

**COUNCIL MINUTES**  
**APRIL 9, 2019**

The City Council held a meeting on Tuesday, April 10, 2019, at 5:30 p.m., in the Council Chambers, 10 North Main Street, Cedar City, Utah.

**MEMBERS PRESENT:** Mayor Maile Wilson-Edwards; Councilmembers: Paul Cozzens; Terri Hartley; Craig Isom; Scott Phillips.

**MEMBER EXCUSED:** Councilman Ron Adams.

**STAFF PRESENT:** City Manager Paul Bittmenn; City Engineer Kit Wareham; City Attorney Tyler Romeril; City Recorder Renon Savage; Finance Director Jason Norris; Police Sargent Justin Ludlow; Leisure Services Director Ken Nielson; Fire Marshal Mike Shurtz; Aquatics Manager Chris Hudson; Sports & Recreation Manager Jennifer Weaver.

**OTHERS PRESENT:** Blaine Nay, Ken Stevens, Krista Staheli, Sue St. Jean, Pam Mains, Derek Morton, Lance Ririe, Justin Davidson, Carter Wilkey, Slyssa Fain, Kerry Fain, Ben Batty, Dave Staheli, Ryan Leonard, Bailee Lamoreaux, Barry Short, Jose Maldonado, Scott Allen, Jacob Smith, Josh Smith, Reilly Albert, Grady Holm, Jace Jackman, Jennie Hendricks, Jenny Welch, Paula Burgoyne, Holly Hadley, Donaven Dennis, Hayley Jacobson, Nick Saccoccio, Lou Saccoccio, Johnny Zillgitt, Eric Heaton, Collin Justis, Sam Crittenden, Matt Weeg, Teresa Moon, Ryker Moon, Krissy Harrison, Monica Jensen, Darshan Kansagra, James Howells, Tom Jett, Jessi Allen, Lex Allen, Jon Baker Elias Crittenden, Kristi Barnes, Rand Colbert, Merrill Jones, Richard Genck.

**CALL TO ORDER:** Councilmember Isom gave the invocation; the pledge was led by Councilmember Hartley.

**AGENDA ORDER APPROVAL:** Councilmember Isom moved to approve the agenda order with moving item #9 to #6; second by Councilmember Phillips; vote unanimous.

**ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF**

**COMMENTS:** ■ Isom – I want to express gratitude to the City for the cleanup efforts that are underway, my neighborhood was the beneficiary yesterday and today, it is a wonderful service. It is great to start the spring with clean yards. I commend and thank the workers.

**PUBLIC COMMENTS:** ■ Jeff Corry – thank you Tyler for talking to me a few times. I want to address to the Council is regarding the rental units and the number of people allowed per unit. As I understand a rental unit may have 4 unrelated people in the unit. Tyler – a family or up to four unrelated people. Jeff – is there a number on a family? No. does anyone know when it was instituted? Paul – it goes back to defining family, it goes back to the 50's which was more restrictive, the current was done in the 80's. Jeff – does anyone know why number 4? Phillips – I would suspect something to do with parking. Tyler – also with safety in not throwing as many as will fit in a home, fire codes and

parking. Jeff – my two brothers and myself own a rental across the street from Cedar High soccer field. In 1988 my wife and I bought the home, we lived there with our 5 kids and it became 6. It had 3 bedrooms, we added 2 so now 5 and it has a basement, the bedrooms are 3 up and 2 down with a family room and kitchen on each floor. We lived there until 2002 and we moved to a residence on 300 West and the home became a rental at that time. We turned it over to a rental company, and last June I took over the management, it is a house. I would like to make a request to think about it, I have 5 bedrooms and if I went down to 4, we have 5 in there now. My request is to change the ordinance to allow a number of bodies depending on the number of bedrooms you have. If I go to 4 we will have an empty bedroom. I am asking you to consider a change in the ordinance to have 5 people legally. Phillips – what is the magic number? Jeff – I am saying one person per bedroom. There are other rentals around I am sure there are more than 5 bedrooms. I understand you have more for family. Phillips – how much parking? Jeff – I would take out the front yard and put in asphalt for parking if needed. Phillips – are the neighbors on either side rentals? Jeff - Delores Webster on the west owns the home, I think the next two to the east are rentals, but not positive. ■ Jenny Welch – I agree with his statement. I want to tell you I am grateful for the City and the work you do. We started a business and brought 8 families from out of the State, the Parks and Rec. are great, it is easy to move families here, it is family-oriented community with things going on at the park. I am grateful for the work you do and the focus you have based on the town you have created here.

