

CEDAR CITY PARKS AND RECREATION
RAP TAX ADVISORY BOARD WORK MEETING
JUNE 19, 2019

The Cedar City Parks and Recreation RAP Tax Advisory Committee held its work meeting on Wednesday, June 19, 2019 at 1:02 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

PRESENT: Board Members: Ron Adams, Mauri Bleazard, Randy Phillips, Mark Johnson, Chad Westwood, Vicki Christian, Len Badertscher, City Attorney Tyler Romeril, Executive Assistant Onjulee Pittser.

OTHERS: Rex Longdon, Sue Longdon, Michael Scott, Todd Prince, Paul Monroe, Councilmember R. Scott Phillips

EXCUSED:

CALL TO ORDER: **Tyler Romeril:** This board is a recommending body. They've been appointed by mayor to distribute what's been allocated this year, \$400,000. The board will meet today and have presentations from the 3 applicants, they'll deliberate themselves and make recommendations. We'll meet a week from today same time, same place. There'll be another open meeting where they'll officially make a joint recommendation to the City Council on what the allotment should be. This will come before the City Council on July 3rd and 10th. On the 3rd they'll talk about it and on the 10th they'll vote. Those applicants who are awarded money will need to sign an agreement with the City and those disbursement checks can take place. For the board itself we're subject to the Open and Public Meetings Act of Utah, which means if a quorum is present, we can't talk about the recommendations. Once we have 4, you need to stop the conversation and hold it in a public meeting. The board will need to select a chair to run meeting. **Len:** I'd like to recommend Vicki to serve as chair. **Randy:** I second. All in favor for a unanimous vote. Introductions were made.

LEISURE SERVICES – Ken Nielson: I've been in this position for a year now. I came on last June. This is my first presentation to the RAP tax committee. Last year Jared (Barnes) did a presentation for the irrigation at the golf course. This year we'd like to address a renovation that we have going on at Bicentennial complex. We have constructed a new building that was completed in the spring for concessions and for storage and for new restrooms. The building was over 30 years old that we had. It had a 2-story addition to it for score keepers and it is no longer need as everything has gone remote and digital. It was just falling apart, and it was good to get it built. The asphalt at the complex has been needing to get replaced for several years. The complex comes into two driveways and there's like a ticket shed in the middle. That ticket shed hasn't been used to my knowledge. I don't know what the purpose of it was. It was more or less confusion. The driveways are long and there was no signage. We want to redo the whole complex and take the whole middle out and make it an easy thoroughfare to drive and pull in. We have taken the asphalt out from the fields to the dugouts. We felt it was just a waste of space and so we thought to make it user friendly by putting trees and grass in. It makes it more friendly for patrons using the facility. The asphalt was just there as wasted space. We are ready to lay sod. The 5 fields that we have are skinned infields, which means there's no grass and it makes it easier for maintenance. The aspect has changed over the

years. It used to be a softball only complex and as the City evolved, we've changed to hosting tournaments. There's a lot of baseball that's played there as well. We've made renditions as far as taking shade and protective foul structures. They're the big canopies that go over the bleachers. They provide shade and foul ball protection. We covered 2 sets of bleachers with those structures. That way those who are sitting with their backs against the field have less chance of taking a foul ball than if they weren't there. We have 6 areas that have bleachers. We have ordered 4 of those structures and they will be here any day. That was part of the capital budget we used as well as the restaurant tax we got from the County. That leaves 2 areas not covered by those structures. We feel like with the tournaments we're hosting we need all the protection we can get over the bleacher seating. The other thing we're interest in is the pavilion out there is in good shape but the area around the pavilion with the playground and just north of the ballfields needs some attention. That building is over 30 years old. The only thing left on the playground is a slide because of deterioration. Playground equipment is very expensive. When you do a playground, you're around 90-100k, not including the special items. That's the playground we'd like to redo, it's more or less implementation. The volleyball pit is no longer there, just the poles. The problem we've had is the grass had been the same level as the sand and the grass just takes over. What we'd like to do is make a cement border and make it higher, so the grass doesn't get into the sand and it makes it better to maintain and great for users. The other things we'd like to do in that complex is finishing it off. The area surrounding the complex will make it much more friendly for families and a much attractable to the tournaments we host. The Summer Games had 75 teams on our complexes last weekend. This weekend there's another tournament with 60 teams. We have the all-stars coming in 2 weeks. All these tournaments use our different facilities, but a lot of them are baseball. You have a family atmosphere that need a nice venue. **Randy:** The dugouts are for Bicentennial? I talked to some out of town coaches and I asked about the dugouts and they said they hated them the way they are now. **Ken:** The Field on the Hills is what we're shooting for as far as looks and functionality. They have the structures over the bleachers, and we've turned the old cinder block dugouts into a chain-link with slats. It's a lot easier to maintain and it provides shade. It's not a pizza oven in July when we have all the tournaments. The air flows through a bit and it's just a lot easier to maintain for us and a lot more functional for the tournaments. **Len:** So, you would tear those down then? **Ken:** We would tear those down and replace it with chain link. We're going to do the same thing at the Veterans complex so all 3 fields will have chain link dugouts with slats. **Randy:** They looked extremely small for the equipment we have today. **Ken:** It's hard to put all the kids with their big bags and then have coaches in there. And the rule is that the kids have got to be in the dugout, and it creates an issue. **Randy:** That whole park is pretty much an eyesore. I saw the slide that was it. **Ken:** At the start of the spring it had another swing set bit it was an old metal one and broke, so we don't want to keep repairing things that are obsolete. There's a lot of users around the neighborhood and they don't have as many parks as the south end of town. That park is busy with the soccer people coming down and that's the area that has the trail heads, the skate park and those 5 fields so that parking lot is used a lot. **Vicki:** Did we not allocate funds once before that parking lot? It seems like we did. **Mauri:** It was the Lake at the Hills. **Vicki:** I kept pulling in there year after year thinking "Why aren't they fixing this? I thought we gave them money." It definitely needs it. I was looking at the number you're requesting and it's very close to the amount we have available total. If you could choose to prioritize your needs what would you do? **Ken:** We put that in order. The parking lot would be #1, the playground would be #2, the shade structure #3 and the last think we'd worry about would be the volleyball pit. We could work on that when we get to it. Our trail system is expanding so we're putting in 3 trails this summer. We're hoping to connect everyone from Fiddlers to Walmart. There's a lot of people that park there and use that trail to go up Coal Creek way and

