fairly high.

B. Update on the LeRay McAllister Grant & Outdoor Recreation Grants

Already reported on.

C. Give Your Land a Hand project report

Cameron reported the project had a very good turnout.
River Rock Roasting Company served breakfast to everyone who attended to show their appreciation.
There are piles of debris that will be burned this winter by State Forestry and Fire. The debris that couldn't burn went in the dumpster.
Photos were taken to submit to the LeRay McAllister grant showing the joint effort in cleaning up the Park.
There were not enough people to work on both sides of the Park, so they focused on the La Verkin side.

D. Discuss partial restoration and stabilization of the power station

1. Sign approval

Kathleen reported Mesa Consulting Group met with Kathleen on site at the power station. Bill McMurrin wrote a memo on what they believe needs to be done with the building.
The County has expressed interest in having the roof replaced, which is necessary. Some of the skeletal structure will also need to be replaced to hold up the roof.
The only structural thing they want to add is four vertical metal beams under the iron structure already there. Before that could be done, all the dirt needs to be moved off the floor so they can inspect the foundation.

Commissioner Iverson stated they have been trying to determine the best way to preserve the power station and prevent people from vandalizing it. They have decided to take down most of the fencing.
He suggested getting a prison crew down there to remove the dirt from the floor.
His main concern with removing the fence is the hole in the front. He would feel better about putting a grate over the hole before taking down the fence.

Cameron agreed and wondered if La Verkin City could help with some of those projects.

Kathleen said the Consulting Group thought the fence should come down as well. They also said the building does need to be secured somehow during renovation to keep people from going in and out of it.

Commissioner Iverson suggested including the iron work for the power station in the bid for the staircase for the new trail since the equipment will be there already.

Kathleen would like a sign on the building explaining the renovation.
She said the Consulting Group doesn't recommend doing anything to the upper level of the power station except in the first doorway. He suggested having a small platform in the first doorway for people to view but they enter the power station from the doorway on the lower level. This will allow people to walk around and see the mechanics of the power station. They also suggested leaving some of the water damage so people can see what happened when it blew itself apart.
There will also be a lot of interpretive signage.

Commissioner Iverson said he liked the idea of keeping the building as open as we safely can, we just need motion cameras to deter vandalism.

Kathleen asked about the possibility of bathrooms at the power station.

Mike said the plan envisions flush bathrooms and there will be a pipe there, you just need a building. One of the things that needs to be looked at when they start planning for bringing the sewer down from the penstock is how to get the other utilities down off of the hill with it. He intends to run an irrigation line back to the penstock so the pecan orchard area can be watered but what other utilities would they like brought with it?
If the bathroom is close to the power station, it would be easy to set up with power and telecommunication for surveillance.
Low impact lighting would also deter a lot of the vandalism.
Planning of the Ash Creek Confluence Park facility has been postponed until next year. They will be designing the facility over the course of next year and bidding it at the beginning of 2021.

Commissioner Iverson would like to get the fields and the old Gordon Woods property irrigated this spring. He wondered about the possibility of running irrigation water into the old pond and using a sprinkler system to get the water from there to the Gordon Woods property. The pond would be continually drained so there wouldn't be an issue with fish being transplanted into it, which has been a concern.

Mike explained installing the line will require blasting. He also wondered if the pond would meet the definition of a high hazard. A pond also creates additional structures for inlet and outlet protection so it would be better to just pipe it together and use the pressure off the hill.

Derek stated if the pond was not an option, we would need to develop a timed watering schedule because in the past, watering in the Park has taken all the pressure from the City.

Cameron suggested filling in the pond and planting trees in that area if it can't be used.
Mike agreed that would be a good picnic area. His concern would be inviting people to a specific area by renovating the power station and building a bathroom that close to a potential hazard.

Kathleen likes the idea of planning trees in place of the pond.

Derek suggested running a line down the cliff where the City has a cleanout, drop into a manifold system and disperse out from there. That would prevent the City from losing pressure.

Cameron didn't see an issue with that idea.

Commissioner Iverson was in favor of it.
The County will take the lead on this project and get it out to bid. The fields need to be laser leveled. He would like to include irrigation installation in the bid. The Gordon Woods property will be more complex, but he would like to have it out to bid by the end of November.

Rhett stated the pecan tree area was the most important area for fish when it was irrigated, according to Rick Firdell. The water would go underground and into the Virgin River mitigating Pah Tempe and creating fish habitat.

E. Ash Creek Services Development Plan

1. Status update on plan

Mike reported everyone that attended the charrette will receive a digital copy of the final.

2. Water delivery to pastures

Was already discussed.
Ash Creek SSD cannot spare any manpower to help with this until they start working on their facility.
If the County has the lower field laser leveled there is a corner Ash Creek SSD will tear up. Mike would like to get a 12- foot low level crossing on the La Verkin Creek, then that section could be laser leveled and would not be ruined by pipe installation.
Mike explained what he envisioned for the crossing.

Commissioner Iverson asked about bank restoration.

