

MINUTES FOR THE WORKING MEETING OF THE BOARD OF TRUSTEES
OF THE OQUIRRH RECREATION AND PARKS DISTRICT
WEDNESDAY AUGUST 21, 2024
ELEMENT EVENT CENTER – NORTH BALLROOM
5658 S COUGAR LANE (4800 WEST),
KEARNS, UTAH

Present:

Wade Wright, Chair
Jeff Monson, Vice Chair
David Howick, Trustee

Staff Present:

Kevin Schmidt, Executive Director
Danielle Norman, Controller
Chris Johnson, Accountant/HR Specialist
Josh Lawrence, HR Manager

Others Present:

CALL TO ORDER

Chair Wright called the meeting to order at 6:36 PM.

General Discussion

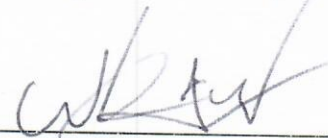
Chair Wright discussed future agenda items and a discuss comp/teaching pool. Trustee Howick asked about the Oval and the NHL and about facility rentals. Mr. Schmidt reported that the budget was upcoming. A schedule for the budget would be put together and distributed. Discussion on raising property taxes for next year, widening cougar lane, there will be an appraiser to come and contact the facility and surrounding area in front of the High School.

HR REPORT

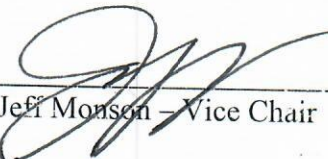
Mr. Lawrence discussed his report on the pulse survey, and all the comments that came in from the employees. He talked about the hiring and retention of employees.

Chair Wright declared the working meeting to be adjourned at 7:00 pm.

Date: 16 Oct 24


Wade Wright – Chair

Date: 16 October 2024


Jeff Monson – Vice Chair

Date: _____

David Howick – Trustee

MINUTES FOR THE REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE OQUIRRH RECREATION AND PARKS DISTRICT
WEDNESDAY AUGUST 21, 2024
ELEMENT EVENT CENTER – NORTH BALLROOM
5658 S COUGAR LANE (4800 WEST),
KEARNS, UTAH 84118

Present:

Wade Wright, Chair
Jeff Monson, Vice Chair
David Howick, Trustee

Staff Present:

Kevin Schmidt, Executive Director
Danielle Norman, Controller
Chris Johnson, Accountant/HR Specialist
Josh Lawrence, HR Manager
Kurt Warren, Facilities
Brad Percy, Aquatics Manager
Jacque Wardle, Recreation Manager
Sam Page, Operations Manager

Others Present:

CALL TO ORDER

Chair Wright called the Regular Board Meeting to order at 7:00 p.m.

Pledge of Allegiance

Citizens Comment

Salt Lake City, Utah, was awarded the 2034 Olympics.

Chair Wright solicited public comments, there were no public or citizen comments.

MANAGER REPORTS & EXECUTIVE DIRECTOR REPORT

FACILITIES

Mr. Warren discussed items in his Board report. Chair Wright asked about Sugarhouse Awning. Mr. Warren reported how they repaired the tunnel to the fifty meter that had a few tears. Mr. Warren updated the Board on the air supported structure over the outdoor pool, and how the architect has been avoiding all calls and e-mails and hasn't provided final drawings, which is affecting our ability to receive permits. Mr. Warren and Mr. Schmidt discussed an upcoming meeting with local engineers next week to redo drawings to help with the structure to get the project moving.

RECREATION

Ms. Wardle asked if the Board had any questions, Chair Wright asked about the inflatables that were given out as prizes. She discussed the movie night and stated the last one was on July 12th. Ms. Wardle discussed various other programs in the Recreation Department and asked if they had any additional questions. The Board discussed the Kids Camp program, and the various changes that were made to accommodate the kids present. Attendance of programs was discussed and how schedules are being adjusted to accommodate needs.