that's the same way the Fiddler's trail will come into. **Vicki:** Who maintains those trails? **Ken:** We do. Leisure services. **Vicki:** Right by the skate park there's a lot of overgrowth that goes into the curve and you have to go around that overgrowth and it's hazardous. **Ken:** We can take care of that. We don't do the asphalt ourselves we contract that out. **Mark:** One of my biggest questions is any volleyball pit I've seen always end up with this big berm in the grass. Would that increase our maintenance costs to do it the right way and maintain it? I think you mentioned there was a cement border you were putting around, but we run that risk. You can almost hand dig a volleyball pit and pour sand in it and I don't think the cost would be that great. They all start building correct and then they fall apart. **Ken:** The cement barrier has been too shallow, or it's been too close to the volleyball pit. It's a safety issue. The ones we have in mind the cement barrier is a little wider, so the sand is down low and it's, is a finer sand it's a nicer sand and all it takes is tilling it up to revive it. The poles are there, so we want to put the cement barrier wider than the poles. Now days, they have easier ways to keep the grass out than in the past. **Mark:** With that finer sand, it can be blown. **Ken:** People ask why we don't have the finer sand at the Lake at the Hills. It's because it would all be in those houses. The finer sand in the volleyball pit is down to where it's protected and we're able to provide a better venue. **Len:** Where the soccer fields are, when soccer games are going on there, is there any way we could paint pedestrian lines to walk across? **Ken:** I can ask streets because it's their thing. We're also looking into extending the parking lot to the south because during a Saturday there isn't parking there. We're looking into making the parking lot to where it is now to go further down there. We'll talk to street and Kit. **Len:** In the near future are there any budget plans to paint park discovery? **Ken:** Yes. That's always part of our capital projects. The other aspect you see on there is infield dirt for the Field at the Hills. That complex is really nice until you get to the dirt. I brought in somebody that has done baseball fields in the West for college facilities and they said it has a life, it wears out and it doesn't last forever. The dirt that we have there is really hard and has a lot of clay in it. It takes a lot of wind and sun up there. We've used the Field at the Hills for our softball rec-sports and had the softball girls go to Bicentennial because the dirt is more conducive to their play and the grass is closer on the infield so there's not so much dirt. My dirt expert says if we can bring in the good mix like we put in at veterans this year that we renovated in the fall and spring. The baseball people love them and are happy with the product. We would like to bring in that same kind of dirt and till this up and mix in the good dirt. We've changed our maintenance since I arrived. We started nail dragging it more trying to loosen it up and keep it soft. The usage on there is sometimes Monday through Saturday. It's always Monday through Thursday. It gets a lot of use. It needs the dirt fixed to prevents injury and hosting tournaments that have a good perspective of the City. There's really not any way to make bad dirt soft. We're hoping to mix in this dirt that's a lot more sand and maintain moisture better and softness. Eventually we want to pull in the grass lay sod behind the home plate area and make it more user friendly. To replace the dirt and take it all out we're talking over \$100,000 and according to the guy that puts in Dixie State baseball, Canyon View baseball, Cedar High baseball, he seems to think this is what we need. It's a much better option. **Mauri:** How long with this new dirt last? **Ken:** He says with this new dirt you shouldn't have to mess with it for another 15 years. You have to maintain it and do the upkeep it. The maintenance is key. He showed our parks people that run baseball on how to maintain them better, how much you water them. There's a balance on how to do it. It was valuable that he instructed us on what to do and what not to do. **Mark:** I agree. Maintenance is the key, even if it lasts 15 years. I've taken care of ball fields and I had to start budgeting another load every year and continuing to turn it. You're never done. **Chad:** With that budget, will that finish the west side of the parking lot or will that still be dirt? **Ken:** Everything that's asphalted now. We're still looking into different aspects of doing something

