



Snyderville Basin Special Recreation District
Special Board Meeting Minutes
Wednesday, June 4, 2008
Schefter Conference Room - Trailside Park
5715 Trailside Drive
Park City, Utah

Board Members in Attendance: Tracey Douthett, Scott McClelland, Jim Moran, Sharon Odell, Ron Perry, Scott Siemon.

Absent: Tim Douglas

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

Attending Guests: Jeff Graham, Eric Langvardt

Board Chair Sharon Odell convened the meeting of June 4, 2008 at 6:11pm.

PUBLIC INPUT

There was no public input at this meeting.

RAP GRANT AWARD

Mickelsen reported on the distribution of RAP grant proceeds. The ice arena O&M application received \$140,374; the Trailside splash pad received \$124,204; Field House mechanical received \$22,554. In response to a question by Ron Perry, discussion followed on the ice arena contribution. Park clarified the background on the RAP contribution for ice rink O&M. She said the allocation rules of the RAP grant changed after the 2004 Interlocal Agreement for Regional Ice was finalized. The agreement contemplated that the District would contribute \$50,000 annually. The intent was to fund the contribution through RAP grants in the first two years of operation, but if RAP funds were unavailable the District would still be committed to the subsidy. If RAP proceeds exceeded \$50,000, the District agreed to contribute the \$50,000 plus an additional 50% of any RAP receipts available to the District for a period of two years. Subsequently, the RAP cycle for recreation grants became a two year, rather than an annual distribution. This is the second RAP application for ice rink operations. The distribution amounts also changed because additional entities, such as Park City School District, were eligible for funding. Park said that Quinn's complex manager, Stacey Noonan, has requested that the District provide at least a partial distribution of this year's grant money before the City fiscal year ends on June 30. Park will inquire as to when the RAP awards will be distributed by Summit County to see if this is possible. The City received \$27,413 as their portion of this joint application for ice, which will also fund flat screen information signs. Ron Perry said he wanted to be sure the District was on track with the contribution for O&M reverting to the Capital Replacement Reserve Fund (CRRF). Park reminded the Board that after a period of three years following the opening of the rink the District and City agreed to review the agreement, and given the operational deficit she anticipates they will be interested in reviewing it. Noonan will be providing an update to the Board at the July 16th meeting.

Mickelsen said the splash pad at Trailside received 62% of the funding requested. The committee recommended limiting the number of standing features, such as squirt guns or water canons. He reminded the group that in previous discussions the Board indicated they may be willing to use a portion of capital funds set aside for land acquisition to help fund the balance of splash pad development. Mickelsen said if this is not the case, the RAP committee should be informed that the District will not proceed. Dickens said the facility is expected to cost around \$400,000, including solar heating system and pump house. It will be fenced to delineate the area and keep dogs out. Once complete, Dickens will propose a 6-month maintenance contract to be budgeted in O&M. Mickelsen said an RFP for architectural services, design and bid documents will be needed, in addition to the state permitting process for licenses involved with doing a splash pad or swimming pool. This planning can occur this summer. Once the Board decides what water features to include, those items could be bid and purchased this fall and stored over the winter. He said a substantial price increase for these features is anticipated in 2009. If the Board agrees to proceed, construction would take place in 2009. It could be up an operating mid-summer next year. McClelland asked about the difference in cost of the splash pad compared to a pool. He stated his belief that constituents are underserved with respect to a pool facility. Moran referred back to the survey results and the lack of support for a splash pad. Moran said he is not in favor of the Trailside location without further discussion because it is a large expenditure. He suggested the Field House might be a better location. Discussion followed on the popularity of splash pads in other communities. Perry said he believes that short of having a pool a splash pad will fill a need. Mickelsen said moving forward with the Trailside splash pad is pending board approval of additional funds for the project and willingness to proceed with architectural design. McClelland asked if design work would be site specific. Mickelsen suggested presenting to the Board the advantages and disadvantages associated with each site.

MOTION: To approve expenditure of funds to proceed with development of architectural renderings for a splash pad at Trailside Park and the Field House. [Siemon/Perry] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Sharon Odell, Ron Perry, Scott Siemon. None opposed. Absent; Tim Douglas. Motion carries.