**CONSENT AGENDA: (1) APPROVAL OF MINUTES DATED MARCH 20 & 27, 2019; (2) APPROVAL OF BILLS DATED APRIL 5, 2019 ; (3) APPROVE VICINITY PLAN FOR SAGE SPRINGS SUBDIVISION, PHASES 2, 3, & 4. FALCON RIDGE DEVELOPMENT/DON BOUDREAU; (4) APPROVE FINAL PLAT FOR THE CEDAR EDGE PUD PHASE 2. PLATT & PLATT/TYLER ROMERIL; (5) APPROVE FINAL PLAT L FOR TALON POINT AT SOUTH MOUNTAIN PHASE 3. WATSON ENGINEERING/TYLER ROMERIL;** Phillips – question on the check to BYU Alumni association. Paul – they brought a choir to the Heritage Center, we collect the gate and then cut a check.

Councilmember Phillips moved to approve the consent agenda items 1 through 5 as written above; second by Councilmember Hartley; vote unanimous.

**CONSIDER A RESOLUTION TO APPROVE THE CITY'S EMERGENCY PLAN. MIKE SHURTZ;** Mike Shurtz – we discussed this item last week. We are looking to adopt the emergency resolution.

Councilmember Isom moved to approve the resolution approving the City's Emergency Plan; second by Councilmember Hartley; vote as follows:

AYE: \_\_\_\_\_ 3  
NAY: \_\_\_\_\_ 0  
ABSTAINED: 1 \_\_\_\_\_ Paul Cozzens

**CONSIDER AN ORDINANCE AMENDING THE STREET ADDRESSES ALONG TOPAZ DRIVE FOR UNITS 1-26. KIT WAREHAM:**

Kit – this was the error in Cedar Edge and we must do the process by ordinance to modify the addresses. We need to compensate the properties that had the addresses on them, there are only 6 or 7. Hartley – have we given them the option? Kit – we will approach them.

Councilmember Cozzens moved to approve the ordinance amending the street addresses along Topaz Drive for units 1-26; second by Councilmember Phillips; roll call vote as follows:

Paul Cozzens	-	AYE
Terri Hartley	-	AYE
Craig Isom	-	AYE
Scott Phillips	-	AYE

**LEISURE SERVICES PRESENTATION. KEN NIELSON:** Ken Nielson – as requested from our discussion last week there was information desired from recreation aspect, Jen is here to do that. My charge was to find some information on gymnasium for the community center. I called Farmington, Lehi and Washington City to give me revenues for gyms, Community Centers have revenues and expenses and we try to close the gap. Farmington has a gym that is standalone adjacent to the community center and are able to see who uses the facility instead of swiping and using any facility. They do from \$130,000 to \$150,000 a year. Legacy in Lehi open 6:00 a.m. to 10:00 p.m. they start first thing in the morning, daycare running through the day. The unique thing about a gymnasium it is available 12 months a year. We have baseball, softball and soccer fields used 6 months a year. A gym allows programming 12 months a year. They had 50 indoor soccer teams K to 8<sup>th</sup> grade. I contacted our soccer groups, and all would be interested in having an indoor facility, that is part of programming that goes into a gym. I don't see just basketball courts, I see multi programming. They don't need to be idle. I also asked, they charge \$55 hr. full \$40 ½ \$245 all day. Washington City mentioned that their revenue is \$40,000 in non-programming events, birthday parties, reunions, private groups. I asked the expenses, the unique is the O&M is not like other facilities, not like a pool. I oversaw a gym facility for 18 years and did not replace one motor or a basketball standard, only lights, nets and scoreboard controller. I share this because it was requested. They are building a field house in St. George, Hurricane is building a rec center, they like us use high schools. Everyone is programming that way. Phillips – the gyms you talked to how many courts? Ken – 3 in each and they have a lot of the same population, Farmington has 28,000. Hartley – it has been mentioned that the P&R Board voted unanimously to move forward, was that for the proposal or to move to City Council: Ken – Dana, the Chair motioned to approve the ice rink proposal, I said that is not your aspect, you can move it to City Council. I wanted Dallin to bring it because we are the first step. They are approving to bring it to you for a discussion. Cozzens – many years ago when Mayor Burgess was Mayor did a study, he talked with Washington City, they said it was a \$4 million building with \$150,000 O&M. Ken – a community center like ours you do not have to staff it, people can do their event unlike a pool where you need lifeguards. If we rent school district we pay for their people and our people to be there. We have people