with that extra piece. We don't feel it's a necessity to have that parking. There are people that park there, but other than tournaments, I think we're ok as far as parking goes.

CEDAR ROTARY FOUNDATION – Paul Monroe: I'm the upcoming president elect of the Rotary Club. We've made some good headway with this project. The Rotary Club was established in 1925 here and has been playing a great role in our community and taking good men and women and making them better by following our motto: Service above Self. It aligns very well with goals and objectives of the Cedar City master plan as well as a community deed. We received money last year for the project and we've hired an architect and designed with all the amenities. The existing waterway is the old crude cement ditch that's there, so we want to enhance that and make it better and meet a need in our community of having a water play area. As established in the 2017 parks and rec master plan, it says politely that the current splash pad is in poor condition. The idea behind this is to use the passthrough water. The south and west field irrigation runs through this ditch. They are the most senior water right in Coal Creek, so they have the opportunity to use the water first. Water will always be going through there unless you get a flash flood and there's a lot of sediment and debris. The idea is to use this passthrough water so that we're not using our own ground water given the situation in the community with declining water levels. We feel this is a great opportunity to use existing water flows in the canyon. There will be very little, if any, depletion of water that's being used. It's pretty minimal. We'll divert it across the steeper hill and bring it over to get elevations. It will come through a kiln and a flume above your head. That'll divert into a water wheel to replicate the Chaffin Grist Mill, so we want to incorporate the heritage in the area. There's also a diversion that comes through an adjustable garden rows here so it's ADA accessible. It'll get wider and have some shallower areas here and a sandy beach covered by a pavilion that will be a great place for toddlers and younger kids to play and then further down we'll have some adjustable weirs. One other cool think is the circle will be a center pivot, so we want to incorporate some adjustable weirs, the Chaffin Grist mill, the center pivot. It will all kind of be the idea of our heritage and how water has been used. One other thing to note is trying to solve the City's issue with parking is to expand the parking lot where the existing playground is, and we suggest moving the playground to the middle. Some of the funds we received last year are going into a 3-D model and after we get that model, we'll go out and fundraise within the community to get the park up and going. We wanted to cite from he parks and rec master plan. The first is the project priorities and take care of existing facilities and begin rehabilitation replacement programs to upgrade equipment facilities or landscaping. For program priorities, the number one priority is to develop a partnership with non-City groups both public and private that will foster ongoing shared agreements and then the first priority in the policy priority is to look into great sustainable venues and programs by involving volunteers, citizens and public/private partnerships, wise use of recreation RAP tax impact fees and transient room tax instead of general funds as the first option of building new facilities. We believe this project partnering with the City and the Rotary Club and our abilities to go and fundraise and build this project meets all 3 of those priorities in the master plan. In addition to that it will just be a great project and as far as us being a partner, I think we've built a state-of-the-art Veterans park. For the size of our community, I think it's amazing what we've accomplished. It will be first-class and something where people come and say that is great. **Mauri:** How much do you expect it to cost? **Paul:** The finalizing numbers the architect is working on that. The rough estimates for some phases with everything included, potentially about \$1 million and maybe doing about \$250,000 for the first phase, which will incorporate a lot of that park. I don't have an identified list item for every portion of the park. **Mauri:** So, you expect to fundraise most of it? **Paul:** Yes. **Chad:** With that \$50,000, what