TRAILS REPORT

Senta Beyer provided Board members a memorandum on 2008 trail construction projects. The four miles of Summit Park trail approved and started in 2007 will be completed this summer. Trail work in the Woods at Parley's Lane project will also continue this season, and the trailhead will be completed. Beyer reviewed new construction planned for 2008: Three sections of trails along Kilby Road include three of the four missing links from Kimball to Quarry Junction. These projects will be bid as one package and completed in early October. Beyer has been negotiating with the trustees of the Community Church to finish that section of the Millennium Trail. Due to Army Corp constraints and fill that occurred as a part of the church expansion, the alignment has deviated from the original easement and consensus has not been reached on the new alignment. Time has run out on the time needed to permit with Army Corp this year, so this project will be put on hold. A new trail in Bob's Basin will be constructed in advance of the IMBA world summit. A trails plan for the Quarry Mountain open space parcel is also in the works, to be taken to BOSAC and COSAC for their approval. The trailhead and bridge proposed as part of Summit Center redevelopment on Rasmussen Road is in the works. New owners of the Legacy dealership are committed to provide the East Canyon Creek bridge crossing. In The Canyons, there is a small re-route of the Mid-Mountain Trail planned. National Trails Day is this Saturday, June 7. SBSRD representatives will be working on the ORR trailhead. Others will be working on barbed wire fence removal in Round Valley. Beyer reviewed the schedule for the IMBA World Summit, which will be held in Park City June 18 – 21.

2008 FIELD EXPANSION PROJECTS

Mickelsen said he made a proposal to the School Board for their consideration of adding a 1-acre expansion on the southwest end of the Pinebrook field. Work will consist of finish grading on the site, irrigation installation,

and sod. The swale on the east side of the Pinebrook field will be removed and water will be piped in an underground culvert. Ron Perry cautioned that the water table is very high in the area and requested that careful attention be paid to that fact when the project gets underway. Maintenance of the additional expansion area is projected to be \$3,500; Mickelsen and Dickens will forecast additional water use for the School Board. Adjacent property owners will be notified prior to commencement of construction. Mickelsen said the price estimate for sodding the area is \$37,000 and with consultant services an allocation of \$50,000 would be sufficient. Chair Odell called for a motion.

MOTION: To allocate impact fee funds in the amount of \$50,000 to expand the Pinebrook Field at the Ecker Hill complex. [Moran/Douthett] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Sharon Odell, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. Motion carries.

Mickelsen reported on the possibility of expanding parking in the bus turn around parking area. With a good parking plan a substantial number of spaces could be added, and impact fees could be used to fund the improvement. He said the School Board is very much in favor of exploring that possibility.

Mickelsen said a second School Board proposal included the upgrading of athletic turf area at the Jeremy Ranch Elementary School. Beginning in spring of 2009, mowing, aeration, fertilization of the Jeremy Ranch field would become the responsibility of Basin Recreation. Mickelsen said there will be some additional cost to the District for maintenance. He suggests accelerating the Parks Dept. plan to acquire an additional mower. Some additional seasonal labor will also be needed. He estimates an annual increase of \$10,000 in O&M associated with this project. The field at Jeremy is well suited to x-league soccer and as a practice field for both soccer and lacrosse. Mickelsen proposes amending the Joint Use Agreement for Recreation Facilities to include Jeremy Ranch Elementary based on the Trailside Elementary model. Mickelsen will take this to the School Board for approval. Moran emphasized the need for the District to tout additional field expansion and other recreation improvements in the planning stages. Jordan said the lead story in the July newsletter will address why the District did not move forward with a bond election. Discussion followed on how to develop a theme around intergovernmental partnerships.

