



Snyderville Basin Special Recreation District
Board Meeting Minutes
Wednesday, September 22, 2010
Schefter Conference Room - Trailside Park
5715 Trailside Drive
Park City, Utah

Board Members in Attendance: Jay Burke, Ron Perry, Scott McClelland, Kevin Simon. Scott Siemon arrived at 6:56 pm. Tracey Douthett arrived at 7:42.

Absent: Marilyn Stinson

Staff/Employees Present: Rena Jordan, Bonnie Park, Maikella Parker, Bruce Dickens, Matt Strader, Senta Beyer, Brian Hanton

Attending Guests: Marc Wangsgard, Roger McPhail

The meeting of September 22, 2010 was called to order by Chair Perry at 6:40 pm.

PUBLIC INPUT

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

DISCUSSION, CONSIDERATION AND APPROVAL OF LAND DEDICATION FROM MOUNTAIN RANCH ESTATES TO SBSRD, PARCEL SS-58

Board members received a staff memo and exhibits in their Board packet prior to the meeting. Bonnie Park explained that the District contemplated the dedication of this parcel in 2007 at the time excess water shares were purchased from Andy Shaw, the developer of Mountain Ranch Estates. Parcel SS-58 is represented by a strip of land that wraps the Trailside Park Property from Mountain Ranch to Silver Summit Parkway. Mountain Ranch reserved this parcel to provide a secondary access to the residential project in case it became a requirement of their development approval. With the development of the Trailside Bike Park, the question was raised as to whether this portion of land could be used to expand the bike park and provide for a detention basin. Park said the title report shows the parcel is subject to a conservation easement, but in her discussion with Utah Open Lands representatives, it is unlikely. Park said the added benefit of acquiring the parcel is to eliminate any other property ownership between Trailside Park and the Gillmor parcel to the south and east. Shaw is very supportive of Basin Recreation and agreed to Quitclaim the property to the District for \$10.00.

Following brief discussion, Chair Perry called for a motion to approve.

MOTION: To approve the land dedication from Mountain Ranch Estates, LLC to accept the Parcel SS-58 land dedication to the Snyderville Basin Special Recreation District.

[Burke/McClelland] All in favor: Jay Burke, Scott McClelland, Ron Perry, Kevin Simon. None opposed. Absent: Tracey Douthett, Scott Siemon, Marilyn Stinson. Motion carries.

DISCUSSION, CONSIDERATION AND POSSIBLE APPROVAL OF TERMS OF PARKING AGREEMENT WITH NEWPARK CORPORATION

Rena Jordan introduced Marc Wangsgard, development partner in the Newpark Town Center. She informed him that Board members received his memo in their meeting packet and invited him to describe his request. Wangsgard said when the Fieldhouse parcel was carved out early in the Newpark development there was a lengthy agreement of purchase and sale that provided for some give and take between the District and the developer. One of the items related to Phase II of the Fieldhouse, which the developer was eager to see built out. The District was incentivized to complete the second phase, which could have been achieved had the 2006 bond not failed. The backup for not building phase II was for the developer to use the property for parking because the ability to park has been a critical to the project as a whole, due to the large amount of approved density. It was written into the agreement that if phase II was not completed in two years, then half of the unbuilt area would be available for parking. The parking was not needed in two years, and this requirement was postponed on two occasions. At this time, the development is approaching full build-out with a proposed 100-unit apartment project tailored to work-force housing on parcel "P" south of the Fieldhouse. A mix of four 3-story buildings will require permanent parking on the 50% of the Fieldhouse parcel, which is not their preferred option. An alternative is to build three 3-story buildings with one 4-story building that would include underground parking. Because of the cost of underground parking, Newpark would request financial participation by the District and also ask for an easement to improve parking on the north side of the Fieldhouse along Highland Drive; in exchange Newpark would give up the right to enforce the parking provision. Wangsgard noted the original approval for parcel "P" was a four story building with first floor retail and three stories of residential. A second proposal by Cottonwood Partners contemplated a four-story office building. Wangsgard said the apartment project will generate approximately \$330,000 in impact fees for the District. They have received preliminary approval from HUD for 100 market rate apartments, including a mix of one, two and three bedroom units. Discussion followed on the impact of the parking obligation on Phase II. Jordan provided alternatives for Board consideration. If the District is unable to fund the parking obligation, then the land for parking could be provided and a partial Fieldhouse expansion could be contemplated. Her observation is that every time the Phase II Fieldhouse is discussed there are multiple amenities that cannot all be accommodated, but a partial expansion could provide a greater level of service in some areas. With the 74 acre land dedication at the proposed Silver Creek Village, the District could design a sports complex to address larger long term needs. She encourages strategic rather than reactive thinking on this decision. She reminded Wangsgard that the impact fee on the apartment complex will need to be paid regardless of the outcome of this discussion, which he acknowledged.

