

COUNCIL WORK MINUTES
APRIL 3, 2019

The City Council held a meeting on Wednesday, April 3, 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: 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 Chief Darin Adams; Fire Chief Mike Phillips; Economic Development Director Danny Stewart; Public Works Director Ryan Marshall; Leisure Services Director Ken Nielson.

OTHERS PRESENT: Jonathan Pyne, Carter Wilkey, Jace Burgess, Ken Stevens, Peggy Stevens, Tammy Stevens, Gary Stevens, Tjheron Stevens, Dallin Staheli, Blaine Nay, Jared Harrington, Mazi Womack, Susan & Paul Sepe, Scott Allen, Larissa Wells, Justin Davidson, Derek Lacy, Sam Crittenden, Lance Ririe, Collin Justis, Nouman Kante, Alexander Beraja, Sean Cotton, Rylan Cotton, Ryan Leonard, Bailee Lamoreaux, Jon Baker, Reilly Albert, Scott Brown, Ben Batty, Bill Batty, Skyler Dalton, Hillary Ellsworth, Ashlyn Ellsworth, Lisa Natwick, Katelynn Stinson, Connor Sanders, Dave Staheli, Kelsey Keener, Kerry Fain, Chad Fain, Bo Fain, Miles Fain, Luke Fain, Alyssa Fain, Holly Hadley, John Webster, Brynn Sillito, Hayley Jacobson, Jon Zillgitt, Tim Watson, Tom Jett, Justin McArthur, Nathan Hirst, Krista Staheli, Chris Quigley, Elias Crittenden, Joey Degraff, Krista Sheets, Samuel Sheets, Adam Sheets, Teresa Moon, Matt Weeg, Ben Wegg, Merrill Jones, Connie Jones, Daimian Jones, Hanaai Jones, Dominique Jones, Haas Jones, Kassidee Myers, John Crosier, Mike England, Johanna Garavito, Christine Divinagracia, Danelle Black, Lisa Arter, Alexandria Arter, Chris Hudson, Diana Elliott, Seth Elliott, Alissa Elliott, Natalee Elliott, Rebecca Colbert, Rand Colbert.

CALL TO ORDER: Pastor Joe Carroll of Calvary Chapel gave the invocation; the pledge was led by Councilmember Cozzens.

AGENDA ORDER APPROVAL: Councilmember Phillips moved to approve the agenda order; second by Councilmember Cozzens; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF COMMENTS: ■Phillips – I noticed on Main at the KB Express we have a light pole leaning. Across the street from that the base is busted out. Paul – we are aware. Phillips – with the projects on Main Street with the new light poles I have concern with the sidewalk, by Chartway there is a narrow distance for passage. Kit – it includes widening the sidewalk if they are less than 4 feet. ■Cozzens – I saw the post about yard sale signs,

I would like to discuss that as a council. I hate to see us ban those, snipe signs are more of a problem. The yard sale signs if they are required to take them down if not they are fined we could manage that. Phillips – that is a good discussion since the address is on the sign. Chief Adams – we are open to that, but we address it because the citizens complain about them being unsightly. Phillips – fine them once and it will change. ■ Mayor – there is a good chance we won't have a quorum next Wednesday, I mentioned about switching the meeting to Tuesday next week. The Council would like that change. ■ Chief Adams – it has been mentioned, but I received a call from a Sergeant about the Fire Department and the good work they did. They had a call of a pregnant dog stuck under a porch, officers could not do it, the Fire Department showed up and broke stuff gingerly and extracted the dog. It was huge to the family.