SERVICE PROVIDER/PLANNING UPDATE

Park said no plats have been signed in the last two weeks. She introduced Eric Langvardt, a landscape architect who is working on plans for Silver Creek Village, a mixed use project on the south east corner of the Silver Creek Interchange. The project is being processed under the 1998 development code and matrix system. The conceptual plan proposes a 55 acre community park site within a 244 acre development parcel. The project site accesses I-80 and Hwy 40 trail under crossings connecting to Silver Creek and Highland Estates. Beyer has been working with the Highland Estates HOA to provide public trail access to the underpass along the bridal easement included on their development plat. Thirteen hundred units are proposed, to include 220 workforce housing units and a school site. Discussion followed on the proposed location of the park, and the possibility of combining the school site, neighborhood park and community park, and whether the fields could be lit. Langvardt said the process is a sketch plan submittal, followed by a specially planned area (SPA) plan and rezone. As a part of that process, the District will provide a service provider letter so that feedback can be incorporated into the plan. A maintenance building, storage, restrooms, pavilions, and recreation uses will be contemplated. A portion of the development parcel is within the contaminated soils overlay zone, and will need to be remediated. Mickelsen challenged Langvardt to identify the most developable parcel from a park perspective. Langvardt said much of the land would be desirable, but is open to suggestions to reconfigure the concept. Park said from a Summit County planning and zoning perspective the park and open space provide a more desirable view shed from adjacent roadways. Discussion followed on Mountain Regional as the water provider, and the availability of secondary water to be used for irrigation of sports turf. It was agreed that District representatives will conduct a site visit. In order to satisfy both the neighborhood and community

recreation requirements of the development code, the developer and District will need to emphasize the community school/park concept. Next steps will include a conceptual plan that reflects tonight's input and a service provider letter for Summit County planning.

APPROVAL OF MINUTES

As a follow up to May 14 action items, Siemon inquired if the website went live on June 1. Jordan said it will go live this Friday, 6/14. Siemon also requested that staff follow up on bringing architectural renderings for the Field House expansion. Chair Odell requested a motion to approve the minutes of May 14, 2008.

MOTION: To approve the minutes of May 14, 2008, as written. [McClelland/Siemon] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. None absent. Motion carries.

APPROVAL OF INVOICES

Board members were provided a summary of payables dated May 15 – June 4, 2008 for Board review (attached). Moran inquired about the invoice in the amount of \$1,700 for Trailside splash pad conceptual plans. Mickelsen said this fee also included services for consideration of a Trailside Park master plan. Mickelsen said he will report back on the expenditure for the recreation staff's Universal Athletic customer appreciation invitational golf tournament.

MOTION: To approve the invoices of May 15 – June 4, 2008 in the amount of \$176,880.14. [McClelland/Perry] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. Motion carries.

DIRECTOR COMMENTS

Mickelsen invited Board members to attend the staff picnic on Friday, June 6, Trailside Park at noon.

BOARD QUESTIONS/COMMENTS

Jim Moran recommended discussing with BOSAC the possibility of joint venturing in negotiations for property acquisitions. He also inquired about the response of the School Board and NAC to the District's decision not to proceed with pool bond. Mickelsen said he notified NAC, the School District and Park City Recreation that at this time Basin Recreation will not be proceeding with a bond. He told the School Board the District will be interested in possibly cooperating in the future. The NAC pool still has a donor commitment for construction funding and may proceed according to original design plans.

EXECUTIVE SESSION

At 8:55, Rena Jordan said that she would like to report to the Board on a personnel matter.

MOTION: To enter into executive session for the purpose of discussing personnel matters. [McClelland/Moran] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. Motion carries.

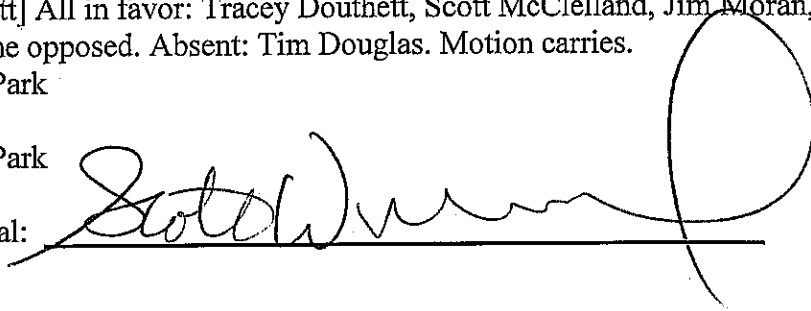
At 9:09 pm a motion to close the executive session and adjourn the meeting of June 4, 2008 was made. [Perry/McClelland] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. Motion carries.

MOTIONS

MOTION: To allocate impact fee funds in the amount of \$50,000 to expand the Pinebrook Field at the Ecker Hill complex. [Moran/Douthett] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Sharon Odell, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. Motion carries.
Minutes prepared by Bonnie Park

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Clerk/Board Member Approval:

A handwritten signature in black ink, appearing to read "Scott McClelland", is written over a horizontal line. The signature is cursive and includes a large, circular flourish at the end.