

Approved 9.15.2015

MINUTES OF THE DRAPER CITY COUNCIL WORK MEETING HELD ON TUESDAY, SEPTEMBER 8, 2015, IN THE DRAPER CITY ADMINISTRATIVE CONFERENCE ROOM, 1020 EAST PIONEER ROAD, DRAPER, UTAH.

PRESENT: Mayor Troy Walker, and Councilmembers Bill Colbert, Bill Rappleye, Jeff Stenquist, Alan Summerhays, and Marsha Vawdrey

STAFF PRESENT: David Dobbins, City Manager; Russ Fox, Assistant City Manager; Rachelle Conner, City Recorder; Rhett Ogden, Recreation Director; Bob Wylie, Finance Director

OTHERS PRESENT: Dallen Ashdown, Peter Federman, Brent Lawrence, and Ron Raddon

Work Meeting

Dinner

[7:45:59 PM](#)

1.0 Discussion: Recreation Center

1.1 Mayor Walker welcomed everyone to the meeting. He asked the visitors to introduce themselves for the record. They were as follows: Ron Raddon, Peter Federman, Dallen Ashton, and Brent Lawrence.

Mayor Walker indicated Draper City is in a good position to receive ZAP funds this year. The Council has been talking about what they might want over the past few years. The County has requested the Cities put together a proposal of what they want, how they want to do it, the level of participation, etc. The purpose of the discussion tonight is to determine the direction the City wants to go in. The City did a couple of surveys over the past few years, and a recreation center was always number one or two on the list.

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1.2 David Dobbins, City Manager, advised the City has to submit an application to the County by December 1, 2015. The City is in the process of hiring an architect to help them put together a cost for whatever option the Council wants to go with. He then reviewed the options as follows:

- Option 1
 - County funded, County owned, County run and administered
 - Salt Lake County (SLCO) funds \$12-13 million estimated
 - SLCO operates and maintains full recreations center, pool, and amenities
 - Located on South Mountain next to pool
 - Pros
 - No impact to City Budget
 - No annual maintenance costs

- No City property used
 - Cons
 - No access to City for use
 - Duplicate/competition in programming
 - Not Draper City's facility
- Option 2
 - County funded with contribution from Draper City
 - County run and operated
 - Share some programming
 - Share access at some ratio
 - Pros
 - Get a larger facility for residents
 - Access to some time in building
 - SLCO still pays maintenance
 - Cons
 - Not in control of building or schedule
 - Office space could get messy
 - Confusing to residents
 - How are funds generated to contribute the extra (\$ and land)
- Option 3
 - Separate Facilities
 - SLCO cover and retrofit pool
 - Build a field house on City property
 - SLCO operate and maintain aquatics
 - Draper City operate and maintain field house
 - Pros
 - Meets needs for all residents
 - No aquatics maintenance (\$)
 - Meets programming needs of City
 - Office space
 - Rental space as revenue
 - Cons
 - Annual cost and maintenance of field house
 - Need to buy additional land
 - Facilities not together
 - Memberships harder to sell with no aquatics
- Option 4
 - Fund and build Draper City's own facility
 - Build the Recreation Center the City wants on their terms
 - Own and operate the City facility
 - Funded by vote of residents (General Obligation Bond, Sales Tax Revenue Bond, etc.)
 - Sales tax is funded by non residents as well
 - SLCO can still build a separate facility in Draper
 - Pros

- It would belong to Draper City
- Full control of amenities and programs
- Schedule control
- Consistent with quality expected
- County still build separate facility
- Residents approve (PARC – American Fork, Lindon, and Orem)
- Cons
 - Would have to raise taxes
 - Need to buy additional land
 - Tight schedule – ZAP
 - Political issues may arise
 - Most likely to be subsidized

The City Council discussed the various options. The majority of the Council was not interested in bonding for any facility. They all agreed the pool needs to be covered. They discussed the option of having two facilities, the pool and the field house; however, there was a concern that submitting for two facilities could cause complications.

The consensus was to focus on an aquatics center. The City would be willing to put some money into the facility, and the Canyons School District may be willing to put money towards this as well.

Mayor Walker allowed the visitors to comment. The remarks were as follows:

- Ron Raddon would like to see money put into the County swimming pool and a field house. He recommended the Council go look at the Barnes Bullets building near Nephi.
- Dallen Ashdown recommended the money be put into the field house and to hold off on the pool until the school district was willing to put more money into the covering of the pool.
- Peter Federman cautioned that when they are looking at two different facilities they need to look at the operating expenses. He stated time is of the essence so they need to get working quickly.
- Brent Lawrence stated he has not heard any discussion about the infrastructure and the unintended consequences down the road. There is already too much traffic in Draper.

Mr. Dobbins stated staff will have the architects focus on the facility at South Mountain within the \$15-17 million range.

Russ Fox, Assistant City Manager, indicated staff will be interviewing the top architectural firms on Friday and hope to make a decision that day.

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2.0 Adjourn to a Closed Meeting to Discuss Litigation, Property Acquisition, and/or the Character and Professional Competence or Physical or Mental Health of an Individual

[8:58:55 PM](#)

2.1 Councilmember Summerhays moved to adjourn to a closed meeting to discuss litigation, property acquisition, and the character and professional competence or physical or mental health of an individual. Councilmember Colbert seconded the motion.

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2.2 A roll call vote was taken with Councilmembers Colbert, Rappleye, Stenquist, Summerhays, and Vawdrey voting in favor. The motion passed unanimously.

2.3 The meeting adjourned at 8:59 p.m.