



Snyderville Basin Special Recreation District
Special Board Meeting Minutes
Wednesday, May 14, 2008
Schefter Conference Room - Trailside Park
5715 Trailside Drive
Park City, Utah

Board Members in Attendance: Tim Douglas, Tracey Douthett, Jim Moran, Sharon Odell, Ron Perry, Scott Siemon. Scott McClelland arrived at 6:45 pm.

Absent: None

Staff/Employees Present: Ken Mickelsen, Rena Jordan, Bonnie Park, Shelley Phillips-Nielson

Attending Guests: HR Consultant Chris Moffet, Roger MacPhail

Board Chair Sharon Odell convened the meeting of May 14, 2008 at 5:52 p.m. Ken Mickelsen requested that the agenda be re-arranged to allow for the attendance of all Board members to participate in the work session with Chris Moffet.

PUBLIC INPUT

There was no public input at this meeting.

PARK REPORT: TRAILSIDE TENNIS AND SPLASH PAD

Mickelsen reported that the RAP Tax Grant awards have not been announced by Summit County. Possible RAP funding for the splash pad is unknown at this time. Mickelsen is looking toward hiring a consultant to do the grading plan for the tennis courts.

PUBLIC RELATIONS UPDATE

In the distribution of the meeting packet, it was recommended that Board members preview the new website under construction. Rena Jordan requested suggestions from the Board on "frequently asked questions." Siemon suggested differentiating between Park City Recreation and Basin Recreation. Park suggested explaining the different tax base of the two entities, but positively stating how the two entities work synergistically together in programming and facility development. Phillips-Nielson enumerated several programs run by Basin Recreation and those run by Park City. Park suggested stating which facilities the District owns and maintains, as well. Jordan asked Board members to think of questions that staff might not. The "go live" target date is now June 1. Program registration has been an area that needed to be de-bugged. On-line registration is the most highly utilized feature of the site, and needs to be functioning optimally before the site is launched. In other areas of public relations outreach, Park displayed an ad that Senta Beyer will be placing in the IMBA world summit publication that will go to trail users internationally. She also thanked Jim Moran for helping to finalize the Newpark Owner's Association advertisement that will be placed in the summer edition of Park City Magazine.

Mickelsen invited Board members to participate in Bike to Work Day, this Friday, May 16. Staff will be riding from Trailside to the Field House at 8am.

Mickelsen requested that Phillips-Nielson report on follow-up to the public health concern over lead content in artificial turf. She said a publication from Pro Grass has been received indicating there are no health hazards associated with the artificial turf product at the Field House. In taking a pro-active approach she contacted a testing firm, RMEC Environmental, Inc. Occupational and Environmental Health Solutions, in Salt Lake. Samples were collected yesterday, results will be available tomorrow. Cost of testing is approximately \$845. Infill and blade samples are being tested.

WORK SESSION WITH HR CONSULTANT

Mickelsen welcomed consultant Chris Moffet. He said Moffet has spent time on this trip working with the leadership team on defining core values and staff accountability. She will spend time tomorrow in a training with supervisory staff. This evening, Moffet will facilitate Board discussion on whether to proceed with a bond election in November 2008. She asked that each Board member state their opinion and why.

Douglas said he is a "definite no" for a 2008 election proposition, due to the bond failure in 2006 and on the basis of current survey results. He would like to talk about a future bond. Moran said he is a "no" for this election, but would like discussion on a trails only bond. Siemon said he is a "strong no" based on the current state of the economy. He also believes there are currently enough capital projects underway that have been prioritized, planned and funded. He recommends the rationale of the Board's decision this evening be shared with the public. Douthett said her opinion has shifted from "probable yes" to a "probable no," after the decline in percentage of voter support over the past year was illuminated to her. Ron Perry said he is a "definite no" because the risk of failure is too great due to economic decline, and that the District can use time to better prepare for a future bond in 2009 or 2010. Odell said that due to the economy, she feels it is irresponsible to increase taxes at this time.

