



# CEDAR CITY

2090 W. Royal Hunte Dr. • Cedar City, Utah 84720  
(435) 865-9223 • Fax (435) 867-6075  
[www.cedarcity.org](http://www.cedarcity.org)

**Cedar City Leisure Services  
Advisory Committee Meeting  
10 N. Main, Cedar City, Utah**

**Wednesday, February 19, 2020 – Noon**

## AGENDA

1. Approval of Minutes from Wednesday, November 20, 2019 - Attached at End of Agenda Packet
2. Canyon Ranch Multi-Sports Complex (Attachments) – Ken
3. Pool Renovation Update - Ken
4. Columbarium Update – Ken
5. Golf Course Pond Update – Ken
6. Stalls – Update – Ken
7. Next Advisory Committee Meeting – March 18, 2020

The Public is encouraged to attend.

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in this meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.



# Cedar City Canyon Ranch Sports Complex

## Master Plan

January 29, 2020

ENVIRONMENTAL  
DESIGN STUDIO LLC  
LANDSCAPE ARCHITECTURE • PLANNING • CIVIL ENGINEERING

SUNRISE  
ENGINEERING



11 North 300 West, Washington, Utah 84780  
 TEL 435.652.8450 | FAX 435.652.8416 | sunrise-eng.com

**ENGINEER'S OPINION OF PROBABLE COST**

**Canyon Ranch Sports Complex**  
 Cedar City

January 29, 2020  
 TLN

NO.	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION - ON-SITE IMPROVEMENTS</b>					
1	Mobilization	4%	LS	\$ 378,500.00	\$ 378,500.00
2	Project Sign	1	LS	\$ 2,000.00	\$ 2,000.00
3	Traffic Control & Site Security	1	LS	\$ 40,300.00	\$ 40,300.00
5	Materials Sampling & Testing	1	LS	\$ 68,900.00	\$ 68,900.00
6	Dust Control & Watering	1	LS	\$ 43,900.00	\$ 43,900.00
7	Construction Staking	1	LS	\$ 57,900.00	\$ 57,900.00
8	SWPPP Compliance	1	LS	\$ 24,000.00	\$ 24,000.00
9	Stablized Construction Entrance	2	EA	\$ 1,000.00	\$ 2,000.00
10	Clearing, Grubbing & Demolition	1	LS	\$ 37,700.00	\$ 37,700.00
11	Earthwork & Grading	1	LS	\$ 600,000.00	\$ 600,000.00
12	Culinary Water Improvements	1	LS	\$ 147,700.00	\$ 147,700.00
13	Sewer System Improvements	1	LS	\$ 49,300.00	\$ 49,300.00
14	Storm Drain Improvements	1	LS	\$ 196,900.00	\$ 196,900.00
15	Electrical System Improvements	1	LS	\$ 600,000.00	\$ 600,000.00
16	Drainage Structures	1	LS	\$ 500,000.00	\$ 500,000.00
17	Parking Improvements (Includes Curb & Gutter, Signing, Striping, ADA Access, etc.)	250,000	SF	\$ 3.75	\$ 937,500.00
18	Roadway Improvements (Includes Curb & Gutter, Signing, Striping, etc.)	100,000		\$ 4.50	\$ 450,000.00
19	Post-Tensioned Pickleball Court	12	EA	\$ 30,000.00	\$ 360,000.00
20	Concrete Flatwork (Sidewalk, ADA Ramps, Flatwork)	90,200	SF	\$ 5.00	\$ 451,000.00
21	Rock Walls	6,000	LF	\$ 125.00	\$ 750,000.00
22	Chat Path	15,000	SF	\$ 2.00	\$ 30,000.00
23	Restroom Building	3	EA	\$ 150,000.00	\$ 450,000.00
24	Pedestrian Foot Bridge	2	EA	\$ 50,000.00	\$ 100,000.00
25	Playground & Appurtenances	2	EA	\$ 325,000.00	\$ 650,000.00
26	Pavilion	5	EA	\$ 100,000.00	\$ 500,000.00
27	Pickleball Shade Structure	10	EA	\$ 6,000.00	\$ 60,000.00
28	Site Amenities (Signs, Benches, Picnic Tables, Trash Receptacles, etc.)	1	LS	\$ 200,000.00	\$ 200,000.00
29	Landscape & Irrigation (High)	137,800	SF	\$ 3.00	\$ 413,400.00
30	Landscape & Irrigation (Medium)	332,000	SF	\$ 2.00	\$ 664,000.00
31	Landscape & Irrigation (Low)	64,000	SF	\$ 1.00	\$ 64,000.00
32	Turf Grass & Irrigation	578,000	SF	\$ 1.75	\$ 1,011,500.00
Subtotal					\$ 9,840,500.00
On-Site Construction Contingency				15%	\$ 1,476,000.00
<b>General Construction Total</b>					<b>\$ 11,316,500.00</b>
Professional Services & Incidentals Expenses				12%	\$ 1,358,000.00
<b>On-Site Improvements Total</b>					<b>\$ 12,674,500.00</b>



