Board Members in Attendance: Nate Brown, Ben Castro, Cathy Kahlow, David Kottler, Aaron Newman, Gary Resnick.

Absent: Cathy Kahlow, Carrie Westberg

Staff Present: Sue Ann Brandreth, Brian Hanton, Brian Kadziel, Bob Radke, Matt Strader, Megan Suhadolc

Staff Absent: Ben Liegert, Melissa O’Brien

Attending Guests: Tom Fisher, County Manager, Amanda Angevine with the Park City Ice Arena, Michael Howard, County Auditor, Molly and Jason Prigge, Lin Alder, Ben Pittsley, Rachel Lando, Stephanie Graham, Claire Trapp and Cory Shorkey, who all reside in Summit Park.

EXECUTIVE SESSION: PERSONNEL

At 6:05pm, Chair Castro called for a motion to enter into executive session. Brian Hanton was invited to join the discussion along with Kim Carson and Tom Fisher of Summit County.

Chair Castro signed a closed meeting affidavit for discussing personnel.


At 6:10pm, Chair Castro called for a motion to close the executive session for discussion of personnel


EXECUTIVE SESSION: PROPERTY ACQUISITION
At 6:10pm, Chair Castro called for a motion to enter into discussion of property acquisition. Brian Hanton, Kim Carson and Tom Fisher were invited to stay for the discussion.

**MOTION:** To enter into executive session for the purpose of discussing property acquisition. [Kotler/Brown] All in favor: Nate Brown, Ben Castro, David Kotler, Aaron Newman, Gary Resnick. None Opposed. Absent: Carrie Westberg, Cathy Kahlow. Motion carries.

At 6:24pm, Chair Castro called for a motion to close the executive session.


**CALL TO ORDER AND PUBLIC INPUT**
The meeting of June 18, 2018 was called to order by Chair Castro at 6:28pm.

Corey Shorkey represented several Summit Park residents and appealed to the Board to consider a park in their neighborhood. Residents feel that they are trail rich, yet, must travel up to 8 miles to the closest playground. Shorkey said that there are property options that can be presented to the Board. Chair Castro asked that the information be sent to the Board for review and stated that the Board would comment on the request after that review. Chair Castro thanked Shorkey and the residents of Summit Park for their time.

Chair Castro closed public input at 6:35pm.

**DISCUSSION AND POSSIBLE APPROVAL OF ALLOCATION OF BUDGETED BONDS FUNDS TOWARDS THE OFF-GRADE TRAIL CONNECTION ON KILBY ROAD**
Director Hanton provided information to the Board concerning the use of 2010/2014 bond funds for the Kilby Road tunnel and Ecker Hill Park and Ride tunnel prior to the meeting. Hanton invited County Manager Tom Fisher to attend this portion of the meeting and be available for any questions that the Board may have.

The District has agreed to contribute $200,000 of 2014 bond funds to help fund the Jeremy Ranch interchange project to enhance the trail connections. The County has requested additional funds for a tunnel/underpass under Kilby Road, in the Quarry Village area, that would create a safer transportation/recreational crossing and would connect to the Millennium Trail system. Derrick Radke shared those plans at the May Board Meeting. A map and cost estimates of a County-built project were included with the report provided by Hanton. The project could cost up to $1.5 million if the tunnel is constructed as part of the UDOT project or, if funding is available sooner, the County could build this tunnel outside of the UDOT project, potentially decreasing the price tag. Radke also shared plans to develop a Park and Ride across from Ecker Hill Middle School. As part of the project, the County would like to include a tunnel under Kilby Road to provide a safer option than an on-grade crossing. The total cost of the tunnel is approximately $600,000 and the County has asked the District to fund half of the cost since it would serve as overflow parking for football and summer tournaments. If the full request of
$1,800,000 is granted and used by the County, we will have approximately $1,357,038 of bond funds remaining for future trail projects.

Kottler asked if this is only a contribution or if the District would be involved in the contracts or supervision of the projects. Hanton answered that the County would be overseeing the projects. Kottler also asked if the contribution should change, and the costs increased or decreased, would there be a refund to the District or would the contribution also increase. Fisher said that the County would consider the funds not to exceed a certain amount. Kottler requested the language of the motion reflect that, the actual cost not exceed $1.5 million for the Kilby underpass at Quarry Village.

