Leisure Services Advisory Committee Minutes  
Wednesday, April 24, 2019 – 12:00 p.m.

The Leisure Services Advisory Committee held a meeting on Wednesday, April 24, 2019 at 12:00 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 Bonnie Jones, Ron Adams, Heather Johnson, Craig Andersen, Christy Hugh, Christy Florence, Dave Holmes

Staff Present: Leisure Services Director Ken Nielson; Parks & Outdoor Facilities Division Head Wade Orme; Leisure Services Executive Assistant Ruth Sessions

Visitors: Derek Morton, Shea Morton (daughter)

Dana – I’d like to welcome everyone to the Cedar City Leisure Services Advisory Committee. We’d like to welcome Derek and your daughter, Shea, here today.

Dana - I did not see the agenda prior to walking in the door this morning. Are there any items that you’d like to add to that or amend in any way? I would maybe suggest that, if it’s okay with you Ken, that we could maybe do the Canyon Ranch Complex prior to your presentation and that way Derek can leave, unless he’s dying to hear your whole presentation. Derek – I’m here and my opinions will be inserted at some point. Dana – I’d suggest that we reverse those. So, with that change, I can’t make a motion, so I need someone to make a motion that we accept the agenda as amended. Christy Hugh – I make a motion that we accept the agenda as amended. Dave Holmes seconded the motion. The vote was unanimous.

Dana – Okay, next approving the minutes and I’d like to compliment Ruth for keeping them under 20 pages. (Laughter) We had a lot of discussion. Ken, could you give us an appropriate insight as to why it was necessary to do a transcript this time? Ken – The transcript aspect came because there was a discussion involving taking the minutes to City Council about the Ice Rink Expansion. They needed to know details and so Ruth transcribed them that way. Usually, we’re hoping for a summary but that little project entailed us to do those word for word, more or less, so don’t look for that again. Dana – And did that work out appropriately for them? Ken – I think it gave them the information that they needed, yes. Dana – My compliments Ruth, because that had to really be a difficult job. I can’t imagine how long it took you to do that. So, did anyone notice any amendments or corrections to the minutes. Could we get a motion on that please?

1. Approval of Minutes from Wednesday, March 20, 2019: Craig Andersen made a motion to approve the minutes from Wednesday, March 20, 2019. Christy Florence seconded the motion. The vote was unanimous.

2. Canyon Ranch Complex: Dana – So, I know where that is because I was out there running and hiking this morning, but I didn’t see any grass growing and it doesn’t look like it’s flat enough to play soccer, yet. Ken, do you want to talk about this? Ken – As these copies are coming around, there are three renderings, so take one from each section. Dana – Does everyone remember what we’re talking about? Ken – To give you a little info on this, the Canyon Ranch Complex is the name given to the
feasibility study for the area that we traded with SITLA. Mr. Adams can probably give you the history of that transaction, but we traded some land with SITLA and 20 acres of that land on the north end of town needs to be dedicated for recreation purposes and so these are some renderings from the feasibility study that Sunrise Engineering did for us. Dana – Does everyone know what SITLA means? It stands for School and Institutional Trust Lands Administration. When they laid out the State, they gifted, designated or deeded property to a school trust land and then the agency administers, sells, develops and swaps those lands and then that money goes back into an education fund. Ron – Yeah, they’re originally for educational purposes. They figure they have more than they need so they’re developing a lot of it and turning the money into the education system instead of the land just sitting there. That’s where that got started and as Ken mentioned, we swapped 10 acres across from the Fields at the Hills (across the street from the ballfields) for 40 acres of ground in Fiddler’s. Then, as Ken said the 20 acres is what we’re looking to develop for the Canyon Complex. Ken – These three renderings you have are some alternatives that Sunrise Engineering did for us. The feasibility study is one that the City put some funds towards as well as the Utah Youth Soccer Association (UYSA). That’s why Derek is here. He’s the one that’s been ramrodding to get the funding from UYSA. Alternatives 1, 2 and 3 are a little different but have some similarities. I have my own personal hesitation on some of them because I’d like to see some pickle ball courts and other things that don’t have to involve a field. Derek and I have talked about that and there’s some room for that too. The layout shows down in the right corner, you could put a pickle ball court very easily in that area of the complex and have a complex that is multi-use. When these came back from Sunrise, we dispersed them among some of the City staff. Obviously, each of the City staff has concerns, questions or thoughts on them. Now we’re passing it around in this meeting for the same reason, so you folks can review and dissect them and come up with your own thoughts and suggestions. I think a lot of what Sunrise did is good. Obviously, they’re dealing with the hillside and some landscaping that is difficult with the washes and different aspects. If you know where it is, it’s got some challenges to it. I’ve still got some real positive things about having fields out there on the north end of town. There’s not a lot of fields like that with flat grass to use as multi-purpose, so you know, you’re talking soccer, Lacrosse, Rugby or whatever needs flat grass. Everybody thinks flat grass is just for one thing but it’s really a multi-use aspect. A hill of grass looks nice, but you can’t do a lot on a hill of grass. So, as you look at this and review it, I’d like you to also consider some of the maintenance issues. I invited Wade, Parks Division Head, here for any questions you may have because we need to look at the O&M and everything else. We just want to get these out and have you review and discuss them. We’re at the point in our study where we need to get it to all the folks that need to view them, and we’ll have upcoming meetings down the road to express our suggestions, thoughts and changes (or no changes) or whatever we come up with. Derek, is there anything that you would like to add?