Moffet suggested the group discuss a trails only bond. Douglas and Moran questioned the survey results on the likelihood of a trails only bond failing. Douglas suggested the combination of a future open space and trails bond could work, but now is not the time. Moran questioned if it would be better to pass a trails bond now, so that the next bond amount could be smaller. Siemon believes that a piecemeal approach for trails now may make it harder to pass a second bond in the near future. Douthett questioned if the District has the ability to continue trail development without a bond. Mickelsen said bond money for trails ran out last year, so currently the only way to fund development is through a contribution from the O&M fund to the capital fund and this is not a large dollar amount. Tim Douglas stated the importance of a Hwy 248 trails overpass where the rail trail crosses, for which the District would have no funding to assist. Mickelsen said trail construction activities continue through obligation of new development activity. Park summarized examples of 2008 District trail projects, including singletrack trails in the conservation easement area above Summit Park, a significant trailhead and singletrack trail in the Woods At Parley's Lane, and the Community Church piece of the Millennium Trail. A Summit County/UDOT project along S.R. 224 will provide a transportation trail from Quarry Mountain to Silver Springs Drive. Park said, at least for the 2008 construction season, there will be several projects to talk about. Mickelsen pointed out that sometimes opportunities are lost if matching money is not available, especially for expensive off-grade crossings. Douthett said it would be nice to keep the momentum going in trail building and suggested if there is a lag in the economic downturn being fully realized in the Park City area, this might be the best time to put it to a vote. Ron Perry favored taking the time to prepare a thorough expenditure plan and propose a larger bond amount in a future year. Odell agreed with Perry stating that an all inclusive bond would eliminate the need to hold several elections. Mickelsen presented a prepared statement for Board consideration to inform the press and public as to why the District will not proceed with a bond this year. Survey results indicate it is unlikely a bond will pass because of the economy. The statement

acknowledges that the Board recognizes that many residents have expressed interest in the need to expand the Field House, develop more trails and construct a community leisure pool. In the near future the Board will look at bringing forth a bond for voter approval. Mickelsen said he will communicate survey results with the press. Moran asked if the District's tax rate for operations could be increased. Park said truth in taxation hearings would be required in December and August. All agreed it is not the time to ask residents to support a tax increase for capital projects. Mickelsen said budget discussions will begin in June so the Board can set budget parameters as part of their strategic planning in reference to where they want to go with taxes for O&M.

Chris Moffet reviewed central goal areas identified for strategic planning at the February 2008 Board retreat (handout attached). Leadership and supervisory staff are working on defining what behaviors indicate that core values are being lived. Other Board goals include the Needs Assessment, public relations identity, land acquisition, facility maximization and partnerships.

Mickelsen requested Moffet facilitate discussion on having the Board allocate resources in planning for a future bond. Based on the assumption that the economy will recover at a future date, Board members expressed their priorities. Following discussion, these priorities were summarized as follows:

Douglas: Trails, open space, Field House expansion, outdoor fields, pool.

Moran: Field House expansion, trails, partnership on pool.

McClelland: Pool is a first priority need; more outdoor fields; trails.

Siemon: Field House expansion with 2nd turf field, climbing wall experience, pool expansion at Ecker Hill Aquatics Center, trails. In his opinion, survey results were questionable in lack of support for a splash pad.

Douthett: Field House expansion for 4-season use; trails; partnership on pool. In her opinion, splash pads create interesting energy areas.

Perry: Field House expansion with field or gym. Land acquisition for fields. Not in favor of a pool but, if a pool is to be considered, provide it in partnership and have staff research information for basis of decision. Provide a splash pad.

Odell: Field House expansion with gymnasium or indoor field, trails and outdoor field expansion. Provide a pool in partnership.