lower baskets, close curtains, that is it. You refinish floors and keep nets nice the rest takes care of itself. Hartley – Paul was the \$150,000 for a gym? Paul – yes, a MAC center. Phillips – you were able to know the real numbers because it is adjacent, is that an advantage or disadvantage? Ken – the advantage on having it attached is the O&M and staffing. Phillips – can you get the correct numbers on usage? Ken – some track and some do not. If we had a gym our program would do that. O&M when a building is connected to a community center reduces the costs, you are using the same employees, etc. Phillips - it is an advantage to track the usage of each facility. Paul – we have seen some accounting on centers we have looked at that do track.

Jennifer Weaver, Sports & Recreation Manager – I have been asked to give some back history and current programming. The folder had information I may refer to. With hockey having a great vision and wanting to move forward. I wanted to give background. In 2004-05 the community came to the Council because of lack of facilities, baseball, softball and indoor gymnasiums. The community supported the rap tax (see Exhibit “A”). because of the pool and gymnasium, the rec center discussion began. They toured rec centers and asked questions, it was to design a \$12 million rec center and they came up with a plan. In 2008 the Council decided to put it on the ballot to vote to see if they wanted a tax bond to cover the facility, the council discussed a few options. The MAC center is multipurpose for indoor soccer, basketball, etc. or a basketball gym. The MAC center was designed where the ice rink is now. They only put one option on the ballot. What was proposed was the aquatic center portion, the gyms were not ever brought to the public, the council felt it was best to vote on a portion. There were 18 features that would have been on, most was done minus the child care and conference room and more extensive restrooms. The misunderstanding is the gyms were never brought to a vote. There was discussion on a second phase to be funded at a later time. Other facilities that were built were the fields at the hills. It was discouraging to the gymnasium community at that time. A few years later the community got together, and a few built a private gym. That has accommodated some of our needs.

The ice rink vision and passion came and came to an agreement with the City to be put in the location for phase 2 basketball courts. The current topic is a discussion for a long-term solution for both facilities.

The vision is how the gyms would be built once the hockey rink moved. The current gym, Cedar City Recreation programs (see Exhibit “A”). Cozzens – what is the revenue? Jen – we try and keep the cost just what it costs to run the program, this type of programming is not revenue based, it is more a service, revenues come off gym usage when creating tournaments. On the gyms, the trend is less and less use at the high schools because they don’t have openings. Youth volleyball only runs 4-5 weeks because of gym space and working around other programs to accommodate other leagues. We could have up to 6 gyms running for games in youth basketball. Each team gets 1 hour per week for practice, and we do use elementary schools for that as well, we communicate with 9 different gyms. The rates given to us from ICSD is a special rate for the City. On Saturdays we have to pick up a custodian on our payroll to open, be at the gym and close the gym at \$11 per hour. CHS and CVHS gyms are not used often. North Elementary is a

½ court gym as well as Iron Springs and Three Peaks Elementary gyms, so they are only used for practice. We use more middle school gyms. When doing the gym schedule, I communicate with the schools, sometimes 3 people at each school, plus the coaches, etc. this is done every week. Each week during the season can be different because of school events, but we do the best we can.

Scheduling issues? There was an incident where I had a gym scheduled for 4 months and they had an activity that asked for it and the gym cancelled. I called a high school, got it scheduled and then they called back and they didn't have a custodian available unless we paid \$45 per hour for the custodian. Often times I get a call that there is a science project in the gym and you can't practice in the gym, so I call coaches. They just get ½ court for practice, not a full gym, so there are scheduling issues.

