



Snyderville Basin Special Recreation District
Board Meeting Minutes
Wednesday, August 11, 2010
Schefter Conference Room - Trailside Park
5715 Trailside Drive
Park City, Utah

Board Members in Attendance: Jay Burke, Tracey Douthett, Ron Perry, Scott McClelland, Kevin Simon, Marilyn Stinson.

Absent: Scott Siemon

Staff/Employees Present: Rena Jordan, Bonnie Park, Bruce Dickens, Senta Beyer

Attending Guests: Kerry Morgan; Charlie Sturgis, Mountain Trails Foundation; Bill Malone and Bob Kollar, Park City Chamber/Bureau; Claire Desilets; Max Greenhalgh; Michael Howard, Appointed Interim County Treasurer filling the unexpired term of Glen Thompson; Brian Baker, Zions Bank Public Finance; Jess Perry, Rocky Mountain Running, LLC.

The meeting of August 11, 2010 was called to order by Chair Perry at 6:07 pm.

PUBLIC INPUT

There was no public input at this point in the meeting.

PUBLIC HEARING ON BALLOT PROPOSITION REGARDING THE ISSUANCE OF NOT TO EXCEED \$25,000,000 GENERAL OBLIGATION BONDS TO FINANCE THE COSTS OF ACQUIRING RECREATIONAL OPEN SPACE PROPERTY, CONSTRUCTING TRAILS AND RELATED IMPROVEMENTS

Rena Jordan introduced financial advisor Brian Baker to review fiscal impacts of the proposed bond. Baker reported that interest rates are very low at the present time, and the tax impact will be less than what it is estimated to be in the current ballot language. The ballot must include the tax impact on the average home value in the District of \$652,000. That value works out to \$99 per year in taxes on average. On \$100,000 of valuation it is \$15.18 per year, or \$1.57 per month. Bonnie Park provided a draft voter information pamphlet which details the property tax impacts. Baker explained the further out money is borrowed the higher the rate – on a 20 year bond the rate is 3% at the present time. Baker said the estimates are fixed on the debt service, if valuations go down, the tax rate increases. With the last open space bond, valuations had doubled between the time of the election and the time the bonds were issued, resulting in a tax rate that was half of what was projected.

Chair Perry opened the public hearing.

Michael Howard, the appointed Summit County Treasurer, said his office has received phone calls in response to tax valuation notices that were recently mailed. The Summit County Council has heard from residents of the west side of the County requesting that taxes not be increased, and he believes it is important that the District be aware of that. It is expected that several tax appeals will be filed with the assessor's office. Because valuations have fallen, the tax rate has increased to make up the difference in collecting budgeted revenues.

Charlie Sturgis, Mountain Trails Foundation, emphasized how summer business has been created for the area due to the success of the trails system. Taxes generated through tourism come back to the community. In addition, acquisition of open space reduces new development density that leads to higher taxes to pay for infrastructure.

Ron Perry expressed his interest in having BOSAC be able to announce a property acquisition prior to the election. Max Greenhalgh said that could be a possibility.

At 6:27 pm hearing Chair Perry closed the public hearing.

RATIFICATION OF TRAIL EVENT POLICY EXCEPTIONS FOR PARK CITY TRIATHLON AND "PINK HALF PARK CITY"

Rena Jordan said at the last meeting, the Board delegated the authority to her to make an exception to the Trails Special Event Policy for the Park City Triathlon. Particular to the "Pink Half Park City," a half marathon proposed in October, Jordan said staff was hopeful to have a comprehensively revised policy for Board consideration at this meeting. Because staff has been busy, more time is needed to come back at a future date with revised trail use event policies for 2011 and beyond. She is concerned about upcoming back-to-back weekend events, including Park City Marathon/Half Marathon, the Sinner Six 10K and the Triathlon the following weekend. All of these events impact the McLeod Creek/East Hwy 224 connector. The trails event policy states there are not to be more than four events on the same corridor in the same year, other than District sponsored events. These new events exceed the quota, which is why the policy exception is needed.