DISCUSSION, CONSIDERATION AND POSSIBLE APPROVAL OF BID AWARD FOR TRAILSIDE MEZZANINE PROJECT

Board members received a staff memo in their Board packet which analyzed the three design-build proposals received for the project. Bruce Dickens said this is a storage solution that was contemplated at the time the Trailside buildings were designed, and the District has reached a point where the storage is needed. The low bid is C-Burns Construction at \$55,850, or \$62 per square foot. Dickens said references have checked out positively and he is confident in their ability to complete the job. He said the original budget approved for this project was \$40,000. If the Board chooses to move ahead on both storage spaces, a budget amendment will be needed.

Rena Jordan listed several examples of corresponding reductions in the capital budget which would allow for more money to be allocated to this project. She assured the Board that project funds are available if the Board chooses to move forward.

Chair Perry called for a motion to approve.

MOTION: To approve and award the design/build bid for construction of two mezzanine storage spaces at Trailside Park to C-Burns Construction in the amount of \$55,859.00, and to authorize the District Director to allocate this total project cost plus an additional contingency of \$5,000, in a 2010 capital budget amendment and, further, to execute the contract documents on behalf of the District. [McClelland/Burke] All in favor: Jay Burke, Scott McClelland, Ron Perry, Scott Siemon, Kevin Simon, None opposed. Absent: Tracey Douthett, Marilyn Stinson. Motion carries.

BUDGET PRESENTATION AND DISCUSSION: 2011 PROPOSED BUDGETS FOR DISTRICT O&M AND CAPITAL PROJECTS

Board members received draft budgets in their Board packets. Rena Jordan directed their attention to the summary sheet. She said staff has managed to put together a 2011 O&M budget which is slightly under the 2010 adopted budget. She continues to work with managers on refining staffing decisions. The area of greatest uncertainty is the cost of benefits. The District's insurance broker has just started shopping insurance. The District is on the very high end when it comes to insurance because it is a small group. Participation in the County's plan is a possibility that has not been ruled out.

Jordan invited questions from the Board. She said at the next meeting on October 13, the District will adopt tentative budgets. Scott McClelland said the District is anticipating \$200,000 more in revenue, part of which is the one time adjustment for redemption. Expenses have been held flat to 2010. Jordan said the District's current fund balance is 73% of the current years property tax collections. She recommends, of the \$500,000 available at year end, that \$300,000 be allocated to the capital fund and \$200,000 go to the fund balance to maintain a strong cushion in case tax collections fall off. Ron Perry requested that Board members review the budget over the next three weeks, analyze it and raise any questions or concerns before the next meeting.

SERVICE PROVIDER APPROVALS/PLANNING UPDATE

Bonnie Park reported that the Canyons West Willow Draw plat was signed last week. The golf course ground breaking was held yesterday. The Lower Village Plat is still forthcoming. At service provider meeting this week the Silver Creek Village project was discussed. It is expected to go to the County Council for approval on October 12, 2010. The project includes 850 market rates units, 220 affordable workforce house units and 50,000 s.f. of commercial in addition to the 74 acre land dedication to the District. The Discovery CORE Rezone project on Kilby Road was also discussed. It proposes a total of 162 units, including 81 single family 69 townhomes and 12 duplexes. Park added a 8,500 s.f. senior citizen independent living home is being proposed along Highland Drive.