Will we still need to rent Iron County gyms? I would say probably yes, it depends on the programs if we want to have open rec in one gym. Everything is running the programs to capacity, and I have been asked for high school age programs for those that don't make high school teams. Spanish Fork has 40 high school age programs. Expanding programs, we could fill the three gyms if we had them plus, and so we would still be paying ICSD some.

Some questions I get regularly are:

Are there gyms open at times? Yes, usually the elementary and in the off season, March, April, May.

Can we continue for the next several years with the current gym situation? We could continue exactly what we are doing as long as the relationship with the ICSD and Sports Academy stays as is and we don't add youth or other opportunities.

Things that concern me is the discussion should be broader than the gym, daycare facilities and exercise equipment. I would like that to be considered. Cozzens – exercise machines, why do we want to compete with private? Jen – every community when we toured in 2008 we asked that question for workout and exercise equipment, some said it was a concern and push back, but by putting it in it gave the private sector a boost and not a competing factor. Most that come to the rec center are beginning and as they built up before they went to the private facilities. Phillips – how busy is our exercise equipment? Jen – not very. The other portion is the overlook area to the pool that was designed to exercise equipment, but it is a big space that could be used, it would need some modifications.

Additional costs for gym prices, staff, sports equipment, score boards, bleachers, exercise machines. When we use school gyms, the middle schools don't have a high standard of the equipment as I do for my programs, so we go in 50/50 on equipment for now. I just put in one set up for volleyball standards for \$10,000. I don't know if that was put in the cost of gyms. In all my experiences if that is not looked at you don't get what you need. Indoor soccer would need nets and baseball would need batting cages.

Projected revenue, I know the ice rink has the same vision, these people go weekend after weekend driving to other communities. Youth sports is a \$15 billion industry, it is a big deal. Facilitating tournaments in our community is a big revenue maker. One weekend 35 teams, \$300 per team, you make half of that in revenue, so you could make \$4,000 a weekend. I am going to three tournaments with my daughter this summer to an AAU Tournament they are \$650 per team plus you pay \$10 to get in the door, so the revenue goes up. You must have someone to do the programming, that is key. Recreation either way is a good thing. Hockey passion is what we had with the gyms in 2008. I would like to see both done, but you get to decide what will work. Phillips – on a whole, would you say community sports programming is growing or have we turned people away? Jen – turn people away possibly, we try not to turn away from existing programs, we turn away the 7 other programs we don't offer. I would like to try the high school age programming, but I am scared to do it. In many communities there are 3 of me doing this. Some communities offer pickle ball, Frisbee, etc. Cozzens – you could make money, but you would have to hire more people? Jen – yes, but revenue would pay for staffing, and we could offer a lot more to our community. More programming does require more staff. Phillips – the 25-35 teams brings an economic value to restaurants, motels, gas stations, etc.

**CONSIDER MOU FOR THE ICE RINK. DALLIN STAHELI/TYLER ROMERIL:**

Dallin Staheli – there are a few that didn't hear last week, I want to do a sped-up version from last week. Hartley – there are people watching on line and bring it up to where we are today.

Dallin – Jen is awesome, and I have learned a lot from her in the past week and I appreciate the history lesson. Exhibit "B". it began as a few friends wanting to get together on the weekend. We host 4-year old to 70-year olds. We closed 8 days this season and 8 days we were severely limited because of the weather. We are running on 5<sup>th</sup> hand equipment that has not been well maintained. We are here to talk about the future, this is something we have been looking at for a long time, at least 3-4 years. The plan is in the current location. Currently if you need to use the restroom, you take off the skates and go around the building to the restrooms. A roof shelters the rink from the elements. The plan also has an indoor, climate-controlled lobby. Concession and skate rental area. we do run out of skates, we could increase by 40%. On the program side, we will have a changing area. having locker rooms to get ready for games is big, 4 locker rooms makes it possible to have tournaments. The High School Association allows people to come down, but it is not regulation size, colleges will not come down. The proposed size is regulation for all but speed skating. Our plan was developed with the idea that the gyms will be needed in the future. The architecture will match what is already there. You would need 1 ½ walls, heating, air, hoops and floors in the future. This will be a unique rink, teams like an outdoor atmosphere. Winter programming would have a longer season. Summer programming would allow employees to stay and work. Isom – what is the surface in the summer? Dallin – plastic sports court. Cozzens – how would you plan all the summer for standards? Dallin – I don't know, but we will figure it out. Cozzens – will the equipment come with the heat exchange? Dallin – I don't know,