AQUATICS

Mr. Percy reported on attendance for July of this year compared to last year. Mr. Percy discussed the percentages of admissions, memberships, and number of patrons that use the facility. He discussed the private lessons numbers along with various other Aquatic programs. Trustee Howick asked again about the Water Polo referee pay. Mr. Percy explained the fees and how they are paid. Mr. Percy reported the lifeguard games went well, and our team placed tenth out of twenty-three teams.

OPERATIONS

Ms. Page asked the Board if they had any questions about her report. She discussed the various activities in operations. Trustee Howick asked Ms. Page to create a new report on the closure of the facility. The Board and staff explained where that information he requested is already available and asked what the purpose of the new report would be. Mr. Schmidt expressed that unless the report has a purpose that will assist in decision making, he is not in favor of having the staff create more reports or additions to the closure report. The closure report shows facilities are rarely closed.

EXECUTIVE DIRECTOR

Mr. Schmidt asked if there were any additional questions from the report. They discussed the new slide on the outdoor pool, the air structure, communications, and other events. The Board asked how Fire, Water, and Ice went this year. There were not as many people in attendance, but the fireworks were spectacular. Vice-Chair Monson stated he liked the layout and new entertainment booths. Overall, it went well. Chair Wright thanked the staff for all the challenging work that was put in to run the event and stated they would be discussing the event next month.

Trustee Howick discussed several ideas and is thankful for the event and appreciates that there is a lot to do for the Fire Water and Ice event. The question was discussed of whether it's worth keeping the event as is, potentially changing it, or offering other alternative events? They discussed attendance for Fire Water, and Ice, and are planning discuss the event further at the next meeting.

Trustee Howick had more questions concerning the marketing approach after the departure of Mr. Cook. Mr. Schmidt talked about the hard work by Karissa Nelson, the new communications coordinator. Additional information is available in his report and more to come. They are

moving things in a different direction to have more options, programs, and community outreach.

Trustee Howick would like to see statistics on website visits and asked about the progression to a Utah.gov website. Mr. Schmidt discussed the insurance for next year and wanted to get ahead of the game for budgeting purposes concerning the teaching pool once that part of the facility is closed to the public. He let the Board know that the insurance company frowns on having a vacant building as they are often a major liability.

Approval of Board Chair Travel

After discussion on the NRPA Conference, Vice-Chair Monson moved to approve the travel expense for the Board Chair, Mr. Wright to attend the NRPA Conference.

Trustee Howick seconded the motion. Motion carried unanimously:

Chair Wright, Aye
Vice-Chair Monson, Aye
Trustee Howick, Aye

Comp (Teaching) Pool

Chair Wright discussed several items concerning the teaching pool, the cost estimate for demolition and the repair of the comp west wall, which was about \$480,000.00, along with the installation of the capital project for pickle ball courts. Trustee Howick discussed his reasoning for not wanting to demolish the comp pool. He explained the history and how the facility was built as a premier facility. When the building was built, they went above and beyond because they didn't want a "Kearns Stigma" associated with the facility. He stated that continues to this day. Chair Wright said that it still holds true for the facility with the exception of the comp pool. Trustee Howick would like an additional structural engineer to come in and re-evaluate the building. He realizes that it may not be a pool, but that we have other needs like storage and offices that maybe could be done in that building. Chair Wright stated that we have had two different groups that have come and evaluated the issues with the building leading to the need to close it. Trustee Howick stated that one of the biggest complaints he receives is that the diving boards have been removed and because we no longer have diving boards, we are still second class. He stated that he believes that we need to have a public hearing. He would also like to put in a replacement facility for that and figure out how to fund that. Chair Wright reminded Trustee Howick that the Board voted to close the comp/teaching pool at the last meeting. And stated a decision now needs to be made on what the facility will do with the space.