Resnick mentioned that there is an active group in the area concerning safe pedestrian and bicycle activity and asked if they are aware of this plan. Hanton said that they are and additionally the group would like to propose two more underpasses, one at Homestead Road and one at Pinebrook Boulevard. The current UDOT proposed plan is an above grade crossing with a safety island in between. Jennifer Terry, the head of the area group, sent out the information and will attend a future meeting. Resnick would like to get a view of the potential cost for upgrading the trail system for safety reasons and if the two underpasses would line up with our safety philosophy. Fisher pointed out that the topography would make it quite expensive and the volume of traffic is lower on the two side streets. Radke is comfortable with at grade crossings in the locations proposed by Terry’s group. Resnick said that being able to provide rational to the group would be beneficial. Fisher feels that the County would be able to provide that information. Castro pointed out the information concerning the number of children, bikes, etc., is provided on the actual Facebook page for the neighborhood. Resnick stated that the County, District and UDOT are all involved in risk management. It would be beneficial to provide a reason to the neighborhood group as to why the Board would make decisions based on safety considerations against cost. Fisher said that by connecting the trail along Rasmussen and the trail along Kilby Road, under the highway, there would be grade separation from Interstate 80 and that would be more important than grade separation of the two side streets.

**MOTION:** To approve the allocation of budgeted bonds funds not to exceed the amount of $1.5 million for the actual cost of the tunnel under Kilby Road in the Quarry Village area and not to exceed $300,000 for 50% of the actual cost of the tunnel connecting the Park and Ride and the Ecker Hill Middle School campus and to authorize the District Director to execute the necessary documents relating to the approval. [Kottler/Resnick] All in favor: Nate Brown, Ben Castro, David Kottler, Gary Resnick. Abstain: Aaron Newman. Absent: Cathy Kahlow, Carrie Westberg. None opposed. Motion carries.

*At 6:54pm Chair Castro Moved to the Consent Agenda*

**DISCUSSION WITH PARK CITY ICE ARENA MANAGER ON POSSIBLE CHANGES TO THE INTERLOCAL ICE AGREEMENT WITH PARK CITY MUNICIPAL**

Amanda Anjevine was present to request a possible increase of $30,000 to the District’s annual contribution, making it $80,000. In looking at the capital expenditures for the next five years, there were items in the schedule that didn’t have sufficient funding. The items were a chiller, ice compressors and a dehumidifier. The request is for an extra $30,000 from both the District and
the City. There were two different studies conducted recently. One was an energy audit and the
other was a building study. It was recommended through the energy audit that the ice
compressors be upgraded. The building study determined that the flooring needs to be replaced
throughout the ice arena. The estimated cost to replace the flooring is about $200,000. The
proposal from the City’s Capital Improvement Plan Committee was that each entity contribute
$100,000 and split the cost of the flooring. After visiting other ice arenas and seeing the
condition of their floors, the decision was made that the flooring could be pushed out a couple of
years. All of these items do not have to be budgeted in a particular year, although when they are
replaced, it will be expensive.

Castro stated that the District’s budget is already completed for 2018 and asked Angevine if the
request is to make an adjustment to the 2019 budget. The City’s CIP Committee recommended
that the City put in the additional $30,000 for this upcoming budget year, July 1 through June 30,
2019. Castro said that it will have to be considered in the 2019 District budget. The timing would
still be in line with the Ice Arena’s fiscal year and would fall in the 2nd half of its budgeted year.
Castro asked if the $30,000 would be included in the local agreement. Angevine said that is the
hope that it will be included in the interlocal agreement. Suhadolic stated that it would have to be
a revision to the agreement, which would require County Council approval. Castro also asked if
there could be a schedule of installation and life expectancy. Angevine answered that normally
there is an updated schedule sent out in July and she normally returns in September to review it
with the Board. The chiller life expectancy is about 17 years, the compressors can run forever if
the maintenance is kept up and the dehumidifier is expected to last around 15 years depending on
the use. The Ice Arena was originally expected to run 9 months out of the year but is running
beyond that. With that in mind, the equipment has been run much more than expected.

Resnick asked if there are any one-time costs anticipated in 2019 other than the annual
contribution. Angevine answered no, taking the flooring cost out of the picture. Resnick also
asked if the $80,000 would cover the amortization and modernization of the equipment.
Angevine felt that it would.

Newman asked if it has finally come to a point that there can be a decision made on a second ice
sheet or if it would be another one to two years before making that joint decision. Angevine
reported that Black Rock is moving along, and the developer says the ice rink is happening, he’s
been getting permits and building retaining walls, so she expects that decision can be made
before then

Another project that the Ice Arena has considered is off ice space for athlete training purposes.
Locker room space is also needed. Preliminary drawings have been done by Elliott Group. The
estimate is around $1 million. This expansion could really benefit the facility regardless of
whether the private Black Rock facility happens or not. The request for that money is probably
about 10 months away and it would be helpful to know if the District would be interested in
contributing funds.