but there is a heat exchanger with the cooler that is cooled by water. The chiller will heat water regardless if it heats the pool. We will offer this to help with the facilities. The estimated cost is \$8.8 million, we need to get it to \$8.2 million before we get funding. The agreement is mutual, if we want out and the city wants in we continue to pay. We will continue to maintain and pay our debts. This was always created to have a mutual agreement and project. We are willing to go to foundations to get money through sponsorships and donations, but those are if's, not guaranteed. This is something people are taking ownership in and are proud. There is support from the community for the rink and for the gym. We don't want it to be us against them. We participate in a lot other than hockey. We hope this will be something to spur good things in the community. We are ready to go now, we have a wave of momentum and people willing to support with funds and talents. This is something people can get behind and support. We want to not only fill a community need but an economic up tick. Our vision is that in three to four years we have both the rink and the gym.

Hartley – a couple of comments, as talked about last week, I have met with Dallin and talked with people in the community. The concerns and details need to be worked out, but first I want to commend the Staheli's. I want this to be done in cooperation not competition, but I also want full transparency on what it could cost the taxpayer. The cost is \$2.8 million and trying to get to \$2.2 million. A 20-year lease is \$180,000 a year for 20 years. At the end of 4 years they would still own \$2.4 million on that debt that would be the responsibility of the City for a new ice rink and building a gym. This has been made to say there is not taxpayer involvement because there is. Dallin – you gave the \$2.4 million, we won't move forward at \$2.8, the city only has to take the debt obligation if they want. Hartley – I don't know if we can do that legally. If the plan moves forward we could be \$2 million in debt, this was just for illustration. Dallin – if the City was building gyms they would have that much to build the gyms. Hartley – that is \$180,000 for 16 years in addition to 4 years of utilities that may be less, but we would be contracting up to \$85,000 a year which is \$340,000. We do have a significant investment and I want it to be transparent. I had a question about the equipment, there is \$1 million in equipment, the rest is building. We should not amortize equipment for 20 years. Dallin – about \$400,000 is permanent installation of the floor that will remain in place for the gym floor. A chiller is a long-life machine, 20 years is within the useful life. Hartley – the cost to finish out the gym we don't know, we need full disclosure, where will the ice rink be moved and what are the costs? Dallin – we got an estimate to finish the gyms it was \$1.7 million, that was done by Mark Wilson. Paul – did Mark include equipment? Dallin – the hoops, but not volleyball. Hartley – is there a possibility of a different location for the gymnasium, stand alone doesn't look feasible. A lot could happen in the next 4 years, future city councils, there are unknown things that happen. Dallin – that is why we are asking for the proposal to move forward now, in reality if we don't move forward it is possible that one or the other or neither come to pass. Hartley – even if we move forward, all can affect what happens in 4 years. Dallin – we both get our act together and see if it will happen and vet the other options. If we want to get it done there is a way. Hartley – the heat exchangers, the cost and who pays for that. We wanted Parks and Rec information. Income projections are significant from the existing rink is now, I recognize it is a short season, but we need to dig into those. I know there are comparable made to

Bend, Oregon, they have a big population base, the demographics are different than Cedar City and Iron County. Dallin – the economic is more, it is a rural area, the county is 190,000. The service area is comparable to Iron and Washington Counties, Redmond, Oregon is about 15 minutes further than St. George. Hartley – growing over 50% in a year. Phillips – I talked with Dallin about those, they are a little rosy. Dallin – the costs are tied to programs, we don't have the programs we don't have the costs. Our projections are a decent percentage less than Bend Oregon, our margins are less, and the highest summertime earner is roller skating, they don't offer that. We can make \$300 to \$600 per hour on roller skating. We operate ¼ of the year, our projections are 4 times what they are now, and we were closed for 8 days and severely limited on a lot of to others. We were closed during Christmas break because it was snowing. Hartley – there has been talk about how they can hold interest, they can't do that, no attachment to the city facility. Tyler – correct that would remain the City facility. Hartley – the sponsorships of naming rights, where does that fall. Tyler – that came up last week, we would have to figure that in a lease. With the bureaucracy of government and the freedom of private, city property, funds, we may have to go to public bid. The same with naming rights, I will have to research it more. Dallin – that can be done after the decision is made. We know it will have to be worked out. We don't ask for a guarantee for a naming right, but if it doesn't work out that we are not contractually bound. We are asking for a MOU understanding we both have work to do and there may be road blocks.