Discussion followed on potential pool locations, other than the Field House. Moffet summarized by saying the District now has an opportunity to research the ways to expand the Field House. Mickelsen said that he measured the available expansion area and there is enough space for an additional two-third to three-quarter footprint of the existing indoor field. He requested that Board members consider allocating resources to hire an architect to develop conceptual drawings. Moffet suggested staff research costs, funding alternatives, and creative ways to complete some projects without a bond. Mickelsen said he will explore partnership possibilities with Park City School District. Further discussion took place on the size, scope and location of splash pad(s). Mickelsen said there will be trade offs between phase II facilities due to space limitations.

Mickelsen said if the Board wants to look at options, architectural renderings will be helpful. This will lay the groundwork for a bond in 2009 or 2010. Siemon questioned how the renderings would differ from those prepared in the past. Staff will bring old conceptual plans for review at the next Board meeting. Mickelsen strongly suggested the District proceed with an RFP. Siemon requested an explanation of the 1996 interlocal agreement at Ecker Hill. The Recreation District contributed \$1.2 million. Park and Odell summarized the pool improvements which included a public entrance, pool enhancements, extended building shell for bleacher seating, additional locker rooms and additional parking. Park said the field complex improvements provide for a 50 year lease on the upper fields. Fields are maintained in accordance with the Joint Use Agreement for Recreation, amended and approved in 2007.

Mickelsen will stress to the School Board that this Board is committed to a future partnership, but will not bond in this election year. Moran recommended that the District begin informing constituents of what Basin Recreation will be working on to provide constituents over the next year, including field expansions and Field House Phase II planning. He pointed out that the survey results indicate what high propensity voters will vote for, but 76% of those surveyed did not have children under the age of five. For that reason, part of a campaign will need to encourage those with younger families to register to vote. It was agreed that having voter registration materials available at the Field House would be helpful. Mickelsen said this outreach will be one element of strategic planning and the 2008 goal for public relations. At such time the District has a plan, an informational campaign will be launched as part of strategically moving toward a possible bond in 2009. Moran reiterated the need to inform constituents of projects underway this summer so they anticipate the improvements and then communicate their completion, as "promises made, promises kept." Jordan said that was part of the plan and intention of the newsletter, and it will be a good vehicle to tout District accomplishments.

PUBLIC INPUT

Local resident Roger MacPhail was recognized by Chair Odell. He commented that existing restroom facilities at upper Trailside and Ecker Hill have water lines freezing and breaking every winter. He suggested that when the splash pad is designed and constructed that particular attention be paid to the water lines so as to prevent this type of damage.

FIELD HOUSE POLICIES

Mickelsen said Field House policies will be tabled for this meeting. Staff continues to refine the draft that will be brought to the Board at a future date.

WILLOW CREEK HOA LANDSCAPE AGREEMENT

Board members received a memo from Bonnie Park in their Board packet, along with the Landscape Maintenance Agreement between the District and Willow Creek HOA. Park noted that this item has been brought before the Board in previous meetings. She reported that the HOA Board has approved the agreement. Following a brief summary, Park suggested that the Board consider a motion to approve. Copies of the agreement signed this evening will be sent on to the HOA president for his signature.

MOTION: To approve the Landscape Maintenance Agreement between SBSRD and Willow Creek Home Owners Association dated May 15, 2008, as written. [Douglas/Perry] All in favor: Tim Douglas, Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. None absent. Motion carries.

SERVICE PROVIDER APPROVALS/PLANNING UPDATE

Park said no plats have been signed in the last two weeks. She reported that field expansion areas proposed by Mickelsen are on the next service provider meeting agenda scheduled for Monday.

APPROVAL OF MINUTES

Chair Odell requested a motion to approve the minutes of April 30.

MOTION: To approve the minutes of April 30, 2008, as written. [McClelland/Douglas] All in favor: Tim Douglas, Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. None absent. Motion carries.