Derek – From tournament viewpoint and traffic flow and true multi-use, when you look at them, the one that has 8 full-size fields and then it has the one down at the bottom right (#1), That one would work better with excavation because of the way they’re terracing them. If you start at the bottom right, that’s the field that Ken and I have talked about. It’s cool to have eight fields but that’s overkill so that’s where we
could do the 6-8 pickleball courts. So, that would be on its own little terrace. Then if you look down on that other bottom field, it will have its own little terrace and the other two fields on its own little terrace and then going north, you’ve got another terrace, another terrace and then furthest north, they will all be on one little terrace. So, with the terracing there, the way the parking lots would be set up, they would be perfect to do 3 x 3 soccer, 3 x 3 basketball, street jams, etc. You’d be able to host those up there which was part of the initial discussion. They’ve got plenty of room and I don’t know, we could let Wade give his opinion, but if you look in that center section between those two fields, where it says amenities, that’s where you could put a big concession stand and bathrooms and have your playground there. And then do another bathroom kind of by the pickleball courts, so they’d be centrally located. And then there are other spaces where Wade could have his big maintenance building. This is also the one that Sunrise likes the most because it flows better. Dana — Tell me about this road on here. Derek — It’s across from Love’s and it goes nowhere right now. You would go through that SITLA property and we’ll need to get approval to go through that property. You must take the road a little bit further to the north and then there’s a road that goes from that road. Dana — Tell us about the cost for this? Derek — That’s where we’re needing to finalize this. That’s what we’re waiting for. Once we get a final layout, Sunrise can then give us the cost and we can go from there. Originally, UYSA was going to come forth with about $300,000 but because this was taking so long and some of the experiences that they had with higher administration, they have given all that money to Shivwits. The Shivwits Reservation is going to build five, full-size, lighted field complex right by their gas station. The Shivwits had been aggressive but we’d been kind of holding off, trying to get this off the ground because they knew it was bigger here in Cedar but because of the ways and some of the things from higher management that were done as we were trying to pursue this, UYSA said, let’s take the sure thing because these guys are aggressive. So, that will be about $1.2M for the Shivwits project. The one here will probably cost between $5-$7M. Just talking to some of the engineers and stuff as we were putting this together, it will be about $300,000 per field so we’re at $2.1M for 7 full size fields. And then probably another $2-$3M with all the other amenities. I don’t know how much it costs to build a pickleball courts but bathrooms and everything else. And then, I know the City had estimated about $750,000 to build the road to go up there. UYSA is still hoping but we’re just trying to figure out how to get more of the money. They still have about a quarter of a million dollars that they’re still interested in giving us but they’re quickly losing interest because of just the length of time that this is taking. I know that the Council is still on board in conversations that we’ve had with them. Terry Ogden, who is the regional director, is in contact with me all the time and we have some options, but we’ve just got to get moving and figure out exactly what we’re going to build and how we’re going to move forward on it. So, any questions on that? Heather — Where the blue (the wash) is, is there actually water that goes through there? Derek — No, if I remember correctly, it’s like within a hundred-year flood plain. The one that is further up the hill has a greater potential for water to come through than the one below.
Dana – From my point of view, I’m not knowledgeable enough to pick apart things and have an opinion on which of these is the most feasible or would be the best use of the property, or the most economical to make. I’ll kind of rely on Ken and Derek and others with more expertise for this.