Dave Staheli – the naming right, is it a policy or State law, what is the law. If it is something the City Council can vote on as an economic stream, can it be done. We do things out of the box, that is why we are Staheli West. Are those things possibly locked in federal or state law? Tyler – there is not local ordinance, as far as I know there is not a State ordinance. Paul – the City owns the place, if you sell the name of something we own it should be in the contract. Dave – we shouldn't get hung up on something there is not a law against. Hartley – these are just questions. Dave – SUU has naming. Phillips – you can do that in private and public entity, but it is a public property with a private entity. Dave – if you don't allow because you don't want would be stupid. Hartley – it is significant, and I just want to be on the same page. Dave – early in the process of an agreement this should be addressed. As far as the risk, there is none to the City, there is financial obligations on utilities. After the 20 years what would the City's commitment be. We would say once debt service is paid the city would not have an obligation. Isom – the risk you are taking, we cannot deed the improvements because it is on public property. How will you secure the debt? Dave – I will guarantee the money, I have the money. I don't do things with the plan to lose money. This plan is not a plan we are choosing options tonight. I believe the first option is the best, it only makes common sense, O&M costs, we don't know, we haven't done research, we work with btu's we fire boilers all the time, we do it to get rid of heat. Every btu will go in the water, what that turns out to be every btu we produce off the ice you don't have to buy. The max is \$85,000 I don't think we will come close to that. We heat and run lights, electricity, hot water, our total utility bill is \$15,000 a year at Staheli West, we run 25,000 square feet with heat and cooling and lighting. We will add the offset, we should comingle, SW Plumbing has offered material to comingle those. The number of btu's should be recaptured, that is going to cut our expenses way down from the estimate and I don't

think the city will be into it \$1 million in 20 years. When the time comes when the city has the funds, leave the rink there, by far a business sense is the best. The gyms could be built in another location but attached to the facility. We would have a great facility overall. If it is not working out we bow out and you take it, if you don't want it we will keep paying, if I die I have a good life insurance policy, we prepare ourselves well. Phillips – I have done a number of fund raising and construction, \$2.8 is too high, where is the break even, \$2.8 will come in \$3.2 million. Dave – we have not approached most of the people we plan to for concrete and building materials. Most of the things on the list is things people have offered. We will not leave a building half built. Phillips – what a great problem in our community to have, we hear talking about building a gymnasium or ice rink, not building a jail. We need to figure the proper steps. Thank you for what you are doing. Dave – one other thing should be taken into consideration, three options, if you want to take the space it will cost more to build an ice rink than a gymnasium, we have already put a lot of infrastructure in the floor, the power requirements, we could do it, but there is a disparity in the difference between an rink and gym, leave the ice rink and move the gym to the other side. We have a parking lot and roads that have to be maintained, so do as much as you can. The esthetics and the collateral benefits having the rink next to the lake, a brick wall for the gym will do nothing for the lake view, have an open pavilion for shade and snacks would be better. Jen did a great job and I think we need both. Look at the business and cost side, let us stay there and get the gyms in a few years when you have funding. The risk part, we have been in business a while and we are not looking through rose-colored glasses. It is different, it is our skin on the line and we will try to minimize our losses. We are asking the utilities for 20 years. We are solid thinking people and will keep our commitment. We are also creative people, we will find ways to do things, if they aren't working in the first few years we will make adjustments. We don't want to lose money and we won't leave others with our obligations.