APPROVAL OF INVOICES

Board members were provided a summary of payables dated May 1 - 14, 2008 for Board review (attached). Moran inquired about the release of \$74,555 to UDOT. Jordan said that this was grant money held by the District on behalf of Mountain Trails for the Rail Trail paving project which is being managed by UDOT. It has

been booked as a liability on the District's financials and will now be cleared off the books. McClelland inquired about the janitorial service contract with Resort Commercial Property Management. Jordan reported that the cleaning contract expires June 15th and they do not intend to renew it. Mickelsen said an RFP to replace the service will be forthcoming.

MOTION: To approve the invoices of May 1 - 14, 2008 in the amount of \$450,963.61. [Perry/Douthett] All in favor: Tim Douglas, Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. None absent. Motion carries.

DIRECTOR'S REPORT

In advance of the meeting, Board members received a proposal prepared by Ken Mickelsen on field space development. Mickelsen reminded the Board that one of the District's goals is to explore additional field space, and that several "opportunity zones" have been identified. Mickelsen said he is an advocate of the school/community park concept, and through this process some short term solutions can be provided. He said it has been verified by legal counsel that impact fees can be used on school district property for field expansion. He suggested that he make a presentation to the School Board the first part of June, but first requested that the Board consider if they are willing to commit the use of impact fee funds for this purpose. Mickelsen said the Board has talked about land purchases in the past. Park contacted a property owner along Rasmussen Road, and the asking price for a 21-acre parcel near Jeremy Ranch is \$6.5 million. Mickelsen said, for the dollar value, collaborating with the schools is the best way to utilize existing resources. At Ecker Hill, it is proposed a whole new field be created, and at Jeremy Ranch the existing field will be brought up to the standard of a Tier 3 field. The Joint-Use Agreement for Recreation can be amended to include these field spaces. Mickelsen estimates that to create a field at Ecker Hill the cost of basic grading and irrigation installation will run \$200,000 - \$250,000. At Jeremy Ranch it is a matter of implementing a higher level of maintenance, for which impact fees cannot be used. Tim Douglas questioned if additional parking impacts are being considered. This will be addressed in the context of the Ecker Hill expansion. Mickelsen said at Ecker Hill the expansion is exempt from planning and zoning review. Mickelsen said the Willow Creek expansion can be done under a Low Impact Permit, however, if parking is added an amendment to the conditional use permit will be required. The County engineer will determine if additional parking will be needed. Currently there are no County standards for parking. Mickelsen said if the Board is in support of the proposed plan, a motion to approve the expenditure of impact fees would be appropriate.

MOTION: To authorize the use of impact fees for additional field development at the Ecker Hill International Middle School complex, for capital improvements at Jeremy Ranch Elementary School and for field expansion at Willow Creek Park, pending further Board review of final costs. [McClelland/Siemon] All in favor: Tim Douglas, Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. None absent. Motion carries.

Moran expressed thanks for Mickelsen's work on finding an inexpensive way to expand field space.

A motion to adjourn the meeting of May 14, 2008 was made at 8:30 pm [Perry/McClelland] All in favor: Tim Douglas, Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. None absent. Motion carries.

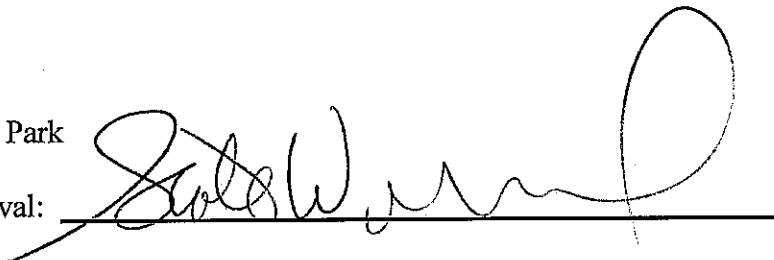
MOTIONS

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Minutes prepared by Bonnie Park

Clerk/Board Member Approval:

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