McClelland validated his understanding that the reason the policy exists is so District constituents are not put out with overuse of the trail system for events. Jordan explained at the last meeting, an obvious breakdown in communication occurred whereby Newpark had committed promotional dollars to the Triathlon and Sinner Six, prior to the events being permitted. These events were beyond the cap on the number of events set by board policy, but were already being promoted.

MOTION: To authorize the trails special event policy exceptions to allow for the Park City Triathlon and Pink Half Park City as proposed for summer 2010. [Douthett/Burke] All in favor: Jay Burke, Tracey Douthett, Ron Perry, Kevin Simon, Marilyn Stinson. None opposed. Absent: Scott Siemon. Abstain: Scott McClelland due to his absence for discussion on this topic at the last Board meeting. Motion carries.

DISCUSSION OF FIELD USE FEES FOR TRIPLE CROWN FAST PITCH WORLD SERIES

Chair Perry invited Bill Malone, President and CEO of Park City Chamber Bureau, to the table. Malone thanked the Board for an opportunity to be heard tonight to request that the Board

consider resident field rental rates for girls Fast Pitch Softball tournament which takes place in July each year. He said the Chamber has hosted this event for six years, which attracts 250-350 teams. The estimated economic impact of the event is \$6 - \$9 million of direct spending across Summit County, and it is a good piece of summer business with a positive impact on the local economy. In order to produce the event, fifteen fields to play on are provided between Park City, Snyderville Basin, Oakley and Coalville. Thirteen of the fifteen fields are provided at no charge, and two fields at Ecker Hill complex are paid for by the Chamber.

The current agreement calls for the Chamber to provide fields for the event, assistance with opening ceremonies, resources for storage, tent rentals, and housing contacts. The contract is designed to incentivize the business side to drive overnight stays. The average stay is 5.5 nights. The event producer is incentivized for those teams traveling from 80 or more miles away. A portion of the dollars have been escrowed and in the last six years \$30,000 for field improvements have been funded, including backstops at TMIS, infield mix in Coalville, and dugouts in Oakley. It is a structure that provides a quality experience for guests of the tournament.

At Ecker Hill, fields have been paid for in prior years. Use of these fields is particularly important to businesses at Kimball Junction for overnight lodging and restaurants. This year's invoice was itemized, and reflected the non-resident rate. The difference between non-resident and resident price is about \$3,000. Trying to resolve this, Malone attempted to pay the resident rate and then come to the Board for consideration on that rate. Had the Board said no, he would have paid the non-resident rate. That did not work out and it looked as though the fields would be unavailable unless the non-resident rate was paid. In order to avoid any embarrassment or consternation to kids and parents, the Chamber paid the non-resident rate. Malone is here to request consideration of a rebate in the amount of \$3,000. Malone said the Chamber is a local 501 (c)6 non-profit organization that has been in Park City for 28 years. The dollars generated in order to pay for field rentals are local dollars that come from lodging, restaurant, and other local businesses that support the event. He requested the Board consider charging the Chamber as a local organization for the field rentals this year.

Scott McClelland said that Park City Soccer Club uses the fields and is charged resident rates for the Park City Extreme Cup tournament. Many of those teams come from out of state, and he believes equitable treatment for both tournaments should be considered.

Jordan said the failure of staff to collect the field fees 100% up front prior to the event was awkward. If there was contemplation about rate negotiations, those discussions could have taken place with the Board before the event started. In the past the Chamber paid for the full complex; this year an allowance was made to pay for the two tournament fields being used which was a \$6,000 reduction in the complex fee. The agreement to reduce the bill was given even in the midst of the tournament. Jordan said the event impact is to the whole complex; staff was directed not to limit use of areas outside the two tournament fields. This prompted Jordan to conduct a cost analysis of direct costs which indicates the District realized a loss in out of pocket costs. She expressed the difference between funding sources of Park City and the District. If the Board decides the District is in the business of generating tourism dollars, and a reduced recovery rate is acceptable, that is a Board policy decision that is not just about Triple Crown. Having tracked the time and effort for the Park City Soccer Tournament, direct costs are more than the District receives in field fees and the soccer club also believes the fees are too high. It is her recommendation the Board consider establishing a recovery model as it relates to hosting special

events. The staff has been working seven days a week for more than two months to accommodate the activity, but it takes extra hours and incurs extra costs. She said is the right thing to do to make it equitable, but the District realized a loss, and the fee structure should be reviewed and fees may need to go up across the board.