11 North 300 West, Washington, Utah 84780  
 TEL 435.652.8450 | FAX 435.652.8416 | sunrise-eng.com

**ENGINEER'S OPINION OF PROBABLE COST**

**Canyon Ranch Sports Complex**  
 Cedar City

January 29, 2020  
 TLN

NO.	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONSTRUCTION - OFF-SITE IMPROVEMENTS</b>					
1	Mobilization	4%	LS	\$ 53,600.00	\$ 53,600.00
2	Project Sign	1	LS	\$ 2,000.00	\$ 2,000.00
3	Traffic Control & Site Security	1	LS	\$ 6,600.00	\$ 6,600.00
4	Subsurface Investigation	48	HR	\$ 250.00	\$ 12,000.00
5	Materials Sampling & Testing	1	LS	\$ 11,300.00	\$ 11,300.00
6	Dust Control & Watering	1	LS	\$ 7,200.00	\$ 7,200.00
7	Construction Staking	1	LS	\$ 9,500.00	\$ 9,500.00
8	Erosion Control Compliance	1	LS	\$ 3,900.00	\$ 3,900.00
9	Clearing, Grubbing & Demolition	1	LS	\$ 6,200.00	\$ 6,200.00
10	Earthwork & Grading	1	LS	\$ 96,200.00	\$ 96,200.00
11	25' Roadway Improvements	4,100	LF	\$ 200.00	\$ 820,000.00
12	Drainage Structures	1	LS	\$ 100,000.00	\$ 100,000.00
17	Culinary Water Improvements	1,000	LF	\$ 25.00	\$ 25,000.00
18	Sewer System Improvement	3,100	LF	\$ 45.00	\$ 139,500.00
21	Electrical System Improvements	1,000	LF	\$ 100.00	\$ 100,000.00
Subtotal					\$ 1,393,000.00
Off-Site Construction Contingency				15%	\$ 209,000.00
<b>General Construction Total</b>					<b>\$ 1,602,000.00</b>
Professional Services & Incidentals Expenses				12%	\$ 192,000.00
<b>Off-Site Improvements Total</b>					<b>\$ 1,794,000.00</b>
<b>TOTAL PROJECT COST</b>					<b>\$ 14,468,500.00</b>

**Leisure Services Advisory Committee Minutes**  
**Wednesday, November 20, 2019 – 12:00 p.m.**

The Leisure Services Advisory Committee held a meeting on Wednesday, November 20, 2019 at 12:03 p.m. in the City Council Chamber, 10 North Main Street, Cedar City, Utah.

**Members Present:** Leisure Services Advisory Committee Chairman Dana Miller; Leisure Services Advisory Committee Member Heather Johnson, Christy Hugh, Craig Andersen, Dave Holmes, Ron Adams, Bonnie Jones, Christy Florence

**Staff Present:** Leisure Services Director Ken Nielson; Cross Hollow Manager Larry Olds; Cedar Ridge Golf Pro Jared Barnes; Sports & Recreation Manager Jennifer Weaver; Aquatics Manager Chris Hudson; Parks & Outdoor Facilities Division Head Wade Orme; Leisure Services Executive Assistant Ruth Sessions

**Visitors:**

Dana – I'd like to welcome everyone to the Cedar City Leisure Services Advisory Committee meeting.