PUBLIC COMMENTS: ■ Johnathon Pine – Aime Avenue PUD, in Planning Commission and City Council multiple community members brought up concerns of 45 North, safety, privacy. Community discussed closing the dirt road and made no decision and approved the PUD. Hartley – didn't we find out the Olds use the road. Paul – they use it to access their property, we will watch the issue. Phillips – we talked about future improvements of Aime Avenue to the intersection. Jonathan – closing 45 North would not close off his property, it would just force him to go to Aime Avenue. The road is above the property, it looks into my yard into the home, I think private property owners' rights waive the personal property rights. Someone was parked watching me barbecue last week. It is not limiting access to other property. Hartley – is that a master planned road? Kit – I don't think so. Jonathan – I am open to developing the road, but there would need to be a privacy road. It wouldn't have been a big deal; the original zone was R-1 and now it is R-3 so there are more people poking around our yard. Phillips – your home is on College Way, you have a lot more traffic on College Way than Aime. Jonathan – correct, but I don't want traffic all around me and I don't want people watching me garden. Hartley – I live in a hill area, people look in my back yard and same with my neighbors, it is an issue you can't build a wall high enough. Jonathan – it is not just neighbors, it is duplexes with people coming in all the time. Hartley – I live below Greens Lake Road, it is not my neighbors looking into my yard. I sympathize with you. Phillips – are we keeping it open for one property owner, or the PUD. Kit – the road is also fronting Mrs. Nelson's property which is undeveloped, taking away that road is a detriment if she ever develops. Jonathan – she has made it clear that she doesn't care and will not develop her property. Phillips – what do we do, I understand, I have a three-story apartment that looks in my back yard. Jonathan – is there something we can do. Cozzens – I look on a corner and it is visible, so I planted trees to give me privacy. Jonathan – I plan to, but I am still concerned. Hartley – Mrs. Nelson won't always own the property and if we cut off her land it may affect her value. Phillips – temporary closure with concrete barricades, is that possible? Jonathan – that is a fair compromise. Tom Jett – this is an interesting dilemma, all communities deal with, we stop growth or deal with the inconveniences of growth in the community, it is a slippery slope, there are many areas in the community that deal with that. If you live in PUD or apartment does not make you a creep or a peeping tom, it was the perfect location and we run into problems with growth. It is a dilemma we will all deal with. Jonathan – there are winners and losers, but I think the community is always loosing, we have fought this all the way. You changed the

neighborhood and your privacy so help us out. Phillips – do we do maintenance on 45 North? Kit – very little. Phillips – I am in favor of closing 45 North temporarily. It will come back as an agenda item.

CONSIDER VICINITY PLAN FOR SAGE SPRINGS SUBDIVISION, PHASES 2,

3, & 4. FALCON RIDGE DEVELOPMENT/DON BOUDREAU: Ben Batty representing Falcon Ridge Development – this is under the freeway by Canyon View and Meadow Springs. Phase 1 is existing, this is for phases 2, 3, 4. Hartley – in the notes it says it is in the Airport flight zone, do we put that on the plats. Kit – it is on the plat. Ben – realtors don't tell you that. Hartley – I know and then they come in and complain. Hartley – do the buyers ever see that, I don't think it is on the County plats. Ben – these are twin home lots, phase 1 I think is full. Phillips – will it be developed all at once and how many lots? Ben – 20. Cozzens – the ones that have had problems, was it subsidence or was it the way they were built. Kit – it was subsidence. Ben – you now must have a soils report. They are mantellic pour. Consent.

CONSIDER FINAL PLAT APPROVAL FOR THE CEDAR EDGE PUD PHASE 2.

PLATT & PLATT/TYLER ROMERIL: Bob Platt, Platt & Platt Engineering – this is for final plat, this is by the Holiday Inn. We have been through the process with the Engineering Department. Tyler – we have fees paid, bonding and CC&R's, everything is good. Consent.

CONSIDER FINAL PLAT APPROVAL FOR TALON POINT AT SOUTH MOUNTAIN PHASE 3. WATSON ENGINEERING/TYLER ROMERIL:

Tim Watson, Watson Engineering – requesting final plat of Phase 3 Talon Point, this is by Eagle Ridge at South Mountain, south of the Liquor Store. Vicinity plan was approved several months ago. Phase 3 is in the middle, it will be installed and built before we look at phase 4. The road will continue from Phase 1 into phase 3, it is Hawk Road.

