

SALT LAKE COUNTY

*2001 So. State Street
Salt Lake City, UT 84114*



Meeting Minutes

Monday, December 4, 2023

11:00 AM

RM N2-800

TRCC - Tourism Recreation Cultural and Convention

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Meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.

This meeting will be simulcast via Webex so the public and members of the Board may participate electronically.

This meeting can be accessed through Cisco Webex at:

<https://slco.webex.com/slco/j.php?MTID=m52f681cbae9dc9584b6555f411588c97>

1. Call to Order

Present:

Board Chair Mayor Kristie S. Overson
Board Member Mayor Monica Zoltanski
Board Member Colby Hill

Call In:

Board Vice-Chair Tawnee McCay
Board Member Miranda Barnard
Board Member Kim Sorensen

Excused:

Board Member Mayor Erin Mendenhall
Board Member Mayor Lorin Palmer
Board Member Mayor Robert Dahle

2. Public Comment

No Public Comment

3. Approval of Minutes

No Minutes to Currently Approve

4. Discussion Items

- 4.1 Discussion of Scope Change Request for West Valley City's Veterans Hall and Park

[23-1127](#)

Attachments: [Staff Report](#)
[WVC Veterans Memorial Revised LS](#)
[STANDARD FORM OF AGREEMENT - WVC Veterans Memorial](#)
[Veterans Hall Park CFSP-AppID144708](#)
[WVC Updated Proposal DRAFT LS\(003\)\(1\)](#)
[WVC Phase 1 Budget Worksheet\(LS\)](#)
[WVC Phase 2 Budget Request\(LS Edits\)](#)
[UVM Phase II Estimant \(002\)](#)
[Okland Construction Payments for Veteran's Memorial Plaza \(002\)](#)

Presenter: Lincoln Shurtz, Government Relations Director, West Valley City.

Robin Chalhoub, Director of Salt Lake County Community Services Department:

Introduced the project as a project approved by the TRCC Board in 2020 to be a three-year project. She described how the Council had issued a legislative intent that indicated that for this project to qualify, they had to demonstrate that they had 75% of the funds already in hand to access the funds from Salt Lake County, with a time limit of three years. During Covid, they came back and were granted a one-year extension on top of the three years, and the extension is set to expire by the end of the current year, December 2023. The TRCC fund for this project is \$2.5 million earmarked, but none has been issued because they have not met the terms of the agreement in the legislative intent that 75% of the funds are secured. They came forward in August of 2022 with an update, and they are here again today to present another update on their approach to meeting the legend tent.

Lincoln Shurtz, Government Relations Director, West Valley City:

Thanked the board for being able to speak on behalf of West Valley City (WVC) regarding their Veterans Hall project. He gave praise to the TRCC staff for guiding them to meet the legislative intent agreement. He acknowledged that 75% of the funds had to be secured and stated that this was done before he was in his current position. He then stated that he believed there was a fundamental misunderstanding. He stated that after meeting with his staff, they found out that land was not considered an eligible piece for TRCC funding. He stated that taking out the land contribution significantly affected their ability to meet the 75% match. He explained that they went back WVC City Council, Mayor, and Administration to discuss if the city still wanted to move forward with this \$9.4 million project. Once speaking with each entity, it was determined that the project needed to be scaled back to meet the financial obligations that were in the original agreement with the TRCC Board.

Thanked the board for being able to speak on behalf of West Valley City (WVC) regarding their Veterans Hall project. He gave praise to the TRCC staff for guiding them to meet the legislative intent agreement. He acknowledged that 75% of the funds had to be secured and stated that this was done before he was in his current position. He then stated that he believed there was a fundamental misunderstanding. He stated that after meeting with his staff, they found out that land was not considered an eligible piece for TRCC funding. He stated that taking out the land contribution significantly affected their ability to meet the 75% match. He explained that they went back WVC City Council, Mayor, and Administration to discuss if the city still wanted to move forward with this \$9.4 million project. Once speaking with each entity, it was determined that the project needed to be scaled back to meet the financial obligations that were in the original agreement with the TRCC Board.

He then explained the concept plans on the next slides. This was a visual bird's eye view of the Veteran's Memorial that was around the cost of \$2.1 million. The remaining portion of the project to be built is the walking path, the reflection pond, and the monument in the middle of the pond, and this is considered Phase 2, the World War II Memorial. The rest of the \$1.6 million is what will be used to complete this project.

He stated that they have all of the financial requirements and obligations met regarding the WVC City Council and private donations to complete the scope change of the project. He acknowledged that this does not include phases 3 and 4 from the original project request.

He then spoke to visuals on the slides that included a rendering picture of the current Veteran's Memorial that is completed. He then spoke to the visual on the next slide which was Phase 2 of the project for the World War II Memorial. He continued to speak to slides of what Phase 1 looked like. He included that WVC had donated \$500,000, as well as received private donations of \$1.6 million, with a total of \$2.1 million. Phase 1 is now completed, and based on the 75% and 25% split, it would be a \$525,000 request from the TRCC. He pointed out that they did donate 3.17 acres to the project that are not matchable expenditures but did want to point out that this is valued at around \$2.1 million, bringing the total project value to over \$4 million. They are asking the TRCC for \$524,000 to go towards the total project.

He then spoke to the slides that showed pictures of the construction of the Veteran's Memorial. He went on to elaborate on Phase 2 and the cost being preliminarily based on their architect and engineer, totaling \$1.596 million, with the total match at \$399,000. The intent is to take the \$524,000 that's owed in Phase 1 and put that into Phase 2 of the project. He stated that these dollars would not be going to WVC but would be wrapped into Phase 2 of the project.

He summarized that with the reduced size and scope of the project and now only having the two phases, and phase one already being completed, WVC would be putting in \$2.78 million

and asking the TRCC for \$923,000. He stated that commitments are all in hand, and they are now seeking approval to change the scope of the project, with a reduced amount of \$1.5 million originally requested. He then asked the board if they had any questions.

Chair Mayor Kristie Overson:

Asked if there were any questions from board members in the room or online.

Board Member Mayor Zoltanski:

Asked about some of the obstacles that WVC faced with achieving the original plans having the 75% match and getting the extension. She asked about what the process had been over the last couple of years, given that they became aware that the land was not included in the match value.

Lincoln Shurtz:

Explained that he's been working on the project over the current year and could give that historical explanation. He stated how they had met with the TRCC staff last September and this is when they became aware that the land value portion of the request could not be considered as part of the match. Since then, there was still an outstanding balance to complete Phases 1 and 2. Through working with their private partners and with WVC City Council to ensure they still wanted to move forward on the project, there was an obligation of \$672,000, and getting approvals and raising additional funds, he felt it was a misunderstanding on WVC that they were not going to be able to contribute the land, and this is what caused them to have to pair back on the original proposal.

Board Member Mayor Zoltanski:

Asked if City Council had appropriated the \$672,000 or done a resolution.

Lincoln Shurtz:

Stated that they have an agreement with City Council to move forward once they have TRCC approval.

Board Member Mayor Zoltanski:

Asked to confirm that the scope change eliminates Phases 3 and 4.

Lincoln Shurtz:

Confirmed that Phases 3 and 4 are no longer being considered in proposal. He then stated that he anticipated that they probably would be coming back once they have more cash in hand to do the other phases.

Chair Mayor Kristie Overson:

Inquired to the board if there were any more questions. She confirmed there were no questions

online or in person. She then confirmed that it was on record for the funding process that the request for the Scope Change does not affect the TRCC budget that has already been approved. "This is a scope change only and it doesn't skew the funding."

Robin Chalhoub:

Responded to Chair Mayor Kristie Overson by describing how in their Long-Range Plan for the TRCC fund, they have set aside the previously agreed-upon amounts. Every year has been agreed on for \$500,000 for 5 years. In the Long-Range Plan, this is the ear marker that is set aside. She stated that it is there waiting to be used. The funds that are not utilized will just roll back to the TRCC fund to be redistributed.

Chair Mayor Kristie Overson:

Agreed and stated that they she wanted to ensure they all understood that this project is Scope Change only.

Board Member Mayor Zoltanski:

Asked about the Council's Legislative Intent saying that they would commit 25% of the project costs. Is that binding or considered in their decision-making process? She followed this question up by asking the precedence they have for altering the amount. She used the example of the board reviewing scope changes, which in the past, usually ask for more money, but when there is a surplus for new projects, what type of difference should they give to the legislative intent of the Council in the grand scheme to commit money? She asked if phasing would be an option.