Resnick asked about the process to a new contract. Suhadolic said that the agreement has a 3-year
review period and that’s what we are just beginning to do now. There are many topics needing to
be discussed, for example are the City’s energy goals the same as the District’s energy goals, and
Resnick would like to be ready to sign when the time comes in December. Resnick suggested one of the District sub-committees work on this agreement. Newman feels that the Recreation Facility Master Plan needs to be a part of this conversation.

Angevine reminded the Board that there are many more 3-year agreements down the road before the decision would be made to build another ice sheet. There will be time for discussion and decisions. Newman feels that both agreements, joint use and ice agreement should reflect the same language.

Kottler pointed out that the agreement states that there be mutual agreement on allocations of the funds. The question is, how has it been allocated in the past. Suhadolc explained that in the beginning there were 3 categories, operating deficit, capital replacement and expansion. Throughout the 3-year reviews, it has been reduced to only the capital replacement fund and the latest amendment from 2015 defines what qualifies as capital replacement. Resnick said that as this contribution grows the management structure of how those funds are used should be revisited. Right now, Park City is making the decisions and then the District is asked for funds.

Kottler read from the agreement that “any withdrawal will require notice to the District”. Suhadolc added that Angevine comes annually and gives an update on the past year and future year’s expenditures. Also, as expenses are incurred by the City, invoices are reviewed by Suhadolc. Kottler requested that an explanation of all the contributions over the past three years be provided. It was decided that there will be a report of past expenditures provided to the Board. Kottler agreed with Resnick that there should be a review of how the funds are used and that it would be helpful to have all the information compiled for the budget sessions.

Resnick would like to know what Park City Municipal’s position is, as the manager of the ice rink. As an advisory board, it is important to understand how the asset will be managed. At this time the City owns and operates the building and asks for funds from the District. Another alternative would be stronger co-management. Resnick is not pushing one or the other, we should just be prepared for the discussion.

After the City’s fiscal year ends June 30, Angevine will put together the year-end actual expenditures and proposed next year expenditures and then come back to meet with the Board for questions. Angevine will also discuss the cross-over of the ice arena agreement and the joint use agreement with Ken Fisher.

CONSENT AGENDA

1. REQUEST TO APPROVE MINUTES FROM 5/17/18 AND 5/29/18.
   Newman stated that he was not present for the motion to approve the 2017 Financial Report. Resnick would like the word “independent” stricken from line 20, page 1.

2. REQUEST TO APPROVE THE PRIOR MONTH’S EXPENDITURES.

3. REQUEST TO APPROVE RECOMMENDATION TO SUMMIT COUNTY COUNCIL FOR PROPOSED 2018 PROPERTY TAX RATES FOR OPERATIONS & MAINTENANCE AND DEBT SERVICE.
To recommend the County Council adopt the following property tax rates for 2018: Entity 4310: .000404 for operations & maintenance and .000217 for debt service; Entity 6030: .000291 for debt service. The tax rates are estimated to generate revenue of $3,140,157 for operations & maintenance and $4,347,769 for debt service.

Michael Howard the Summit County Auditor was present to answer any questions that the Board may have. There were no questions. Howard did comment that the County anticipated less new growth than what was actually calculated.

4. REQUEST TO APPROVE PURCHASE OF MINI-EXCAVATOR FOR THE TRAILS DEPARTMENT.
To approve purchase of a John Deere Mini Excavator for the amount of $26,076, pending approval of the grant award, under the Utah State Cooperative Purchasing Contracts and to allow the District Director to execute the documents relating to this transaction.

Kottler asked for clarification on the purchase since the grant has not been awarded yet, Radke said there will be a contingency added to the motion. There is also a correction in the amount. The correct amount is $26,076. It was decided that the amount of $26,076 be added to the proposed motion. Resnick asked if the grant did not come through would this be budgeted as a capital purchase in 2019. Radke said that there would be more grant opportunities to apply for.

MOTION: To approve the four-point Consent Agenda with all said changes. [Newman/Brown]

*At 7:08 Chair Castro returned to the Discussion with Park City Ice Arena Manager on possible changes to the Interlocal Ice Agreement with Park City Municipal

QUESTIONS ON DEPARTMENT UPDATES
Kottler asked about the trails design standards and if it is ready to go to County Council for approval. Hanton stated that there was a meeting with Dave Foster who is helping with the plan and looking into a couple of things but, it appears to be ready to go soon. Kottler mentioned that there had been questions of how binding it would be and what would the enforcement be. The document will be binding as approved, therefore Radke is reviewing the document to secure some flexibility for the District. The Board has approved the document, but, if some of the language changes it will come back to the Board before going to County Council for approval.