Phillips – it would be helpful to me Talon Point, Cedar Ridge, Sage Spring doesn't mean a lot to me, I would like addresses. Could you put addresses on? Tim – if I put Hawk and South Mountain Drive would it help? Hartley – we could google it and find the area. Kit – on the staff information sheet there is a section called subdivision general location which gives an address. Tim – when we submit the application the address is on the application.

Lisa Natwick, Eagle Ridge Subdivision, I have to drive down a hill and hit the unimproved piece other than a little asphalt thrown down. I measured out all the roads, the current street master plan. The increased traffic that the additional plat map brings into the neighborhood, the blue streets are master planned 75 feet wide, brown 55' Green which is South Mountain 66' wide, we will get that down the road. Eagle Ridge went in 2009, I don't know who put in the little piece of asphalt, if you walk it off is 25' wide. Eagle Ridge is 78 houses, Talon Point 8 houses, phases 3 & 4 is 33 houses, the Canyon is 34 houses. When they punched South Mountain to Westview, did the study include our subdivision. We get all the Westview traffic to the shopping and restaurants. The streets are not to master planned width. This is before what was at Planning Commission last

night, so that would be 243 residents. Traffic does not pay attention to the speed limit. It is creating real problems, we have issues with school buses. I bring that to you before you approve more subdivisions. How many more before the master planned size road. Kit – the accesses to a subdivision cross another property, we don't expect one developer to fully develop and this is the same. When the property develops the developer will put in the full width of asphalt and curb, gutter and sidewalk. Lisa – who is responsible for the frontage road? Kit – there are owners against the frontage road and when they develop. Kit – the frontage road used to be a highway. Hartley – we went out a looked a year or so ago about taking the other road through, how far is that? Kit – the biggest thing in the school district property, that road will have to be developed and the City will have to pick that up because there is no developable property through there.

Lynette Hersburger – I understand you have done this, but we have kids on South Mountain and they play and people race up the streets, the police department suggests stop signs. Can this be put in the new plan. Phillips – where is the bus stop? Lynette – on the north side and the kids have to cross the road and it is very busy. Something needs to be done about the speed. Cozzens – where do you want the stop signs? Hawk, South Mountain and Tallon. Kit – you have to follow the traffic studies and the numbers need to warrant. Kit – we put some signage up last year. Paul – maybe put a sign at the other end for school bus. Phillips – also do the traffic study.

Tim Watson – are there any questions, they are valid points, but this is not the same developer as owns commercial property, different on South Mountain Drive also. It is not the developer's responsibility to control people passing school buses, the kids are supposed to cross when the flashing lights on the bus are out. Consent.

CONSIDER AN ORDINANCE AMENDING THE STREET ADDRESSES ALONG TOPAZ DRIVE FOR UNITS 1-26. KIT WAREHAM: Kit – there was an error on street addresses made in the PUD behind Holiday Inn Express, there were put in at 1400 West and should have been 1200 south addresses. To get those corrected we need to pass an ordinance and get it to the County. Phillips – what does it do to the owners? Kit – fortunately it is not developed much, but they will need to put the new address on their house. Phillips – I think we should help with replacement.

Carter Wilkey – there are 3 units that have certificate of Occupancy, 3-17 are close but not complete yet. Kit – the County needs record of the change. Action.

PRESENTATION OF THE PLAN FOR THE ICE RINK. DALLIN STAHELI: Dallin Staheli – the ice rink was never intended to be what it is, we started out a few people on a local farm, we did it for 3 years and a lot of people were asking to use it, it was a real pain, doing it with snow shovels and hoses. (See attached Exhibit "A"). Over the years we have made additional improvements at the rink. It is grass roots thing; it came from a need and a want and has been a great asset. We had about 15,000 public skaters this year.