Isom – I would propose something, we want it all, I think we want to move forward on the level that will give you the leeway to go and pursue. There are two MOU's, one our city attorney created and one by you folks. We have little time to digest that. I suggest we adopt an MOU essentially what the City Attorney drafted to understand and pursue options and give you full opportunity to explore funding options and look at construction, knowing with the MOU we want to move forward. Dallin – that makes sense. Tyler – to approve the MOU I prepared? Isom – yes with a provision to look at options presented and others. Phillips – I think the MOU gives all of that. Hartley – I think we were going to have others speak on the basketball side. Isom – yes, but I don't think it will change the MOU. Dallin – we need a 20-year lease, \$1 a year and the City covering utilities. Tyler – those are specific lease terms, an MOU is not legally binding, we have separate parties, the will is here. Dallin – we just need something. We will move forward as planned. Tyler – attach the minutes of the meeting. Phillips – that is what it says and gives us time to work everything out. Dallin – we just don't want a wall up. Hartley – I don't think we want a testimonial from the basketball people. We all know everyone is passionate about ice and a gym, we are on the same table there. Let's have logical discussion.

Mayor – if you spoke last time I am going to ask that you not speak tonight. We will only have comments for half hour, please be respectful for others in the room. We know the passion, it is not us versus them, we are all trying to get to common goals.

Phil Schmidt, I have been in construction for 20 years – we graded the original pad where the ice is. Both are great ideas, to build and then move the facility is cost prohibitive. We will do the dirt work for both facilities as a business. We want to keep it moving forward, there was a story about Steward with the State of Alaska, he had the vision, we can stop at our nose and not see anything. Right now, we see a lot of vision from the Staheli's, he is a good man, and we need basketball courts. Cedar is growing. A few weeks ago in St. George they had 600 teams for soccer. Don't shortchange, build to qualify product for tournaments and make it so people can come, we can be proud of and it will work. We pledge our support for both projects.

Carter Wilkey – I give the Staheli's credit for what they are trying to do. The citizens of Cedar City are the winners. My only question and concern, on exit option #3, if the City wants the land to build the gym, we are paying to move them, so we are paying for the new ice rink and the old one. Is there a way to say if they move we don't pay for both? It is an amazing proposal. Hartley – I don't know if the \$1.7 million is a new number, it is less than if we just built the building. We will have to look closely. Cozzens – add the \$2.8 also. Carter – if it is public land it should go to bid, but the group with all the volunteers is cheaper. I think it should be looked at, if we build a gym it should not be stand alone, so can it be attached to the building? That is important. Hartley – we need to find that out. Cozzens – I agree with you on this Carter.

Nicholas Saccoccio – I have done two seasons and it was cool to see the size of the rink, the number of players and specifically SUU come out to see our team play. I grew up in a culture, Rhode Island and it has 12 rinks, hockey was huge. I understand the passion, it may open up an avenue with the Golden Knights. There is not a rink between LV and Provo. It is something I look forward for 3 months and I can see a lot of benefit. I am sad if a game is cancelled.

Barry Short – one thing, I'm seeing the crowd and there is a great deal of demand and it will be used. Will you pursue a point of profitability when the City no longer pays utilities?

Paula Burgoyne – I have lived here for 50 years, I was on the original committee in 2005 where we did have gyms in the original plan and then they were gone. I see the need for gym space and I see the ice rink and feel we need both. I am also the administrator at one of the elementary schools and I see the need for gym space, we have a stage that can't be moved. I want to let you know there are people representing the recreation side. I have a lot of friends that wanted to be here tonight and couldn't be, but they are very passionate. If we could get a gym owned by the City, we could bring in tournaments. I am an avid volleyball player and go to tournaments, I am going to Vernal to play, Albuquerque, I play in Huntsman Senior games and it would be good to have people come to Cedar City.

Jessie Allen – I am here to speak, I coach volleyball, basketball and softball. We can't get space for boarder league volleyball, we don't want to compromise city league. The passion exists on both sides. The ice rink is a private facility, but tax dollar will pay the utilities. The amount of revenue of tournaments alone would go back to the City. A private business the money doesn't go to tax payers. I go to the AAU tournaments; we pay \$600 a team. We moved here 5 years ago, we saw the rec center, but the first thing we said was why not a gym and indoor track. We haven't lived in a city without that. Youth sports take over the school gyms that were not made for basketball practice and volleyball. I love the idea that Staheli presented for finding space for both facilities. If the ice rink decides on their own terms to leave because they have bigger and better facilities, and the gym is already built, what do we do with the space? Hartley – we have 3 more gyms. Dave Staheli – the City would never be obligated unless the City wants it. We will pay the obligation off. The City would own and you could do what you want with it.