Craig – How many soccer fields currently do we have in Cedar, Derek? Derek – None. Craig – Designated soccer fields? Wade – Zero. Craig - What about Bicentennial? Wade – It depends on the size of the field. Derek – That’s equivalent to about six full size soccer fields. Craig – Gotcha. Wade – The closest that we can get to that is Utah Summer Games, we’ll put four, but I don’t think they’re full size. I think two are smaller. A full-size field is 120 yards x 75 yards. You can have smaller ones and we can scale them down for different age groups. I think when Utah Summer Games uses our facilities for soccer fields, they put three full size fields out at Bicentennial that are the full 75 x 120, if not they’re a little bit smaller and then we do some 60 x 100’s or 70 x 100’s for like the U12’s. Craig – When we play soccer on the fields out by Canyon View, do we have to pay the school district to use that? Derek - Utah Youth Soccer Association pays for it. That’s all the competitive stuff out there. Christy Hugh – Just to clarify, Utah Summer Games is not a sanctioned event, right? So, they can shrink their field size, which you can’t do if you’re hosting a sanctioned event. Derek – USG would be able to host all their soccer at the new fields. You could have Ultimate Frisbee, etc. Christy – Well, they can move to sanctioned too if they wanted to. Craig – They tried and that didn’t work out. Christy – Okay, I didn’t know that.

Wade – As far as O&M costs, I can give you some insight just as far as normal operations go. Layouts #1 & #3, because of the washes (and they’re not current running washes) they’ll have native debris, shrubs, etc. as well as kinds of trash. They become real trash collectors. Everything will be collected in there. There will be a lot more labor involved with that as it would require a lot more labor to keep them maintained and clean. On the flip side of that, #2 would probably be the easiest to maintain your parking lots and everything because it’s a little more compacted as far as litter goes. Craig - On #2, are they basically backfilling that wash? Wade – Yes, my guess is that #2, more likely would have the most excavation costs. It’s just which side of the coin you want to look at. As far as a grounds yard, it’d probably be #1 or #2’s the better one because I can think of it being (if you’re looking at it, it would be the top right corner of the property, just to the north of the hill) maintenance yards are not very pretty. Things get left out and they never get designed or built for aesthetics. They usually go cheap so having it out there will help with that, it won’t be such an eye sore. With layout #3, I really don’t know where you’d put it, unless you were going to eliminate a field. Those are kind of the aspects of it as far as a few things. There’s much, much more, as far as O&M goes. When you’re talking O&M, you’re talking fertilizer and herbicides for the grass and yearly budgeting for asphalt maintenance. You’re talking about toilets, toilet paper and paper towels for the bathrooms and someone to clean it and someone to mow the grass. The length of the O&M can get quite lengthy because all the things that are entailed. I think there’s a need for more than flat grass here, whether it’s for pickleball courts, volleyball courts, etc. The flat grass does get used by several entities. I know the football community would use it a lot as they’re always complaining about not having any space to practice. Lacrosse, rugby or odd nature games like that. This might be used for cross country. The High School Cross Country Invitational. Right now, they use
the Bicentennial soccer area and just does loops. With this being laid out and everything, who knows it may go out there as well. The complex is needed no matter what. There are always complaints that there isn’t enough open space for several different groups, even when it comes to soccer and football practices and things like that.

As far as layouts go, #1 & #3 would be more labor intensive as far as litter clean-up. It’s not a street sweeper, it’s someone walking the ditch with a garbage grabber and a bucket. #2 would be easier because it’s all flat. It’s just mostly going to be around the parking lot and grass, so it would be much faster to clean. Those are my standpoints on that. I agree with Ken that pickle ball courts would be great. I have talked to some of the people from Utah Summer Games and currently they run their pickle ball tournament in St. George and they use 20 courts so that’s a fair number of people. When I asked what it would take to get it up here, they said they would need at least 16 courts. SUU has four or six courts, I’m not sure, so if we could make up that number, we might have that opportunity to get at least the pickle ball portion of USG back and that would help both the RAP Tax, hotel stays and things of that nature. As far as an economic standpoint, not to mention that it’s just gaining in popularity and I think it would be a nice provide it, so they can have that locally. Ron – Is the surface for pickle ball like a tennis court? Wade – I believe so. Ken would know better. Ron - Ken, I’m curious about the expense of putting them in.