We had Mark Wilson design what would work for an ice rink and a gym. We need a roof to protect from elements, regulation sheet of ice, we need somewhere warm for people to be, restroom are a big issue, people have to go around the building to get to the restroom and we need locker rooms for teams to change. The plan is still partially open to the air which is half of the north wall and the east wall. The architecture would match the Aquatic Center. We are planning a raised seating area and a warm lobby with windows to see the rink. The plan would be to do winter programming for 6 months of the year.

The summer plan, April through September, roller skating, private rentals, roller hockey, skate school and summer day camps with a sheltered facility. Bend Oregon runs a successful day camp program that does not include skating. Bend also does volleyball, multi-sports use, you imagine it you can use it during the summer.

We would love to see gyms and other sports facilities including the rink develop. Everything is designed to have what they want for gyms in the future. The plan has been developed with Ken and the City Staff. We have worked well on the give and take to fit both needs. Cozzens – did you find out if you could use the lines for heating in the future? Dallin – in theory it would work, but we would have to get someone to look at it, but radiant heat is a good system.

Isom – was reference made to the original architectural use. Mark Wilson, original architect – this facility was on the original plan. There are footings in place along the existing building to support the roof. Yes, this was part of the original design. This is the same dimensions as the gym requires. Dallin – we have a lot going on and growing, but it is insecure. This is a plan we think could feasibility be done and be secure in our operations and provide a good service to the community until we develop the plan for big stuff. Phillips – are you suggesting that if we move forward you have in place by next January, or in October. Dallin - we would love to have it by December, but that would be very aggressive. If it all came together quickly it would be possible. Phillip's – at one time a feasibility study, do we have a cost estimate? Dallin – on the stand alone was \$9 million. It gives us a secure home for the future to make it more efficient. Cozzens – it gives you solid place and number while you plan for a standalone building. Phillips – will Staheli Recreation Management continue to manage this? Dallin – yes, we would do the operation and maintenance and hire a manager. By the time we have our employees up to speed the season is over, so if we had a year-round facility that would help. Phillips – what I like about the proposal is the studies and groundwork. I like the notion of a public/private partnership, you are providing something to the community with an interest and desire. The question is \$85,000 a year over 10 years is \$85,000 and grows to \$1.7 million in 20 years. I think it is addressing a concern for a long time to have something to do in the winter. The new temporary facility, if it were to be developed and the high school teams come there, is it legitimate and sanctioned? Dallin - yes, sanctioned USA Hockey facility suitable for any ice activity except speed skating. Phillips - have you had discussions with the Iron County School District? Isom – also with SUU. Dallin – yes, there is a good model in Logan with the School District where the kids coming to the rink for classes on the science, etc. Isom – any with financial investments? Dallin – a little, they are not interested in putting a lot of money into it. In the end it contributes

back by getting more people interested. The utilities are a year-round thing, but the facility puts in equity. Phillips – but if there is debt owing, we would have to pay that off. Hartley – are you expecting the equipment to go to the new facility also? Dallin – the City would still own the equipment but place it in the new facility. We cannot do it on our own. Hartley – I want to commend you on the huge commitment to the community, your family has done a lot. Dallin – I will say that back, thanks to City Staff and the Council for spending time with us. Hartley – I would like more discussion on the 7-year commitment with Parks and Recreation. About the exit strategy, at the point, worst case scenario, you are losing money and you leave us with a defunct operation, there is a risk to the City. We need to work out something, so we don't take the burden. Also 40% of the cost is in the equipment, what is the life span, can it be amortized on a shorter schedule that we take responsibility for the building but not old worn out equipment. I would like more detail on that. Dallin – our idea is to go back to public/private partnership, it would make the facility more feasibility, it is long lived equipment. Tyler – one of the terms we talked about to have Staheli's have more skin in the game, that they have to pay a minimum payment each year, so we are not left with all the debt. Hartley – I think it is a great way to work toward this. Thank you, you have put in a ton of work. Dallin – I would like the discussion sooner.