Mike replied the trails need bank restoration. The plan doesn't definitively state what will happen. A plan would need to be developed and submitted for board approval.
He doesn't anticipate Ash Creek SSD putting in a low-level crossing, but the County may want to consider creating the access for the field maintenance.

Commissioner Iverson pointed out Ash Creek and La Verkin Creek have both been wiped out by floods before.
Do we design what optimal would look like and then move forward on applying for grant money?

Cameron stated Ash Creek SSD has already done a lot of the leg work.

Mike reported the study on that section pointed out the velocity issues with La Verkin Creek. If the Creek could be meandered it would be a good thing and would help the trailhead parking area and the La Verkin Creek trail.

Rhett suggested doing some bio engineering on the straight piece.

Mike said a tree trunk with a root wad is perfect for that type of thing.

Kathleen mentioned if there is anything that could be used from the cleanup portion of the grant, we can have the Tree Guy save it. Cameron just needs to let her know where to have them stockpile it.

Rett needs a plan for DWR to review regarding tree removal for the trailhead and cleanup project.

Mike said Emergency Mitigation Protection (EMP) Grant money could be applied for to help with the Ash Creek and La Verkin Creek issues.

F. Other Park projects

Cameron reported the wedding will be happening on October 27th. The Park will not close.
Another idea that has been presented to him to help alleviate vandalism is a camp host. Someone that lives at the trailhead and provides a constant presence. It could be either year-round or just during high use periods.
It would require an RFP.
A site has not been decided.

Commissioner Iverson liked the idea of a camp host.

Mike said he would see if Ash Creek SSD could put in a sewer clean out if the County would like one.

Toni mentioned camp hosts are used in a lot of Forest Service campgrounds where there are no services except for the camp host.

Part of the duties of the camp host would be to move irrigation water and open/close gates.

Mayor Hirschi would like to get water and sewer to the existing bathrooms.

Mike said the sewer line runs right past the restrooms, so he is not sure why they are not flush toilets.

Kathleen asked about the water that comes off the hill by the power station.
She would like the concrete in that area removed if possible.

Derek thinks it is drainage from the surrounding subdivision. The City did not put the concrete there and can be removed.

Mayor Hirschi has received several complaints with turkeys coming up from the Park.

Rhett reported DWR is dealing with that call as well and they have sent a depredation guy out to speak with the concerned citizens. He is not sure they are causing any damage; it seems to be just nervous citizens.
Turkeys have spread exponentially throughout Utah in the last 10 years.

Dennis reported there was work done in the early days of Confluence Park regarding the creeks that may be helpful when determining what to do with Ash Creek and La Verkin Creek.

Mike said the River Corridor Study was the report he was referring to. He does have a copy of it.

IV. Public Concerns for Board Consideration:
Patty Wise said, as a citizen, she does not want events, like weddings, in Confluence Park. She is fine if they walk in but feels vehicles are so intrusive to hikers.

Commissioner Iverson would like to create a policy for people to have events in the Park but with limited vehicle access. As the Park is improved more people will want to have events there and it is a public space, so we need to create a concept amenable to both uses.

Cameron said there is a special event permit that is filled out for all events held in Confluence Park.

Kathleen mentioned when the Park improves on the broader aspect, people will have more opportunities to get to secluded areas that are away from that main road.

Commissioner Iverson would like to address the issue.

Rhett said we have discussed pushing the vehicle pressure over toward the base of the hill so the more developed areas will be along the hillside and the more remote will be out toward the River.

Richard Cutts asked if there were any updates on the property purchase with Rocky Mountain Power.

There was a discussion on what needed to be discussed with Rocky Mountain Power.
The possibility of them contributing to the restoration of the power station and the acquisition of property south of the Dwelling vacation rental homes on the other side of the River.

Kathleen heard that property has changed ownership.

Derek will verify the owner.

Richard Cutts mentioned the Board/Committee should be looking at Confluence Park as a whole not in fragments. The Hurricane side is getting ignored.

Commissioner Iverson said once the bridge is built there will be more interest from Hurricane citizens to be involved with the Park.
The Park land is in the County's name and this Committee was created but no one has put any money toward it. The County has just put a line item in the budget for Confluence Park so you should start seeing some progress.

Kathleen mentioned the Hurricane trailhead has been completed.

Richard said trail maintenance needs to be addressed on the Hurricane side. They have tried to get permission to have Scout groups clean up the trails and no one will give them permission.

Kathleen explained Hurricane had a trail group that worked on the trails all the time. They eventually got tired of being the only people working on them and quit.

Toni will mention the issue to Clark.

Rhett mentioned this is a common problem with easements in general.

Richard pointed out the dump property, that is privately owned, is intruding onto the Park and that owner should be required to clean it up.

V. Board Member Concerns:
No comments were made.

VI. Adjourn
Motion was made by Commissioner Victor Iverson to adjourn, second by Cameron Rognan. Motion carried at 4:47pm

Minutes taken by Christy Ballard.

January 15, 2020
Date Approved

Richard Hirschi, Chair