Ron Perry said it is foremost for the District to take care of its residents, and to maintain strong relationships with Park City Municipal and Park City School District. He explained the O&M tax levy, funded by property tax payers of the District, which is complemented by RAP and Restaurant Tax. Revenue sources for Park City and Summit County are different. Rates for District programs and the Fieldhouse rates are designed to be affordable to residents. He understands the economic benefit of tourism to Basin businesses to keep them economically viable. But, he believes as a Board it should be reasonable to recover the direct costs of special events and his personal opinion is the District should not go in the hole for a tournament that comes primarily from out of state. Malone requested consistency and fairness in the fact that they are a local organization using local dollars to pay for the fields. He does not believe local use is being displaced. He made the point that businesses in the Basin pay a hefty property tax and for them to pay that tax they need to have a profitable business, and they are reliant on these types of events. He suggested some consideration be given to that. He said he would be neglect in his job if he did not ask for resident rates. Perry asked how Triple Crown determines the distribution of funds for field improvements. Malone said they survey those fields most in need of improvement and assist in making them to make the experience a positive one for tournament participants. Malone said Triple Crown is a different piece of business that is built on a specialized environment in a resort community, which is different than a 12-plex. The fields in Coalville were those needing the most repair. The event organizer sets aside funds to assist with that. Malone requested the Board consider allowing the use of the fields without utilization of District staff. Ron Perry said it would depend on the qualifications and capability of the event organizers. Jordan expressed her concern over the reality of logistics for parks maintenance to turn fields around from Triple Crown to prepare for the Park City Soccer tournament. District staff is spending significant amounts of time on special events at parks and on trails, to the extent that an internal reorganization has created a dedicated position to manage them. Jordan recommended that Board look at these policies comprehensively in the coming months.

Bill Malone and Bob Kollar departed the meeting at 7:07 pm.

Scott McClelland expressed concern over possible negative consequences for District public relation's over a \$3,000 difference. If Triple Crown pays non-resident rates, he believes Park City Soccer Club should too. Douthett said the itemized bill seemed to make a difference in raising a concern this year. Jordan said the real difference was that a rate card accompanied the invoice which prompted questions on the rates previously billed. Jay Burke said based on his experience with the soccer tournament this summer, he agrees the rates should be re-visited particularly given the high quality of the field experience provided by the District.

Bonnie Park suggested the District look at resident rates, non-resident rates, and event rates. If it is an event, it is priced as an event. She added that when the three-way joint use agreement was developed with Park City and the School District, the District rates were lower than Park City's. Consequently Basin fields were over-used because the fees were less. As the agreement was negotiated, the fee schedule was adjusted to be more equitable in order to balance the impacts to all Park City area complexes. Park also provided history on the seven year evolution of the home grown Park City Soccer Club Tournament. The tournament committee has worked hard over the

years to satisfy the Chamber that it was bringing in out of area teams to generate lodging and sales tax dollars. She said the tournament is run by local parent volunteers to make that happen, which she believes is distinctly different than Triple Crown. She also noted that dollars generated by the Extreme Cup is an investment in a community club program that feeds the scholarship program that in turn subsidizes local youth who could not otherwise afford to pay and participate in competition soccer.

Jordan said the difficult question is how to formulate policy around the event experiences, and because staff is currently in the midst of special event season it will take some time to step back and consider the big picture in a reasonable holistic way.