specifically is that going towards? **Paul:** This \$50,000 will go more directly to the initial engineering and conceptual structure of setting up. **Mauri:** What does leisure services think of it and how much upkeep? **Paul:** As far as upkeep we anticipate it will be quite low. It's going to be a pass through so it needs to be designed so that the downstream users will not be inhibited in any way. There might be some aspects that would be kind of turnkey valve, like the center pivot. That probably won't be irrigation water. It'll be something like misters that have a low volume of water so it would be culinary water so they wouldn't get sick. That might be turnkey where that would be drained at the end of the summer. We talked last year with the parks department about the additional load it would take and adding another part-time person take out the additional trash and things like that. The park itself those water lines haven't been replaced and are very old and aging and need to be replaced. Additionally, we're trying to put in a lot of concrete. The demand on turf and the water it takes to irrigate that and replace it with concrete. The maintenance on concrete is far less than having to mow it. **Chad:** Do you have an ETA? **Paul:** We hope to get it into construction for next year. **Len:** So, that will be phase 1 for next year? **Paul:** We'll see how much money we have. Sue has a connection with the local car dealership, and they'll be donating a car this year, so we'll be kicking it off at the July Jamboree to sell raffle tickets. The last group that did that raised about \$100,000, but our goal is more than \$100,000. **Chad:** If you're going to fund raise this, will you have business signs around the park? **Paul:** We anticipate it will be by Discovery Park. One neat feature that the architect put in was a bridge between the 2 parks. **Len:** It's a great idea, I think. **Chad:** I think for me with little kids, my wife takes them down to the splash pad in St. George, so I think if we have that here in Cedar City, you'll pull everyone from the surrounding towns and bring in commerce. I think this is phenomenal. **Tyler:** With this \$50,000, will that be spent this year or carry that over? **Paul:** We did draw this last year but our Rotary Club matched the RAP tax money of \$50,000 from our own account, so we have money in there that we can potentially move forward so I may be a rollover until we get a construction point where we needed it. **Tyler:** We'll need to have a definitive answer by the time we get to City Council because that's part of the agreement that I put together. **Chad:** It has to be spent within a year. **Vicki:** Doesn't it say you can file an exception? **Tyler:** RAP tax money needs to be spent within the year; however, at the time of application they can be extended for up to 3 years. **Paul:** Maybe we could just do that now and request to be delayed and roll it into the pool. **Chad:** It makes sense if you're going to start it next year. **Ron:** What you're showing is the board gave you \$50,000 from last year and you still have \$25,000 from last year's money that was carried over right? **Paul:** We were only able to take \$25,000 and RAP tax won't use the last half of that until it's near the end or finalized. **Tyler:** If it wasn't carried over that means you have 1-year to use it. We give you 50% of the money up front and you turn in how you spent that and then we give you the next 50%. If it wasn't carried over, you have a few weeks that you need to get that money allocated. **Paul:** We can't carry over the \$25,000 if we've spent any of it? **Tyler:** No, unless we had that go through with City Council last year. **Paul:** That's how it was explained in the application, but it is in this year application. It's the last sentence of appendix D: "The funding will go towards the project costs which is estimated to be one million. We anticipate the project will be built in phases with an estimated first phase project cost of \$250,000. As we continue to raise funds for the Canyon Water Park project, we will anticipate filing an exception to 39-i(8)(1)(f) by allowing RAP tax funds to be saved and rolled over year to year for individually approved capitol projects". That's how we've stated it in our application. **Tyler:** It must not have been that way last year. How it works is that we hold onto it all and once the projects fully funded then we distribute it to you. We'll want to do that this year.

FRONTIER HOMESTEAD MUSEUM FOUNDATION, INC. – Michael Scott: Our project this year we are requesting is matching funds that we received from county tourism which is to add a sound system to the entire back yard of the park and the buildings. We worked with Scott Pelferman, he's the sound engineer, to have individual and outdoor and in-ground and in-building speaker system with about 14 channels so when you walk around the park, you will hear sounds pertaining to what the exhibit is showing. It would also enable us to control on a daily basis any PA announcements that we need to do, and during holiday seasons we could play music throughout the park. We felt it was a needed enhancement. We're looking at designs now and in front of you is a layout of where we wanted to put individual speaker systems. They can control all the sounds from a single laptop. We can do the same thing to enhance the park with sound and also gave us the capability of overall sound of the entire park. Our request is listed at \$8,000 to finish up the entire project. We're still working with vendors on how to put it in. Some ideas that came to us is a buried cable, speaker to speaker, or wireless or the other idea was to install telegraph poles and add a little ambiance to what we're doing and how we do it. **Ron:** What the difference in the prices of those options? **Michael:** We don't know yet. What we'll do is check on the money to see where we're at. We have not finalized a design yet. **Ron:** So, this is mainly for the equipment. **Michael:** The bottom line has to do with about \$6,000 installation costs. We're not sure which way we can go with it and with the funds we do get we'll press on. \$16,000 would make a nice dent in the entire system. **Len:** We used to be a state park, is that correct? It's no longer a state park, right? **Michael:** Frontier Homestead foundation is the non-profit entity that raises funds to feed the state park. Prices that you see there were for in-ground hardware system, so maybe wireless will be a little bit more or telegraph might be cheaper.

NEW BUSINESS: Tyler: If you could, email me what your recommendations are and I'll put them in a spreadsheet for everyone to look at next week.

ADJOURN: The meeting adjourned at 1:58 p.m.



Onjulee Pittser
Executive Assistant