1. **Approval of Minutes from Wednesday, September 18, 2019:** Heather Johnson made a motion to approve the minutes from Wednesday, September 18, 2019. Craig Andersen seconded the motion. The vote was unanimous.

2. **Division Reports:**

**Larry Olds, Cross Hollow Arenas Manager:** We had a busy summer with a lot of good events. The PRCA Rodeo went really well. The biggest event we had this fall was Janie Johnson's Casino Night Barrel Race. It lasted three days and had over 200 participants. We filled all of our stalls plus. The Livestock Show, College Rodeo, High School Rodeo, Rock Show, Pumpkin Festival have all rescheduled for next year. The Heritage Festival went well, and they said that there were more people than ever. Our 50 new stalls started arriving a couple of days ago. We're trying to decide the best place to put them to make everyone happy. We're either going to put them by the pond, on the east side of the indoor arena, possibly to the north where the Livestock Association owns or clear up on the top.

**Chris Hudson, Aquatic Center Manager** – We had a pretty good year as well as some minor setbacks that we're still working out. What I mean about setbacks are the few repairs that are still happening on the pools, and we'll get you updated on that. Just to give you a few numbers, this last summer, we had over 49,000 people come to the Aquatic Center. Almost half of our yearly usage is made during those four months. Of that, about 26,000 were memberships. With our revenues, we made about \$25,000 last fiscal year more than our projected budget. We have some room rentals that have been good for us. We had our Halloween "Spook"tacular recently. We expanded it to two days last year and this year, we actually made some money from it. We didn't make a ton as we only made about \$3,500 off the whole event but that's far less than the overall expense. We have a \$1200-\$1800 budget, depending on the year, so we've been making money on that event, which is really good for us.

The repairs, for those of you that don't know, we had to have some repairs done to the pool. The first phase is done. The lap pool needed the lane markers on the bottom of the pool replaced. The company set a team out of Italy and they got them all re-painted just before the High School swim meet. Cedar High's swim team practices at the Aquatic Center and Canyon View High practices at SUU's pool. We have kind of a mishmash warranty but all in all I think we got the best deal we could've. The vinyl has been shipped from Italy and is on its way here. We don't know when it will arrive as it was shipped by boat. When it gets here, the leisure pool will be down for five weeks and it will cost us about 1/3 of the cost of a brand, new pool. They are covering all the materials and part of the labor. Bonnie – What are they doing? Chris – They are basically rebuilding the whole pool and taking every single thing out and starting from scratch. The lap pool will be open during the time the Leisure Pool is closed. We have a lot of good things going on next year. We will save money in labor on the closure but will lose money in revenue. However, it is a slow time of the year. Ron – Are they doing anything to the outside pool? Chris - Yes, they are redoing the lane lines it, like the lap pool. Dana – How are you doing with your staff? Chris – I have plenty of staff. Ken – Chris, will you tell them about the timing system? Chris – Oh yes, the school district put in a fair amount of money to getting a new timing system and for the first time since it opened, it actually works. That's one reason we put in lane lines since they were putting so much into the timing system.

**Wade Orme, Parks & Outdoor Facilities Division Head** – We had another busy summer. Along with our regular mowing, fertilizing, ball parks, etc., we redid the Hillcrest Park irrigation this summer. We pruned all the trees down Main Street. The shade structures at Bicentennial are being put in now and then when we get everything set, we'll take them down for the winter. The parking lot and curbing at Bicentennial is finished as well as some parking lot lights near the building. The stall stripes still need to be painted but we're waiting for the final sealcoat to be done. It might be spring before we get stripes. The playground parts are here for the new Bicentennial playground and they will be installing that this week and next week. With some of the RAP Tax money, we purchased new infield dirt and some of that was put out on the Fields at the Hills. Dana – Who oversees the repaving of trails? Wade – That falls on me as far as maintenance of those. There are a few things that we've been trying to do this year. We're trying to get the Canyon Trails back sealed. That's been contracted out but they're just behind. Ken – Dana, as part of the agreement with the cell tower company, they are in charge of resurfacing and reinforcing everything all the way down from the ball fields to the cell tower, as they'll be driving their heavy trucks on it. Wade – We've been working on Christmas lights this week and we'll still continue to work on those. We're still waiting for our Tree City USA award to 21 years. The columbarium cement pad is in and has a road to it with actually a couple of parking spaces. We're also going to put a little temporary landscape around it but nothing so involved that we can't expand. We'll also work on the landscaping around the cemetery building. Dana – I'm assuming we're following national trends with cremations. Wade – Yes, there are more cremations than normal. The Iron County Prevention Coalition paid for a lot of “No Smoking/Vaping” signs to put in our parks and they are done. We've had a lot of volunteer groups helping us repaint Park Discovery and it is 99% done. We have a few touch up spots to finish and then we'll paint the fencing in the spring, when the weather dries out. Some other things that you were talking about is some asphalt maintenance. We've done asphalt maintenance at Bicentennial between the ball diamonds. The Main Street Park was resurfaced and restriped as was the East Canyon Park. Coal Creek Trail was restriped as well as the Cross Hollow trail. We helped four or five boys get their Eagle Scout projects done. Most of the projects were done in the Memorial Tree Grove, where we upgraded the