Ken – It’s a little bit cheaper. So, the six outdoor courts that we put in at SUU, we had to redo the surface once in probably ten years. They seem to hold up better. I liked the maintenance because we didn’t even have to shovel snow off them in the winter. We just made sure the nets were all down. There’s a netting that goes around the outside fence because wind will cause pickle ballers to hate life. There’s a netting that goes around the chain link fence and nets for the pickle ball and those are the only nets that we took down in the winter and stored them. I’m was impressed at how little maintenance there is with them. Ron – You didn’t do the post tension concrete like we did on tennis, which is a million dollars per court? Ken – The nice thing about pickle ball courts is (and Craig can attest to this) that they’re not very far apart. They’re not like a tennis court so there’s only about ten feet between each of them, so you can condense six courts into a little area. If you drive by SUU, that is not a very big area to have six courts. That would probably do you one tennis court. That’s why it’s such a popular game because it doesn’t require the mobility surface that tennis does. Ron – You know, we were involved with the school district originally trying to decide who was going to build the next tennis courts. Ken – I wish they’d put pickle ball courts at Cedar High. Ken – I’m really impressed with the ones at SUU, the way they hold up and are maintained. I’ve never seen any issues with them. They didn’t have any cracks or anything, so I’d say the surface is much better than tennis. Wade – The idea of this would more than likely become a destination park. It’s not Hillerest or Ridge where it’s just neighborhood people. People would be driving from the south end of town or Parowan or from St. George for something. When we’re talking about amenities and the cost, we need to consider pavilions and playgrounds and all those other things that you want to draw people into, not just a side note kind of thing. Ken – The great thing about handing these out folks is that everyone has their own thoughts as to how to tackle this thing. If you’re a mother with five kids and you’re lugging them from one end to the other, parking matters to you and restrooms matter to you because if you’re trying to control four kids plus the one that’s playing, you’re not dragging the cooler for six miles and camp chairs and all those things so those are amenities to look at and parking to look at and different aspects. If it’s just you solo, that’s easy to look at. But
if you have Heather's group and they're busy and they're running all over then you look at it a different way and that's the conversations you must look at when you go, that parking lot is a long way if I'm on that field and I've got all this gear and everything to look at. That's why the layout needs lots of discussions. We also talked about, do we have to push the layout right to the edge of the property? Do we have to have it that close? Does it give us room to do different things? So, there's all kinds of conversations to have with those three sketches and that's why we presented it to you folks, not that you must decide today. It's just that you can have that conversation with those in the community and we all look at it a little differently and have different suggestions. If you handed this to an engineer, they're going to look at it differently than I would, but that's why we have those conversations. He looks at washes and all the stuff in his world. So, everybody has a chance to put their own stamp and perspective on it and those are the kinds of conversations that we need. Wade - I'd like to note, and this just popped into my head, that maybe this would be a better discussion for Kit, but on Layout #1, with that wash that kind of goes in between the fields, I'd be interested to know if that needs to be a wash. If it could be a paved, walking path that is just collecting storm water, that would be much easier to maintain. My guess is that wash would never see water unless it rained, because of the housing and the way the development has been going on up there. The one further to the east, next to the hill is steep. Derek - It's shallow. Wade - It's quite shallow so it would be interesting to see what Sunrise would say if that would even be possible if that one turns into more of a walking path that just collects storm water and it just runs off. That might be better for access for people that need to go from Field 1 to Field 8, instead of having to jump in the car and find a spot that will do the walking trail from one end to the other. That might not be the best scenario, but it would be interesting to see if that's possible, because that would be easier as far as maintenance goes, plus it gives the staff a shortcut more than anything else, so they don't have to follow the roads and come up and fight traffic. Craig - That was my question too. If they're already eliminating the wash in Option #2, why can't they do a hybrid type thing with #1 and turn that into something useful or just eliminate it in general? Wade - Correct, but I do agree with Derek that these complexes are nice if you can have some centralized feature in it somewhere, unless you're going for the full boat, like Rendition #2. That is strictly just for one thing only. Rendition #1 and #3, because things are spread out a little, and you have these amenities in the middle, it becomes more suitable for different groups to be there at the same time. You could schedule an Ultimate Frisbee Competition or Tournament and a pickleball tournament at the same time and still have a soccer game or two. You could have different functions going on at the same time, same complex.

Ken - Wade, since you're here, would you go ahead and give us your division report?