Brown wanted to know where things stand with pickleball. Kadziel said that there are 8 pickleball courts and 8 tennis courts. Kadziel is hoping to meet with the Tennis & Track Co. to determine what the costs of new courts would be. There is potential to add 2 courts at Willow Creek with the costs possibly at $80,000 or more. There would also need to be additional parking added. Kadziel is considering making all the courts multi-use. The tennis community might have issue with that since that will take away tennis only courts. Another option is to resurface the courts and paint separate pickleball lines and tennis lines on separate courts. Until there is the opportunity to build separate courts, 2 pickleball nets have been placed at each park for use so
the players do not have to set them up each time. Castro asked about the conflicts at the
Fieldhouse and the parks. Strader said that there had been mild confrontations with the gym court
use and pickleball players, but they have been resolved. The players at Willow Creek have been
claiming those courts for advanced players and directing beginners to Trailside. This is not an
acceptable practice and it has been pointed out to the players at Willow.

UPDATES FROM DISTRICT COMMITTEES
Trails Committee: Did not meet.
Open Space Committee: Did not meet.
Recreation Committee: Subjects were covered in this meeting.
Director Liaison: Subjects were covered in this meeting.
BOSAC Committee: Meeting on June 28.
Personnel Committee: Did not meet.
Audit Committee: Nothing to report.

DIRECTOR COMMENTS
Hanton reported that the Community Survey has had positive comments. In determining the need
for a new bond, the survey offered choices of a second sheet of ice, field space or a pool. The
pool seems to be the most popular. We have had almost 500 responses when we were expecting
around 200. Kottler asked if reviewing the results of the survey would be on next month’s
agenda and Hanton said that it would. Kottler also asked if there had been any conversations
with Council members concerning the subject. Castro said that there was a meeting with County
Council today and they agree with the direction of the District’s actions. Council feels there is
potential for Open Space opportunities. Resnick asked if the survey has enough specificity to
decipher appetites of the different types of purchases, such as, open space vs. recreation. Hanton
said that the question is a ranking question. The choices can be ranked by importance, or, only
one choice can be made. The survey will be used as a guideline to help determine if the District
will go for another bond.

Resnick stated that the execution of previous bonds has given a feel for what might be done
differently and how the details are articulated to maintain flexibility. Hanton said that Suhadolc
put together a document showing all of the things the District has done with previous bond funds
to help put things in perspective.

Hanton mentioned the upcoming events for Saturday June 23rd. Along with the stART of
Summer color run at Willow Creek, there is also the Great American Campout and Movie in the
Park at Trailside.

The fire mitigation that has been taking place in Toll Canyon is finished. The mitigation was
funded through a grant and the District hopes to continue that. The paper ran an article about
weeds and how the District is controlling them.

Hanton said that hopefully the Board has had a chance to see the video of the art in the tunnel
project telling the story of how it got started and showing the process. The District will look to
hopefully install cameras for protection, as well as, plaques on each side of the entrances to give
some background of the project.
BOARD MEMBER QUESTIONS AND REVIEW OF ACTION ITEMS

Brown revisited the Ice Rink and is concerned that the District provides funding but has no part in the management. Hanton explained that it is how the initial agreement was set up. Newman said that there are a few other agreements that are set up this way between the City and the County. Kottler stated that the discussion could begin at this point in the 3-year review of making this a reciprocal agreement. Castro said that there was discussion in the Director Liaison meeting of pulling together the number of individuals that are using the Fieldhouse and the different zip codes as well. This has already been seen on the Municipal side. Resnick remarked that he’s looking for some parody in the strategic relationship with the City. Kottler agreed that it is something that is worth thinking about, but we need to be careful what we ask for. Resnick added that it would be a good idea to have the appointed boards meet and have discussions face to face to discuss the ice agreement strategically. The City’s Council would make the decision on the agreement, not the City’s Recreation Board... Hanton said that it would be up to the Board to decide if they would like to set up a meeting with the City. Newman suggested starting with the joint use committees from both entities getting together to discuss this. Castro asked Kadziel if he could set something up and it was agreed that the meeting would be set up. The Board requested that the current version of the Joint Use Agreement be sent out for the Board to review.

At 8:10pm, Chair Castro called for a motion to adjourn the meeting of June 18, 2018.


MOTIONS


Minutes prepared by Sue Ann Brandreth

Clerk/Board Member Approval: [Signature]