BOARD DEBRIEF ON JULY 28TH TOUR OF FUTURE PARK SITES

Bruce Dickens said the District would benefit from results of a needs assessment to help plan the Silver Creek Village land dedication. Scott McClelland concurred, and asked if there are sport trends that the District should be following. Dickens agreed, and said he has been studying park facility improvements in other communities. The potential park site at Jeremy Ranch would complement other District offerings. He questions whether the Koleman park site is best suited to artificial turf if there are parking constraints. Tracey Douthett observed the Jeremy Ranch area is lacking in park space. Senta Beyer commented the East Canyon Creek Trail could be developed into a parkway, similar to the Jordan River Parkway. Ron Perry cautioned the Jeremy Ranch Consent Agreement may constrain what will be allowed on the open space parcels there. Bonnie Park acknowledged this is part of conducting due diligence. Bruce Dickens said while the Board did not visit Willow Creek on this site tour, some additional thought needs to be given to dog park improvements which have been budgeted, but are subject to an amendment to the Willow Creek Conditional Use Permit. Rena Jordan said the biggest opportunity for conducting a needs assessment is tied to opportunities at Silver Creek Village, if the project is approved. She believes the District will need to bond for those improvements, rather than rely on impact fees to develop the park site. Park said the land dedication reviewed by the Board was 54 acres; after the site visit, the developer is contemplating a land dedication of 74 acres. Jordan said she feels very strongly that the District progress on the Koleman parcel with the impact fees that are available. Stinson questioned if the neighboring residents to Koleman property will speak out against park improvements on that site. Park explained that representatives of Park West Village were invited to participate in the planning of trails on the property, at which time the park parcel was noted on the plan. That property was once identified as an affordable housing overlay zone proposed by the County. The Two Creeks subdivision is still early in its development, and the building envelopes provide a backyard buffer to the park parcel. Discussion followed on the lack of adequate parking at all park sites. Dickens said additional parking has been challenged at all park sites during the public approval process. Bonnie Park asked for Board feedback on the proposed increase of park acreage at Silver Creek Village. The developer will return to the Basin planning commission in two weeks to discuss community benefit contributions, at which time District should be in a position to provide feedback. Park explained the minimum park acreage requirement is 20 acres; the 74 acres proposed represents a significant parcel dedication. Following discussion, the Board concurred more acreage is better.

CERTIFIED TAX RATE

Board members received a staff memo in their Board packet explaining the proposed tax rate modification. Rena Jordan explained County Auditor, Blake Frazier, contacted Jordan and Park to discuss the District's ability to increase the tax rate based on further clarification of HB23.

They were told all Summit County taxing entities are accepting the one time adjustment. The proposed levy based on the certified tax rate is proposed to be .000485; debt service levy will remain the same (.000364). Board member discussed the tax impact to constituents, and concurred with the recommendation which will adjust the amended 2010 budget to provide an additional \$269,901.00 over the adopted budget.

MOTION: To rescind the motion dated July 14, 2010 adopting the 2010 certified tax rate, and approve the final 2010 tax rate of .000485 for operations and maintenance and .000364 for debt service, for a total 2010 tax rate of .000849. [McClelland/Stinson] All in favor: Jay Burke, Tracey Douthett, Scott McClelland, Ron Perry, Kevin Simon, Marilyn Stinson. None opposed. Absent: Scott Siemon. Motion carries.

SERVICE PROVIDER/PLANNING UPDATE

Bonnie Park reported the Planning Commission has forwarded a positive recommendation on The Canyons Lower Village plat amendment to the County Council. Park also updated the status of Nordic trail improvements on the Kimball Junction Open Space. Utah Open Lands has been compiling baseline data and conducting environmental baseline review. Stan Plaisier has been working on trail alignments with the Army Corp and making requested adjustments. UOP representatives received approval for Olympic Park improvements last night, and received their permit today from the County Engineers Office. They are mobilizing on the UOP project, while the timeline for Nordic trail construction is waiting for the approval from the County Manager's office. The end result is that the District may lose the benefit of the equipment and manpower for Nordic trails that could have been provided by UOP for that project.

APPROVAL OF MINUTES 7/14/10 and 7/28/10

Chair Perry called for comments or questions and a motion to approve the minutes of July 14, 2010.

MOTION: To approve the minutes of July 14, 2010, as written. [Stinson/Simon] All in favor: Jay Burke, Ron Perry, Kevin Simon, Marilyn Stinson. None opposed. Absent: Scott Siemon. Scott McClelland and Tracey Douthett abstained due to their absence at that meeting. Motion carries.

Chair Perry called for comments or questions and a motion to approve the minutes of July 14, 2010. Tracey Douthett requested that her name be added to the list of attendees at that meeting.