Mr. Schmidt and the Board discussed how once the building is closed, the shifting of office spaces will need to occur to accommodate the displaced staff. The Board discussed options on what decisions can or will be made. Vice-Chair Monson stated his preference is to demolish the building and stated that we do not need a new pool in that space and that he does not see what we can repurpose the building into. Bonding \$30 million dollars for a new pool with the decline in pool usage is not feasible. Using that large space with high ceilings for offices is a terrible

idea, having to heat and cool the space. Trustee Howick stated that he would not want to bond exclusively for a new pool but for other new items, whether that be a fieldhouse or other facilities. Vice-Chair Monson stated that wouldn't solve our current problem and that is what needs to be addressed. He agrees that the space would better be used as outdoor pickleball courts and with the popularity of pickleball, it could serve to offset some of the decline in swim usage at the facility. Chair Wright stated he agrees with the Vice-Chair who stated that it is not worth the money to keep the building open. Chair Wright reminded those present, that it was not possible to repurpose at a reasonable cost. Trustee Howick is still insistent he does not feel like he has enough data on the building to make a decision. He insists that we should repurpose it. Chair Wright stated that repurposing the building is not the issue. The issue is to make sure the safety of everyone is kept in mind, that the facility does not hurt someone. Chair Wright continued to say that we have had multiple people try to find feasible solutions to fix the issues and the solutions and costs associated simply are not feasible. Mr. Schmidt reminded the board that the fascia is not the only issue with the building. There are several million other dollars worth of repairs and replacements that would need to happen, and it still would look decrepit. Trustee Howick still insists that he does not have enough information to make a decision. He restated that he wants a public hearing. Chair Wright said he appreciates public input, but that as a safety matter it is not their decision. Trustee Howick said he believes they should be able to tell the board if we should demolish the building or repurpose it. Mr. Schmidt stated that the public will say keep it because they don't have all the information on what is involved in keeping it. Ms. Norman stated that the public would have to have dollar amounts associated with different options to really make a decision.

Chair Wright stated that this has been on many agendas and throughout multiple budget processes, giving the public ample opportunities to voice their opinions. The public deciding what they want is not the issue at hand. "The issue at hand is that the building is going to fall down and as the elected officials, we have to represent the public in a speedy manner and not make it two years to say 'we've actually have put you at risk for two years because we have been waiting to hear from you, even though we've talked about it and heard from you numerous times.'" It is a disservice to the public to keep punting it back to try and waiting for an engineer provide a report to match our agenda. He reminded those present that the metal had been tested and that engineer reported to the board that the metal was so bad that "if it was in his backyard, he would not let his neighbors in it." Ms. Johnson asked, "why would we need the public's input to tear down a building that is a safety concern?"

Chair Wright stated he would like to have a decision at the next meeting. Chair Wright asked Mr. Schmidt to ask Mr. Warren to cold call another engineer to come and give their opinion on the structural stability of the building. Mr. Schmidt stated they tried to get some to come years ago over a year ago to give us an evaluation on the same issue that has been going on for over two and a half years. Mr. Schmidt stated that last time this was done it cost around \$5,500. Trustee Howick stated that he feels that is worth it. He states that the other portions of the facility are aging too and need to be addressed. He stated that he is trying to look into the future of what we the district is going to do for the next 20 years. Once again, he stated that he believes the public gets to decide what we do we the spaces or build in the future. Chair Wright recognized the needs of the aging facility but "we can't have any of those conversations until we deal with the immediate safety hazard that we have had for two years, but every time we try

to deal with the immediate safety hazard, we get lost in fieldhouse, we get lost..." Trustee Howick interrupted Chair Wright stating that he is trying to look at a bigger picture. He stated that if it is a safety hazard (and he agrees with the plan to close it after the bubble is up), then "it should have been closed six months ago." Vice Chair Monson stated that the reason it is not closed is because this is the same discussion that has happened repeatedly. Other people state it needs to be closed and Mr. Howick says, "no, I need a little more information before I can make that decision and be comfortable with it." Trustee Howick stated that he is now after only one more piece of information. Chair Wright stated that it is information that he has already received. The reason Mr. Howick wants additional information is because it does not match his agenda.