Cozzens – on the utilities, it has been successful for 6 years, other than RAP Tax has not expended anything else. We have benefited with this for 6 years and we need to take that into consideration. Also, we have a large solar company coming to Iron County and I reached out to see if they would be interested in a solar project on the roof to help with utilities, it is just a possibility. Also, to engineer the system to tie into the pool with a heat exchange to heat the pool water. There are creative things we could do.

Ryan Leonard, Southern Utah Hockey, we have grown to 43 members this year with two teams to grow hockey with beginner and advanced. We have traveled to UVU. Our challenge has been the rink size, we have had UVU, BYU, Weber, etc. Perks has given a donation to our club and they want to continue. We have had other businesses donate money plus a donation from a team members mom from Alaska. We have grown a lot, we have over 700 followers on social media, one of the largest clubs on campus and we have 12 women in our club. SUU is the only division 1 school without a hockey team, we can't go HCSA without a home facility. Phillips – do you get student money from SUU? If we ask from SUUSA. Every club member paid \$200 to play the game. I and John Baker played in high school, I played in Las Vegas and I have seen them build a rink and the game grow tremendously. We started in the spring of 2017 to put together the team, it went from 2 to 43 in two years. We have Pro Hockey giving us sticks for \$75 versus \$200.

Kerry Fain – Southern Utah YETI, board member of Utah High school hockey, et. – you have been around from a long time. You have seen us grow from walking off the farm to the land being covered with weeds. We have had signatures, etc. last year our high school took 2nd in State. Watching little ones grow is amazing. We had teams come here, but we went and played in a lot of rinks and seeing the kids' faces when they had a real rink and locker rooms. We are all in this together and I would hate to see this stop, we need to

continue to grow. Kids deserve it. Kids have got college offers, without this they would not have the option, two teams at our college from out of town. We had 9 teams come in this year to play youth groups, we could have had more with a regulation rink. I have traveled all over the US for hockey, people can remember pushing snow off the rink, it is a fight for the schools to come here or Vernal. The high school teams grow every year. We can teach kids how to pass, etc. we want to continue to grow, my son said he will be the first NHL player from Cedar City.

Dave Staheli – I will have all the skin in the game for the funding. There are a few things on the business side, one is that the \$9 million facility we had in the original feasibility study is too high on the rung on the ladder. But taking \$2 to \$2.5 million is doable and give us enough time to see how the ice culture develops in Cedar City. To reach out for donations for large donors, we have a good track record but need 3-5 more years. The rink is often overloaded, and we have to turn people away, the weather made it tough this year, a lot of obstruction by the weather. The room itself for public skating is limited. The ability to move teams in and out quickly will increase operations well. We cannot develop a curve of growth because of the number of weeks it can run and the number of hours a day it can run. To have protection from the weather would help. I think we will outgrow this facility because we will be able to develop quicker. Cozzens – you will be able to extend the season how long? Dave – it will about double on the ice 3 to 6 months, and on the dry ice, the summer there will be a lot of popularity. The possibility is there, and I think we could stay in the black on the O&M, but for the city to cover utilities, you are not throwing it away, if you were growing the gym facility you will have something come back to you. On the business side we need a little time, it is a lot of skin in the game, it is a big commitment and we are assuming the risk and that is from our ethical standpoint. Exit strategy for both of use, we won't be setting around for 5 years waiting for the City to move us out, we need 3 years to see the trajectory. We have the potential to do something with the ice culture in Cedar City like the Shakespeare Facility from humble beginnings. We can become an ice hub from Las Vegas to Salt Lake, a wise step is to take the time to see where it goes and be able to secure the attention and possibility from substantial donations from entities wanting to carry out these things. We need a real feel from where it can go. Phillips – we appreciate you and what you are trying to do. We just need time to work out the details, we need to see if we can work. Mayor – would you consider a shorter term than the 7 years? Dave – us being willing to give due diligence to make the next step happen, you know the energy put in by a lot of people, Dallin has put a lot in, and there are a lot of others that have also. You almost have to have a trust partnership, not just a legal partnership, we are not planning on resting when we move forward. As long as we are showing a diligent and progressive way to move forward. I would hate to see ice melted in Cedar City. There is one decision that could melt the ice. A shorter period of time if it is premature and not been able to develop the factors to get it done, we think we need the 7 years even if we don't take that long. For us to take the skin, worry and work to be prematurely pushed out on the street. We think we can do it sooner, but we don't know. I understand the need for the gym floors and I hope we can get it done sooner, but the years go by really fast.

Isom – I want to express my gratitude for all you and Dallin have done for the community. It is because of your commitment to the community you are doing it and we need to sort through all the commitments. Cozzens – I would like to echo that. I remember when Dallin called me to set down and visit about this and he asked if I would support and I said yes if it doesn't cost the taxpayers a lot of money, Dallin and the Fain's being there for hours and it has been a successful public/private partnership. I know the Staheli's well enough to know if they say it will happen, it will.

Hillary Elsworth – I have managed the ice rink for the past two years and seen the growth, we have people from Richfield, Nevada, St. George and I have seen a lot of growth. It is a great opportunity and has been successful.

Mazie Womack, I have been working there for 2 years, the community impact, I have been setting with Kerry keeping score for the hockey games, Kerry has told me many stories from kids on the hockey team from divorces, hard family life and hockey is their base and keeps them grounded and keeps them in school and have good grades. I think it is a huge benefit to the kids and the college life, this will be a great benefit for the community in many ways. 3 of my 5 nephews play hockey. From my 3-year-old nephew to me at 24 have seen the city change and this is a benefit.

Alyssa Fain, Kerry's daughter – it is crazy how much we help the kids as a team, we are a family, we argue and joke like siblings. The trouble it keeps kids out of. I also play on a competitive travel team in Salt Lake and it has helped me. I am a junior and have had colleges ask me about it. I am a goalie and one of the best in the state and it is because of my parents and the Stahelis, the rink is my home. There is not a lot to do in Cedar and we can go skate, play games, watch SUU, etc. and to hear people from out of the State remember things that happened in Cedar City's rink. To being at the farm shoveling snow off the rink at 4 a.m. on Christmas is things I can remember. It is rewarding to see all the hard work. We have done petitions and fund raising, Duck Creek days, July Jamboree selling things to make money to help buy skates and helmets and to coach the younger kids and have them say I was their favorite coach. Thank you for the opportunity.

John Baker, President of the SUU Hockey Club, and captain of SUU Hockey, I came from up north and played in Cedar City. With a new facility it will add to the opportunity. As part of student government at SUU I see all the interest in clubs, I am sure we will have figure skating and maybe even roller skating. SUU is moving to a trimester so there will be more students in the summer.

Joey DeGraff – want the SUU club to know SUU Athletics is very aware of the club. I am new to the game of hockey, played a little roller hockey, my sons wanted to play hockey this year. I really appreciate and is great about Cedar is our openness and willingness to look at diversity of sports. We have a lot of soccer, basketball and baseball, but it is good to have my kids able to play hockey also. This is a perspective of a parent, it is good to have diversity in sports. I want to thank the Staheli's for all they have done and the coaches of our teams. My boys are the easiest to coach, and the coaches do a great job. I have been in baseball, you have had so many kids and with someone with

special needs kids to put in an environment to know if they will succeed, but the coaches care about each and every kid that is there, and that means so much to me as a parent. I feel like the smaller program facilitates young kids that may not be successful in other sports.

John Kroger, St. George, Utah – I played in Sugar House at 3 years old, then in Idaho Falls and it was outdoor, this is a normal progress for ice rinks. We from St. George travel every Tuesday or Wednesday and we will grow. You put in a larger facility more will come. What the Staheli's have done is a big deal. I appreciate you taking the time, thanks to the Staheli's and Fain's.

Wynn Reynolds – I want to echo what Mr. DeGraff said and my son is the kid he was talking about. I was baseball and basketball kid. Hockey for some reason gets to him, he plays and loves it even when he gripes that he has to go to practice. It is a great program and I don't want to see the ice melt because my son won't have it. It will help my daughters. Thanks to the Staheli's and thanks to you for what we do have. I went to the Bend Oregon facility and you have warmth but still are able to look at the Mountains. It will help the winter slow season in the motels.

Phillips – I want to make sure when you say the sense of urgency, there are so many questions still out there. Next Tuesday is too soon to act on this, can you help me better understand that time frame. Dallin – I don't want to ask you to make a brash decision. As soon as possible, if we need discussions can we start on Monday to work out the questions, the soonest day and hour possible? I want everyone to feel good about what we are doing, staff and rec programs.

Tyler – I will have to put a lease together and it won't be ready Tuesday, that will have to be sometime later. Dallin – not the lease but vote on what we have talked about, so we can start getting commitments.

Paul – we need to iron out, we had a lot of passion from the ice people. There are others passion about other children, sports and stories. Sports are in general helping children. I don't know if you want to hear from other organizations. Phillips – what is the trajectory for basketball, what are the needs, what are we looking for in gyms. Mayor – the gyms space, we have to cancel games all the time. We have problem with basketball and volleyball. It cost \$46 per hour for a gym supervisor and rental. If you ask basketball and volleyball, they will say you promised us gyms when we voted to bond.

Cozzens – they need the 7-year guarantee even if they don't need it, a 7-year MOU. Dallin – we want hockey to be as permanent of a fixture as basketball. A lot of people they may have come may be playing basketball right now. Any future of ice rests on one sole thing. Phillips – would you be able to get feasibility track record in a 5-year span other than 7 years. Dallin – I would be ecstatic to go in 5 years if we are going somewhere. If we put in all this into a facility to get kicked out wouldn't be worth it. I hope you realize how much has gone in to getting it this far and the operation of a simple

thing and how easy it would be to walk away. It is not worth the effort it takes on my part other than what you have heard from these people.

Mayor – all of us know and appreciate what the ice community has brought to Cedar City. We want ice and gym. It is the matter of time line for that one particular area. Dallin – we are flexible on timeline if they are one project. 7 years is a number out there, if the objective is to make both permanent that is our goal. We wouldn't want to leave in 7 years if we have nowhere to go. I realize it is a challenging decision. In the end everything ice rink related is 100% at stake, against inconveniences for others.

Cozzens – this isn't the first time we have had this discussion. Phillips – we all want to make a decision. Cozzens – do MOU for 7-year deal and vote on it. Dallin – we may come to details that come to things we can't do also. Tyler – if the council wants a basic MOU in supporting them going forward on efforts for funding. My legal advice would not tie to a 7-year agreement until we have terms. Isom – we need to hear from staff and what on funding opportunities. Phillips – can this wait 30 days to get clarification. Isom – the feeling is we all want ice skating and hockey, we just need a clearer view of the pathway. Jason – if the City has a financial commitment we have to have public hearings. Mayor – are there specific items so staff can get you information? Phillips – I am unclear on the 20-year commitment, if they use 9 years what is the exit strategy, I am unclear. I support 100% in theory, put the potential exit strategy with the debt I want to massage. Hartley – I would like that also, the meat of the exit to see if it is amenable. I know next week is action, but can we have a presentation.

Ken Nelson – I think the conversations need to be had because there is another side. They have been waiting for gyms. I see volleyball, pickle ball, etc., not just basketball. The other groups have been waiting 8 years. We don't have a gym to our name in the City. We are at their whim, we take what is left over. There are 800 kids playing Junior Jazz Basketball, there are a vast group concerned about their space. Will it happen tomorrow, no probably not, but they want a plan in place also. Phillips – are any of those organizations capable to putting \$2.5 million toward the facility. Ken – is it pushing the gym down the road or making it closer. You are talking several generations. Everyone has a passion about their activities and that is great. My three kids played basketball and we couldn't find a gym. Everyone has a passion. We don't have those facilities at our beck and call either. Staheli's are great people, I am just voicing what other groups will say. Jen has all the numbers on what it costs us to use the gyms.