MOTION: To approve the minutes of July 28, 2010, with the addition of Tracey Douthett to the list of attendees. [McClelland/Douthett] All in favor: Jay Burke, Tracey Douthett, Scott McClelland, Ron Perry, Kevin Simon, Marilyn Stinson. None opposed. Absent: Scott Siemon. Motion carries.

APPROVAL OF INVOICES

Board members received payables to review in their Board packets.

MOTION: To approve the payables dated July 9- Aug 3, 2010 in the amount of \$325,653.58. [Stinson/Burke] All in favor: Jay Burke, Tracey Douthett, Scott McClelland, Ron Perry, Kevin Simon, Marilyn Stinson. None opposed. Absent: Scott Siemon. Motion carries.

DIRECTOR QUESTIONS/COMMENTS

Rena Jordan said the Utah Association of Special District's conference is scheduled for November 4 and 5, 2010. This year the conference will be held at the Zermatt in Midway. She invited interested Board members to register. Scott McClelland volunteered to attend.

Rena Jordan said the Skate Park opening is scheduled for August 21. Skullcandy will sponsor and underwrite the event. The Roller Derby event was cancelled, due to the rink size being insufficient for insurance purposes of the organizer. Jordan invited the Roller Derby group to do an exhibition as part of the skate park opening, and she will coordinate with them to work out the details. There will be a movie in the park following the skate park opening Saturday evening.

Jordan said the Silver Sneakers program at the Fieldhouse has had the largest growth and success so far of any fitness class offered by the District. The Silver Sneakers program representatives will host an open house and may film a commercial in the Fieldhouse. Silver Sneakers is a fitness program for seniors that qualifies them for reimbursement through insurance. The Fieldhouse is a certified Silver Sneakers venue.

The August 25th Board meeting will be a budget work session. H.R. consultant Chris Moffett will attend. Jordan and Moffett have been working on a compensation philosophy policy guideline for the Board to adopt. Moffett will also be working with the leadership team and mid-level staff.

Jordan said the District will participate financially with Park City to clear snow from the Quinn's Sportex field to make better use of the artificial turf earlier in the spring. She will propose \$6,000 in the 2011 budget for that purpose.

Jordan and Park have attended work sessions of the County Council to discuss Boards and Committees of Summit County. Special Districts are one area the Council is reviewing. There has been some discussion as to whether the County and its component units could participate together in a health insurance program.

Jordan and Park will attend a meeting with the North Summit Recreation District Board to consult on how to move their new organization forward.

BOARD MEMBER QUESTIONS/COMMENTS

Scott McClelland complimented staff on the success of the splashpad, and stated it has been well received by the community. Jordan said a solution to the slippery deck surface is still in the works. McClelland also complimented camp director, Angie Greenburg, for the excellent job she is doing with the day camp program this summer. Further, McClelland expressed that he supports Jordan in her decision on the Park City Chamber/Bureau Triple Crown invoice now that he understands the circumstances of the \$6,000 fee reduction she authorized to their benefit.

At 9:01 pm Chair Perry called for a motion to adjourn.

MOTION: To adjourn the meeting of August 11, 2010. [Douthett/Burke] All in favor: Jay Burke, Tracey Douthett, Scott McClelland, Ron Perry, Kevin Simon, Marilyn Stinson. None opposed. Absent: Scott Siemon. Motion carries.

MOTIONS

MOTION: To authorize the trails special event policy exceptions to allow for the Park City Triathlon and Pink Half Park City as proposed for summer 2010. [Douthett/Burke] All in favor: Jay Burke, Tracey Douthett, Ron Perry, Kevin Simon, Marilyn Stinson. None opposed. Absent: Scott Siemon. Abstain: Scott McClelland due to his absence for discussion on this topic at the last Board meeting. Motion carries.

MOTION: To rescind the motion dated July 14, 2010 adopting the 2010 certified tax rate, and approve the final 2010 tax rate of .000485 for operations and maintenance and .000364 for debt service, for a total 2010 tax rate of .000849. [McClelland/Stinson] All in favor: Jay Burke, Tracey Douthett, Scott McClelland, Ron Perry, Kevin Simon, Marilyn Stinson. None opposed. Absent: Scott Siemon. Motion carries.

Minutes prepared by Bonnie Park

Clerk/Board Member Approval:


