

Master Planning
May 27, 2015
4:00 pm

Members Present: Moe Hickey, Todd Hauber, Mark Parker, Sean Morgan, Rory Murphy, Tom Van Gorder, Ember Conley, Jamie Sheetz, Todd Hansen, Tania Knauer and Lorie Pearce.

Guests: Katie Eldridge, Ann Ober and Vern Latham

Rory began the meeting with the first order of business, which was to approve the minutes from the May 20, 2015 meeting.

Ember made a motion to approve the minutes from the May 6, 2015 meeting. Tania seconded the motion. Motion passed unanimously.

Update from Transportation Meeting

Ann Ober - This past week met with UDOT about how 248 and the master planning process will interact. The Bear Hollow site did come up as well as the Ecker site. Bear Hollow a light at the location; UDOT felt that would be appropriate. They were open to that possibility and want to continue that discussion. There is a public and private road so that will need to be resolved before it can meet federal standards.

Rory has asked UDOT to attend one of the meetings, and they have not so far.

Anne mentioned that the contact for UDOT has changed, so that could be the confusion.

Sean-The County is the jurisdiction for the frontage road in front of Ecker. The County was not at the meetings, but Hales Engineers and UDOT both spoke about a possible off ramp if the county continues to grow. Recommends that the district meet with Pat Putt to discuss transportation.

Vern talked with Jeremy, Hales, and he stated that the Bear Hollow site has a rating of an F due to not having a light, the better site is Ecker. Basically they are not doing anything until something is built. Ann said that the city is interested in working and or contribution to a broader plan.

Tania – Ecker currently has a C rating and she is wondering if throwing two more grades in there it will be an F if we don't do anything.

Ann - Next week they will talk about internal roads and cuts.

Update on Teacher Housing Meeting

Ann reported on the teacher housing update. The city is investing substantial funding to address affordable housing. The city would like to have these conversations with the district and discuss open parcels.

Moe asked Ann if Park City Heights, still included worker housing as he is hearing that it does not. Ann assured him that it does.

Update on Recreation Meeting

Jamie and Ann met with Snyderville Basin and the city this week. Schematic three is taking care of issues that were outlined in a survey. Part of what they want to do is show where changes will increase or decrease facility. Need more multi-use fields; we need to figure out those service areas. The fourth discussion is that there have been questions about what is a community-learning center. We need to be able to answer that question or we won't be able to sell a bond. Ann is suggesting that a group take the opportunity to look at community centers that have been built in the greater Salt Lake area.

Rory-People want to know what is in a building like this. More in-depth conversation next week to continue the discussions that Ann has brought up. She will bring the experts to the meeting.

Sean- these conversations have to happen.

Rory and Katie will be meeting with Sundance tomorrow and they could be a funding partner as we look at building facility that they could use for their venues.

Committee Comments/Questions/Feedback Scheme 3

Sean said that last week we talked about Scheme three and this seems to be the plan that the committee is leaning towards. He would like the committee's comments on this scheme. We have already had the workshops so it is important that this group move forward with their recommendations as a single voice. We have to come to a final plan. The process is come wide- narrow and get to one final recommended plan. This has to be the recommendation of the committee, stakeholders, neighbors, etc.

Moe asked if we are overthinking this. Ember said she would like to bring back to light the reason this group-started meeting, which was to address Treasure Mountain. Some people are interested in where is the music facilities or the field house but other than that they know we will move forward. Options can come as we move forward.

Mark would like the options to include numbers as we move forward.

Ember - Can we not put a number to scheme 3? Sean said that absolutely, rough numbers could be added. If we put numbers out for scheme 3, and we don't build the ultimate plan and people will grab on to it. If you proceed with scheme three as it is written now, it will lead people to believe this is the final deal.

Moe - You would rather go high and then come in low. Would rather spend two full days working on this to get the information out. The public is already throwing numbers out there. We are starting to lose control of the message already.

Rory said that if we have a two-day session, he could get some great estimators involved that can help with the numbers. Moe we can come up with a lot of the information just

based on what we need, such as: 5-6 school, addition to high school, etc. Then we can spend more time on the things that we need to narrow down.

Mark feels that as a member of the committee, he would like to recommend a field house, but he cannot recommend it until he knows the costs. It seems backwards that we have to wait to show the numbers.

Sean – We would have to be able to control the information and message stating that the numbers we are showing are to help us make a decision, but once we get to the final decision, these numbers could change.

Ann said that it is important not to release numbers prematurely. Make sure everything is labeled as a draft.

Vern - The master planning process is having the right amount of money to move forward. The items are simply placeholders and their job is to identify needs.

Rory – It probably makes sense to come up with what we think should happen, and then work with some estimators to come up with numbers. At least this resolve the issue, if you had an unlimited bank account we could have everything. We can't make a decision to do X if he doesn't know what X costs.

Tom - There are so many dominos. For years the community has fought doing anything with the district. There are too many moving parts without the numbers. Unless people know how much this will affect their taxes, they will chose to take things out of the scheme.

Ann – We need to promote it, as some of these concerns are what has come out in the survey. It shouldn't matter who has the ownership, it would be the city, county, and district responding to the survey needs.

Moe feels that pushing the decision off until August is a mistake. There is a not a lot of time to sell the bond. Rory if we go ahead and say here is the plan to the board for recommendation, you will get push back. If we go to August, it had better be a pretty detailed plan, including 2-3 meetings a week.

Sean said what they have learned is that getting community buy in is going to be critical when the proposed plan goes to the Board. Ember feels that we will lose momentum if we wait until August.

Vern - Costing side, they can put together the phasing based on what they know needs to happen. Build high school addition, move football field, build 5-6 at Bear Hollow or Ecker Hill, add on to McPolin, and tear down TMJH.

Ann said that if we use the word “optional”, we will never get what we need. Rory said a better term would be Phase 1 and Phase 2.

Rory took a straw poll; Make a recommendation to the Board in three weeks. One is to vote on June 18, take more time, and gather more info August 18 looking at a November bond. Third option, wait for the next bond cycle.

Moe said that option three is not an option. Ann advised the committee that right now there are entities that have chosen not to do a bond because the district was going to bond. If we wait, we maybe competing with others to get a bond passed.

Todd – In his world, it is challenging to have an athletic facility drive this process since TMJH was what started this discussion. We are going to put an athletic facility over what we need to do with TMJH?

Ann said that if we build onto Dozier field, the cost of moving the contaminated soil could be an added expense. We have to come up with pricing, in general schematic three is where the committee and community are leaning towards, why not use that as a base template to come up with pricing.

Vern - VCBO did the Wasatch Athletic facility and it was a cost of 3.5M. Rory asked the group to show by hand who would prefer to expand the HS to the West. Sean pointed out the problems with expanding to the East or towards the mountain. Expanding towards the West was the favorable option.

Moe made the point that we need to send the message that we need to add on to the high school to accommodate the ninth graders, which will require the relocation of Dozier Field. Sean believes this is about the long term, and what are the best uses of the facilities.

Todd said that if we are thinking 20 years, we need to know what the next addition would be. This may only buy us five to six years. Where will the next footprint be if we expand to the West?

Rory asked if we take the next three months and get the community input and then make the recommendation to the Board or do we move forward in the next three weeks. Moe is suggesting that this information be given to the Board on June 16 and present the plan that is being considered prior to the August 18 meeting. This would give the community time to do their research and have time to meeting with the outline of the plan with some numbers attached, this would give the community time to digest the information.

Rory asked the committee if in the plan, the district office building gets demolished? It was the consensus of the committee that it does not get demolished. Sean said that this building could be repurposed in the future.

Rory-Does this group favor or not favor the idea of a field house? Jamie said that Basin Rec is waiting to see what we do on a field house before they move forward. He wants the supporting facilities such as locker rooms. Vern is estimating 6-7M for the size that they are proposing. Jamie does not think it has to be a full size field facility. Tania believes a field house is the selling point of the bond. Based on the discussion who would like to include

the concept of a field house to the Board. The committee wants to make this recommendation to the Board. Sean asked if this needs to go into Phase I or Phase II

Moe asked if the north 40 could become artificial turf? No lightening, no plowing to help with the timing of relocating Dozier Field.

Rory-Do we maintain the Learning Center? Todd believes we need to wait on this until other pieces fall into place. Tom believes the LC would be adequate for a community center and the location is good. Vern suggested that McPolin the driveway is too close to the building, so by relocating parking we could add green space. The committee feels that the LC should be repurposed and they will make that recommendation to the Board.

Timeline

A sub committee will work on pricing and timeline on Wednesday June 10, at 10:00 am. Vern will have three companies review the information and get their feedback to come up with estimates.

Kate and Rory will talk about the neighborhood meetings that will need to take place. On Thursday evening 5:00 pm Rory will meet with Prospector neighborhood.

Media Center Design Update

Bob updated the committee on the media center redesign. A couple of students wouldn't let go and don't believe this change is beneficial. Anita Booher felt that she was left out of the process. There were concerns that there would be no books, and the space would only be used for PCCAPS students. This is not the case, and Bob shared that information with the group.

Katie encouraged everyone to move forward, and to stop looking back. We need to be positive and ensure everyone that this is a place for all types of students who need to gather.

Vern is suggesting that we find out how many volumes are in the library which Bob believes is 8,000. The industry standard is 1 inch per book and he believes that there will be adequate space in the new space.

Meeting was adjourned at 6:12 pm.

Next Steps:

Focus group and design presentation relating to the media center Tuesday at 2:30.

Look at scheduling outreach meetings for the neighborhoods. Tania and Mark will be on this committee.

VCBO will distribute the refined option with comments to the committee. This committee will review and provide back additional comments or feedback prior to the next meeting.

Tania is concerned with the 5-6 building being built at EHMS. Todd Hansen is concerned about the playing fields that they will lose. Moe said that if the decision were made to expand the pool, it would be a nightmare to put 5-6 students on that campus.

Traffic update from VCBO at the next meeting.

Upcoming Schedule-

- Tues, 6/2- Board meeting 10:00 am
- Wed, 6/3 – Steering Committee Meeting (4-6pm)
- Thurs, 6/4 – Prospector/Park Meadows Neighborhood Meeting (5:00 pm)
- Other Neighborhood Meetings (TBD)
- Wed, 6/10 – MP Cost Estimate Reconciliation Meeting (10:00 am at VCBO)
- Wed, 6/10 – Steering Committee Meeting (4-6pm)
- Tues, 6/16- Board Meeting- Present progress on Master Plan & Preliminary Cost Estimate
- Weds, 6/17- Presentation and Community Discussion on Master Plan (time/location TBD)
- Weds, 6/24- Steering Committee Meeting (4-6pm)
- Wed, 7/22- Present Final Master Plan to Community (time TBD)
- 7/22-8/18- Refine MP with community input and Cost Estimating to determine bond amount
- Tues, 8/11- Present Final Master Plan and Detailed Cost Estimate to School Board
- Tues, 8/18- School Board vote on Bond amount
- Thurs, 8/20- Resolution to bond due/ Start Bond Campaign