Dallin Staheli – I assume all of you know, we have tried to follow the public comment channels and we did go to the P&R Board who recommended unanimously to move it forward. Cozzens – so we have been through all of those steps. We hired someone to design this. We have had several public meetings. Dallin – we are not trying to fly under the radar. If there are things, details and more talk I just want it to be a priority. Hartley – we have to meet two by two, so it takes a little more time, we appreciate your patience.

Dave Staheli – we can hash this out, we need to know the time commitment is the biggest issue to us and I know it is to you. How soon would you be building a gym if we were not

there, and how would we fund it? Are we pushing it back further or bring a patch to bring the gym soon. Paul – Cedar City will retire a debt in two years, and the Theater will be done in 2021 and it would give us a lot of operating capital. So, we would have that ability to do that in 2 years. Jason – it is a sales tax bond. Paul – a general obligation bond goes to the public. That is part of the discussion, do we build an ice rink or a gym or do we accommodate both. Dave – we need a time commitment before we put our name on the line. Hartley – we appreciate you being careful going into it as well. Dave – there is a lot that stands on one decision. If we were to be moved off from the site, we would have to make contingencies and see if we can reach a higher rung on the ladder. I think we would be somewhere else in 20 years.

Phillips – let us look aggressively and revisit it the first week in May and we continue to work on the issues to massage this and give a decision based on the information we have next week also.

Dave – I thought we had come to a preliminary thing on the exit, you don't owe us anything when we leave. You don't hold anything beyond what is still owing. We are not building any equity for us. The ice equipment is lumped in the money we are servicing debt on and it would be assumed on the City. Would you be willing to let it go to a new facility (ice making equipment) which is about half million? Would the City be willing to contribute it to a new facility? Phillips – I don't know why not. Dave – you don't assume to pay us back any money. Paul – if you are not building equity how will you move? Dave – we will be able to get large donors. The other is if Staheli Rec Management, a nonprofit group, if things go downhill and we felt we had to exit sooner than the 5-year warning track it would be an equal back and forth, we would continue to service the debt and we would accept that. Phillips – that would make me feel better. Hartley – me also. Dave – for some reason the City would have to agree to some financial to help us get into another situation. Do we leave it to the City making us leave. Cozzens – could we put something in an MOU that you can go on the corner property? Dave – the most critical thing is time. Hartley – if we decide to make you exit early you don't have to pay through the 5- or 7-year time. I know that makes you nervous. Dave – I don't think it should be in if we are meeting our contractual. Tyler – if you subsidize the passion are you ready to hear another passion in the future. Cozzens – we had a group as big and passionate to build a dog park and I was in support to do what we did with the ice rink, they could lease for \$1 a year by trailside, but the level of dedication, I saw a Facebook post and go fund me account and in two months they raised \$25 dollars. They have had skin in the game and proven themselves in 6 years. Dave – if you have someone come to you with an apple to apple, utilities cannot go over \$85,000, which is money you aren't losing because you are getting equity. If you do the same thing these folks brought to the table, we will do it also. It would be easier for me if you said no, but it is the beginning of a lot of work, this is a huge commitment, it won't fall by the wayside if you say yes, it is a critical stage. If the time frame of 2-3 years is too much, then you find another direction or plan an exit strategy. Hartley – on subsidizing end I would hate to say that any of our athletic facilities pay for themselves and ice rink can fall in that. It doesn't have to be 100% self-sustaining. Paul – none of our rec programs pay for themselves. Dave – I think we can run it in the black, but if not, the City would be buying us out and it would be