irrigation system there and spread over 100 cubic yards of wood chips. We have money this year to put a maintenance building at the Bicentennial Softball park. We hope that will be completed by the beginning of Little League. With the new trail being completed at the Lake at the Hills, we'll have to redo the parking lot layout. People have been driving around the trail system and it's causing a few problems. We've been working with Engineering on the new layout. We're working with the Lions Club to revamp and upgrade the pavilion at the Bicentennial Park. They're going to put a ceiling in much like the one at Main Street Park Lions pavilion and we'll be re-staining that as well. We've applied for Restaurant Tax for some shade structures for the Little League field. We're working on updating our cemetery records during the winter and going through some of the older sections to see what plots have been abandoned. We're also redoing the dugouts at the Bicentennial ballpark. We're removing the cinderblock and replacing them with chain link fencing with the slats. They'll be lots easier to maintain. Heather – What is the status on the complex on the north side of town. Ken – Sunrise Engineering is doing a plan and cost analysis on that right now and when it's completed, I'll present it to the Council. Dana – Things look really nice and the lights look great.

**Jared Barnes, Golf Course Director** – We had a great year! Our youth golf club keeps growing and growing. We had about 230 kids and I look at that as we're trying to grow golfers for life. Our Men's League is very active and completely full. Our ladies league is growing slowly. Our couple's group, the 2<sup>nd</sup> Wednesday of the month, is fun. Bonnie comes sometimes. It's really low key and we have food at the end. We mainly run events and tournaments during the day, in addition to our regular work. Most of these events will have 4-5 planning meetings before the event that I'm involved in. Most of our events have been going on for a long time and are for companies here in town, like the Rotary Club, Iron County School District Foundation, the Elks Lodge, Chamber of Commerce, Children's Justice Center and Iron County Care and Share. They'll raise \$15K in a day holding a golf tournament. They end up being great revenue makers for us and great fundraisers for them. We hold a lot of company tournaments for the day, such as the Leavitt Group, a big one for Smithfield Farms, Jones Paint & Glass, the Iron County Homebuilders Association. Lastly, we do a lot of competitive events, like the Cedar City Amateur Tournament, in May, a two-man Best Ball and in August we have a big event. Probably, our biggest event is for the 4<sup>th</sup> of July where they play after the parade and then have fireworks and all that night. We have the Ladies Invitational that we run in August that is really growing. They've probably tripled in size in the last five years from 30 ladies to close to 100. Of the 100 ladies about 80 of them come from out of town. With the prairie dogs gone, there are so many tournaments coming to us from Las Vegas. Then we have our Men's and Ladies Championships that we run. All of those keep us very busy for 5 1/2 -6 months. We also have new signage with money that we got from the Restaurant Tax. Between the County and City, we were able to get those done and they look great. Our big thing going on is our new irrigation. It was put in in 1961 and 30 year past do for replacement. It was 1" metal, rotted-out pipe. Once we were able to take care of the prairie dogs, we've phased our irrigation replacement. A group out of Dallas got the bid and we are replacing everything underground on the front 9. There is a 60-year warranty and should last 140 years. A new pond is being built on the east side of the golf course by Hole #3. It will hold just under 3 million gallons of water and we will pull water from that. We are putting a pump house with that. We'll have plenty of pressure and should make a huge difference in our Front 9. I really have to give credit to Steve and Austin and their team because in the past three years, the Front 9 has never looked better, so with the new irrigation system, it will make a huge difference. It's supposed to be about a 100-day job and they've actually put in about 10 days this last fall. Bonnie – The SUU Cross

Country team runs a big event at the golf course every year and it's really fun. We are in the process of rehiring Art's job as he finally retired. Their new position will be called Assistant Golf Pro.