Jennie Hendricks – when this conversation started many years ago my kids were playing, they are now 23 and 21, we need to not put this off any longer. Is there possibility to move forward faster with the gyms, more kids are missing out.

Lex Allen – I am not against an ice hockey rink, it is great. I have coached boarder league at CHS and gym space is almost impossible, so we charge kids to rent SU hoops gym. I would echo the idea that we need gym space now and if there is a way it would be great. You can't play outside for 6 months of the year. I don't want gym space put off for 5 years.

Christie – I am in favor of the gym space and we need it now, it is a big part of our family in basketball, volleyball and boarder league.

Paul – Cedar City retires a debt in June of 2021, that is why we said there will be funds freed up to expand recreation opportunity.

Eric Heaton – I love hearing the stories, I grew up in Cedar and played in the Armory, I coach my kids and definitely there is a need. We did our best for courts and snuck in somewhere. Two years ago, I wanted to play hockey and joined the hockey league and I have to speak to how much fun it is and I am not good. The rink is well used, busy. There was a quote I was reading "differentiate yourself so you can complement each other and not compete" I think it would be good to have both, not many people travel here from down south, but they do to play hockey in the winter. I put both feet in for basketball and hockey, there is a need for both.

Monica Jenson – I have coached city league, boarder league and high school. In sports since they started youth volleyball the athletes are so much more prepared for high school and rounded athletes. Having gym time is a benefit to the youth. I love hockey and I know both could benefit our community. There are so many youth would love to play that can't afford club teams so city league is where they grow to love sports and you can't take that away from them. Anything the City can do to build more gyms is an advantage to the whole community.

Cozzens – I have been in business for 32 years, most of my deals are on hand shake and I have done that with Dave Staheli, I would do a \$5 million deal with him on a hand shake. When Dallin came to me 5 years ago to see if I would support it I did because of the public private partnership. Other than the utilities, which we pay on all recreation, ball fields, we are putting a million dollars in pipelines for the Golf Course, we pay all of that now. Here is an entity willing to bring \$2 million plus and other than utilities the City has zero risk according to what Dave is proposing. I think it needs to stay where it is. What Phil said about moving it, the synergism with the Lake, the gym should be connected, I asked Dallin to call the architect to see if the gym could go on the south, I don't think it should be separated. The ice rink opportunity to use the btu's for the pool would be a huge benefit. They build ice rinks and pools next to each other for this reason. It is an easy connection. I like that Dallin and Dave could order the equipment with the necessary heat exchange, SW Plumbing willing to donate piping and materials to make it happen. I support the basketball folks, but all the money on tournaments, we would have to hire additional employees so there is an offset with costs, you will make money but may not bring it to the City coffers with a private venture, but you have to hire employees for tournaments. You are using money for the tournaments also. I have always talked about needs versus wants, we have a lot of employees when I was elected 7 years ago we didn't give raises for 4 years and it has created a lot of compression especially in law enforcement to where an employee working 5 years and a new officer comes in and makes about the same amount of money. It is an opportunity with Staheli Rec it will free up money in the City for other areas. I hope the vote is to leave the rink where it is. Councilman Phillips leaned over to me and said we could move the entrance if needed.

Dallin Staheli – we didn't talk in much detail, but he said it was feasible, but it would push out into the parking lot. He said it is better than a standalone building and would be the most feasible way to get both.

Chris Hudson – I have approached Mark about this and it is very feasible, we all have the infrastructure for gym walls and roof there. We would have to demolish and engineer four walls instead of two. I mentioned that when we did the master plan.

Dave Staheli – I only want to say you saw something tonight with the gyms that did not happen before with Phil Schmidt with cooperation. This type of synergy like Councilman Cozzens mention starts something new, maybe someone will come forward with \$2 million for a gym, probably not, but it could carry through into the next project. If efforts are put forward of the spirit of a community coming together I think we could see changes coming in the future and a gym should happen in the same way.

Councilmember Isom moved to embrace the MOU as drafted by the City Attorney for the Ice Rink, it gives a launching point to move forward; second by Councilmember Hartley; vote unanimous.