Dana - Before he does that Ken, could you share with us what happens next? What's the sequence of events for a proposal like this? Ken - So, currently, it's making the rounds with the City staff. Then Sunrise will have committee meetings to discuss it further. They'll come in and meet with City staff and those from the community and have those discussions on a Master Plan. There not stuck with any of these things. That's why we're talking about it and making changes. We can change it all around and do what we kind of find is in our best interest. These are just a few renditions that we're putting out to you folks to have those conversations and bring information. Down the road, we'll have folks like Derek and Sunrise and the City staff and Kit and all those things in one meeting and discuss things further.
Wade – Let’s start with the Cemetery.

**Cemetery** - We’re gearing up for Memorial Day and this winter was much nicer to our grass than last winter. We’ve had considerably more moisture, so it’s looking quite well. They’re currently in the process of sodding all the interments that have taken place since the grass stopped growing, so that’s pretty much from November until four weeks ago. They have that underway, along with weed abatement. The grass looks pretty good, but we still have the Bermuda grass problem in there and some areas are much, much better. We still have some large patches of Bermuda grass that won’t green up until the temperature gets much, much higher. When I say higher, I mean June. Bermuda grass needs soil temperatures around 70 degrees. We’ll have signs coming out soon telling people when they’ll have to have everything off the graves which is a week later. I believe that is June 3rd. That’s gone well for the last couple of years. I’ve heard more compliments than complaints. Our staffing is coming along. I was worried six weeks ago. I’m less worried. I’m not going to say that I’m not worried, I’m less worried but we’re doing better. I just offered someone a Seasonal II position today and he’ll be coming to work in the Cemetery next week after college is out.

**Ball Fields** - As far as I know and the information that I’ve received, ball fields are okay. I mean, I haven’t heard any complaints. Little League started this week, so we have that going on.

**Bicentennial** - The Bicentennial building is up and running. The building is complete but we’re still working to get a refrigerator in there. We want to get an ice machine in there, but we don’t currently have the funds for one. We can hopefully get one as soon as the new budget year comes around. I personally got sticker shock when we started pricing them. The smallest one runs about $3K. Shade structures for Bicentennial are tentatively scheduled for midnight. This will also be the foul ball protection material. The shade structures are about 17 x 25 and keeping with the City color scheme, the colors are blue and yellow.

**Events & Park Reservations** - Our mow crew is going. We’ve already had a few events, but I haven’t heard any complaints with our parks yet and as far as I know the Easter Egg Hunt was a success. We have a lot of events on the books for the summer already. Our parks are filling up fast.

**Hillcrest** - We’re currently working on a project at Hillcrest Park. It is being updated by redoing the irrigation system and new concrete. Heather – When is that expected to be completed? Wade – Expected? The goal to be completed was like two weeks ago but when we get the irrigation system in, running and the concrete is done. We’ll have to reseed the grass so that will be another 2, possibly 3 weeks before it is established. Currently, MS Concrete is forming a concrete curbing which should be a long-term fix. The other parks that are scheduled for an updated border, are the Soccer Playground and Sunbow Park.

**Columbarium** - The Columbarium is scheduled to be set on May 12th. It was supposed to be here the beginning of this month, but they were behind. We won’t be interning anyone until we get the concrete pad poured around it. It will be equivalent
to a whole section in the cemetery. What will be on an 85 x 45 section of ground will have the same number of burial plots as in two acres of ground.

3. **Budget Updates - Ken:** As you can guess, this is a very busy time of year for Parks as well as Recreation. Their worlds are crazy. There are over 400 games scheduled with Little League. Adult Softball has started. We hauled in a lot of dirt and it looks good. Those fields were built in the 1960’s and so it needed a lot of updates. Larry is busy out at the Arena. He finished up the Spring Home and Garden show last weekend and we’re getting into rodeo season. He has a lot of events scheduled this summer and he’s staying busy. Golf, of course is busy. Jared said March was a slow month but they’re crazy today. They’re still working on the upgrade to the irrigation system. Aquatics – We have a lot of schools scheduled to come before the end of the year. If any of you see things that need attention, please e-mail or call me and let me know. I can’t see everything and so I need your eyes and ears to help me.

4. **Next Advisory Committee Meeting:** Wednesday, May 15, 2019

    Dave made a motion that we adjourn. Bonnie seconded the motion. The vote was unanimous.

    The meeting adjourned at 12:55 p.m.

Ruth Sessions, Executive Assistant
Cedar City Leisure Services