Trustee Howick does not agree, he feels he does not have a lot of confidence in the previous engineer and contractor opinions, he stated he believes their opinions had been tainted by staff. Mr. Schmidt stated that he could not believe what was being said. He states "the pictures are not tainted by my opinion. The pictures are what tells me what is wrong. I did not tell the engineer 'I want you to tell us that this is bad.'" Chair Wright asked Trustee Howick why he did not believe the reports we had received. Trustee Howick stated that he thinks the Engineers were "primed and tainted." Mr. Schmidt repeated the history of how the reports were received. Chair Wright stated that "This is ridiculous." He continued to express disbelief that an engineer would have said "let me risk my reputation by being paid off by the Executive Director giving a report that's tainted." Trustee Howick stated, "Don't you dare, I didn't say that." Mr. Schmidt said, "That is what you are insinuating." Chair Wright stated, "you may not be saying that with your words, but that is what you are communicating is a professional Utah State certified engineer... stamped documents fraudulently." Trustee Howick says that he did not say "fraud". Several in the audience stated that you used the word "tainted." Chair Wright stated that "you may not like the harshness of the way I am repeating what we hear, but when you talk that is what we hear, the harshness. Because you are saying, we have had two people come, I don't trust them because they were tainted, because they randomly chose to go against their professional accreditations."

Ms. Norman stated that that is exactly how what Mr. Howick said came across and that the staff is acting inappropriately. Trustee Howick then likened the engineers to home appraisers and how an appraiser would ask a homeowner what their goals are prior to the inspection. Appraisers will always shift what they do based on what the owner tells them. Mr. Schmidt asks Trustee Howick what he thinks the staff told the engineer. "My agenda was someone is telling me this does not look safe. The Board said hire an engineer, we hired an engineer. I did not even talk to the engineer." Mr. Howick then said, "Kurt did."

Chair Wright stated that if another engineer were hired would he trust them? Trustee Howick then stated that he would want a plan on how to fix it and what the costs would be. Chair Wright stated that the engineer would not give an accurate estimate. Vice chair Monson stated that he would be prepared to make a motion next month.

Consideration and Recommendation to Approve Expenditures over \$60,000

Chair Wright stated there was no expenditure at this time.

Adoption of Public Entity Resolution for the PTIF Accounts 08.21.2024

Vice-Chair Monson moved to approve the Public Entity Resolution 08.21.2024 for the PTIF account for a new username and access for Danielle Norman for the PTIF accounts.

Trustee Howick seconded the motion. Motion carried unanimously:

Chair Wright, Aye
Vice-Chair Monson, Aye
Trustee Howick, Aye

APPROVAL OF MINUTES

After a brief discussion, Trustee Howick moved to approve the minutes for the previously held meetings as presented:

July 17, 2024 – Working Meeting
July 17, 2024 – Regular Board Meeting

Chair Wright seconded the motion. Motion carried unanimously:

Chair Wright, Aye
Vice-Chair Monson, Aye
Trustee Howick, Aye

APPROVAL OF PAYABLES & FINANCIALS

After review, Trustee Howick motioned to ratify the August 7, 2024, payable in the amount of \$171,511.41. Vice-Chair Monson seconded the motion. Motion carried unanimously:

Chair Wright, Aye
Vice-Chair Monson, Aye
Trustee Howick, Aye

After review, Vice-Chair Monson made a motion to approve August 21, 2024, payable in the amount of \$116,231.87. Chair Wright seconded the motion. Motion carried unanimously:

Chair Wright, Aye
Vice-Chair Monson, Aye
Trustee Howick, Aye

Financials

Trustee Howick motioned to approve the July 2024 Financials as presented. Vice-Chair Monson seconded the motion. Motion carried unanimously:

Chair Wright, Aye
Vice-Chair Monson, Aye
Trustee Howick, Aye

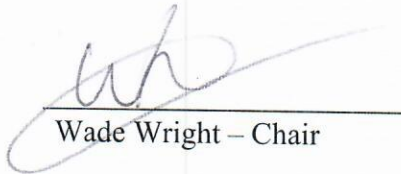
Chair Wright asked if there were any additional questions.

Next regular Board Meeting is scheduled for September 18, 2024, at 7:00 PM


ADJOURN

Chair Wright stated the regular meeting was adjourned at 9:12 PM.

Date: 16 Oct 24


Wade Wright – Chair

Date: 16 October 2024


Jeff Monson – Vice-Chair

Date: _____

David Howick – Trustee