**Jennifer Weaver, Sports & Recreation Manager** – I thought I'd highlight back to summer. We had our machine pitch/t-ball program and it was very big and went well. We cap out at about 700 kids. As most of you know, we partner with SUU Athletics with our youth sports. They give us money and I'm a little worried about the program because they have a new person over that at SUU in charge of that program and he's not doing as much as I think they could do. I've talked to the new Athletic Director and raised my concerns so I hope they will want to continue to work with us. During t-ball last spring, I suited up my own daughter in the Thor costume and rounded up about 15 other college athletes to come and watch the kids play and it was so much fun. We also started a new outdoor volleyball program and we had so much fun. We played on the grass at the Bicentennial Softball Field because we needed lights to play. The other two adult programs that we had were softball and volleyball. Both programs grew in size again, which is great problem, but facilities are super tight and this last spring, with all the rain, we were working miracles to get all the games in. I'm starting to see the difference with the dirt that we purchased for the fields. We'll add some more and do more grooming before this next season.

In support of building our gym, it's been extremely difficult to get space at the facilities to practice. A lot of people think that the school gyms are ours and that's not true. It's just not as magic as it might seem. I have no time at 3 Peaks Elementary this year and I only have three nights at Iron Springs Elementary. We're in our youth basketball program right now and we just had our harassment training and Tyler talked about working in harsh environments, and I laughed to myself because our officials work in a hostile environment every time. I have Ken training our officials this year and I've learned a lot as well. As far as border league, I don't think they will be under the umbrella of the school district for long. It hasn't happened yet, but I predict that it will change soon.

Dana – Ken, do you want to add anything? Ken – As you can see, I have some quality people that do a great job and I appreciate them. If I switched things with Little League like they do to Jen all day long, they'd lose it. We're really excited for the gyms coming up because we can't schedule some of the other things that we'd like to, like middle school and high school basketball, volleyball, etc. I appreciate working with all of these folks and Ruth. They represent us well. Also, if you see the shade structures at the ballfields, the shade structures will be a little different. The shade structure there will come up at the top of the bleachers. We're making all of our venues look the same and nice and we're trying to get them ready so more tournaments can come. Dana – Wade said that he got some money from the County and City. So, how much was that? Ken – We got from Restaurant Tax, \$57,000. When we have tournaments, we have more than the kid coming to town, we have mom, dad and family coming as well.

Ron – Ken, do you want to update everyone on the ice rink? Ken – I think you could do a better job. Ron – It's going to be owned by them. They haven't signed the lease yet as they are upset with one of the sections. They don't like the competitive part that we can't give them free reign on all summer activities. Along with what Jen said, we're on a two-year plan to have them get the ice rink built and by then the bond will be paid off and we'll be able to start the gym. We've agreed to give them \$1.5M up front after they can match it and the other million is going to be for utilities to the tune of \$67,000 a year. They have to come up



with money to start building. We're not going to want to run it and/or run them out of business. As far as I know, it's moving forward but I haven't heard. I'm tired of hearing that we're trying to run them out of town. Several of us are getting fed up with the way they're going about it. As far as the soccer fields that were brought up, that's not going to be overnight because we're going to have to find a lot of money to start building it.

3. **Next Advisory Committee Meeting – January 22, 2020**

Dana - Our next meeting will be scheduled for Wednesday, January 22, 2020 at noon. Christy Florence made a motion that we adjourn. Heather Johnson seconded the motion. The vote was unanimous.

The meeting adjourned at 1:04 p.m.

Ruth Sessions, Executive Assistant  
Cedar City Leisure Services