Senta Beyer reported on the CDC walkability conference that meets in Park City every few years. Conference participants, led by conference coordinator Mark Fenton, explored how to make the Kimball Junction area pedestrian friendly. Representatives of Summit County Engineering and Planning participated.

APPROVAL OF MINUTES 8/11/10, 8/22/10, 9/8/10

Chair Perry called for comments or questions and a motion to approve the minutes of August 11, 2010.

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

Chair Perry called for comments or questions and a motion to approve the minutes of August 25, 2010. A replacement page was provided for page 3, as requested by Rena Jordan, to more accurately state the second paragraph of the second page, because the percentages noted did not add up.

MOTION: To approve the minutes of August 25, 2010, as presented. [McClelland/Douthett] All in favor: Jay Burke, Tracey Douthett, Scott McClelland, Ron Perry, Scott Siemon, Kevin Simon, None opposed. Absent: Marilyn Stinson. Motion carries.

Chair Perry called for comments or questions and a motion to approve the field trip minutes of September 8, 2010.

MOTION: To approve the minutes of September 8, 2010, as written. [McClelland/Simon] All in favor: Jay Burke, Scott McClelland, Ron Perry, Scott Siemon, Kevin Simon. Tracey Douthett abstained due to her absence at that meeting. None opposed. Absent: Marilyn Stinson. Motion carries.

APPROVAL OF INVOICES

Board members received payables to review in their Board packets. Following questions from Scott McClelland as to the peak expense months of the District, Chair Perry called for a motion to approve.

MOTION: To approve the payables dated August 4 – September 17, 2010 in the amount of \$524,286.08. [McClelland/Simon] All in favor: Jay Burke, Tracey Douthett, Scott McClelland, Ron Perry, Scott Siemon, Kevin Simon, None opposed. Absent: Marilyn Stinson. Motion carries.

DIRECTOR QUESTIONS/COMMENTS

Rena Jordan said two meetings have been held with other agencies and entities to discuss cross-jurisdictional special events. Staff is on target to come back to the Board in November with a multiple jurisdiction calendar. The single application process is in its third draft. Park City is taking revised event procedures to the City Council at the end of October. She suggests the District's fee structure not be addressed until the first quarter of 2011.

Justine Islieb was accepted into Park City Leadership program for the coming year.

Jordan said the District has been approached by the same company that produced "Snowmen the Movie" to shoot another film the first Thursday/Friday in October at Willow Creek Park. In lieu of rental fees, Jordan requested a release of Snowmen for a free community screening at the Fieldhouse.

Park briefed the Board on progress of the Yes4OpenSpace citizen's group who are in support of Proposition 2 on the November ballot. Jordan noted the District newsletter will be received by Basin residents the weekend prior to the election.

BOARD MEMBER QUESTIONS/COMMENTS

Scott McClelland said he, too, was accepted at Leadership Park City class of 2011. Douthett said her husband was also accepted.

Scott McClelland said he participated in a recent Trails ad-hoc committee meeting.

PUBLIC INPUT

Roger McPhail asked questions about proposed trails bond project alignments related to Highland Drive. McPhail said Highland Estates Homeowners are in the early stages of re-organizing and he questioned if the District has considered using alternate pre-existing easements through Highland Estates, rather than along the road. Jordan clarified that this trails project will be a county-driven improvement tied to the Highland Drive road project.

At 8:27 pm Chair Perry called for a motion to enter into executive session for the purpose of discussing personnel matters and land acquisition. [McClelland/Douthett] All in favor: Jay Burke, Tracey Douthett, Scott McClelland, Ron Perry, Scott Siemon, Kevin Simon, None opposed. Absent: Marilyn Stinson. Motion carries.

At 9:14 pm Chair Perry called for a motion to close the executive session and adjourn the meeting.

MOTION: To close the executive session and adjourn the meeting of September 22, 2010. [McClelland/Simon] All in favor: Jay Burke, Tracey Douthett, Scott McClelland, Ron Perry, Scott Siemon, Kevin Simon. None opposed. Absent: Marilyn Stinson. Motion carries.

MOTIONS

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Minutes prepared by Bonnie Park

Clerk/Board Member Approval: _____