Robin Chalhoub:

Responded by explaining that the legend tent was in 2019. She then corrected herself from what she had stated earlier. At that time it was based on the larger dollar amount of the \$9.4 million, so she believes that the Council wanted to ensure that West Valley had the funds to move forward. A significant portion of the funds is from TRCC, as they are shouldering a large portion of the cost. They then had a period to meet the obligation. She went on to explain COVID is what prevented WVC from being able to meet the scheduled timeline, and they were given an extension. At that time they indicated that the project had moved up to \$11 million, and per the minutes of that Council meeting, it was discussed if the 75% would be off the original amount, or the new amount. They identified that it was 75% off the original amount of \$9.4 million. She stated that she could only give them answers that were supported by those documents and could not speak to their mindset, such as dealing with the phases and if they were meeting the legend tent or not. She then confirmed that it is ultimately up to the Council to revise or remove the legend tent, and didn't want to speak to how they would interpret this current situation.

Board Member Mayor Zoltanski:

Thanked Robin for this explanation.

Chair Mayor Kristie Overson:

Asked if there were any other questions. There was not. She then reviewed the request for the scope change. She confirmed that since there was no other discussion, she'd call for a motion on agenda item 4.1.

Board Member Kim Sorensen:

Made the motion to approve the scope change as presented.

Board Member Mayor Zoltanski:

Seconded the motion.

Chair Mayor Kristie Overson:

Confirmed that there was a motion from Board Member Kim Sorensen, and it was seconded by Mayor Zoltanski. She then asked if there was any other discussion on the motion.

Board Member Mayor Zoltanski:

Stated that the reason for her supporting this scope change is because 75% and 25% split that was approved. She stated that this is a substantial deviation from the original plan, and given the change in the economy, and availability of the contractors and pricing, she asserted that they have approved 50/50 contributions, and given seed money in the past, so she feels because there is a reduction in the dollar value and substantial contribution from WVC, this is what makes her want to approve the funding.

Vice Chair Councilmember Tawnee McCay:

Stated that she liked how they phased the project back and that hopefully more phases would come forward in the future. She also stated that she appreciated WVC's contribution to making this project happen.

Chair Mayor Kristie Overson:

Thanked the board for their input. She then confirmed that they had a motion and second on the table. She then asked the board members in person and online to unmute and to vote. The vote was unanimous. She then congratulated Lincoln Shurtz.

This Discussion Items was approved.

4.2

[23-1120](#)

Attachments: [Staff Report](#)

Approval of \$250,000 for Jordan River Regional Park Master Plan from TRCC Funds

Robin Chalhoub:

Stated that when she brought the board her original budget earlier in the year, this project was not included. This is because they had decided to put this project as an operation expense in Parks and Rec, and through approval from the Council, they were going to fund it through the General Fund. Due to the current pressures on the General fund, the Council requested that they move it back to TRCC for funding, and this is the reason for her presenting the project currently. She then introduced Martin Jensen and said he was there if they had any extra questions.

She described the project as being for the length of the Jordan River Regional Park, which is becoming a significantly larger park that supports the area's recreational needs. Given its growth, they want a Master Plan and that is why they are requesting funds.

Martin Jensen, Salt Lake County, Division Director, Parks & Recreation:

Responded that Robin was correct in describing their request. He further explained that the property has historical value and is located at approximately 201 freeway to about 5800 south, along the Jordan River. He stated that the County owns a large portion of this land, which also includes Millcreek, Taylorsville, West Valley City, and South Salt Lake. He went on to say that the County and State own a lot of land along this area, and the County has designated a portion of this land as the Jordan River Regional Park. Due to the multiple locations that are included with the river, there is a lot of planning that has to go across jurisdictions. He stated that the State of Utah Legislature encouraged them to move forward with this and considered making it a state park because the water that goes through this is sovereign land, and the state oversees this. The effort approval of funds would help with planning out this area. He explained how there is a lot of natural and open space, including the new Pioneer Crossing that the County invested in at the corner of 3300 South. He included that they also have a partnership with the Aviary, and they are coming in with their new nature center along the river. Given all the positive things happening, he explained that these funds would help them bring all the constituents to the table to make sure that everyone is working on the same plan.

Chair Mayor Kristie Overson:

Inquired if this was a new Master Plan.

Martin Jensen:

Responded yes. He further explained that Taylorsville and Millcreek both have a plan, as they are building trails, and doing business developments, as well as UTA putting in a rapid transit

line. This Master Plan brings all the plans together, so this area is more functional for the heart of the community. He included how there was a large sewer pump station off of 4800 south that was removed, and they are turning this into a trailhead, and another trailhead going south. He stated that they are bringing together a lot of positive things, so they want to bring all the stakeholders together to ensure this area gets attention to its full potential. He included that this would be a lot of work.

Chair Mayor Kristie Overson:

Asked if this approval of \$250,000 was coming from the TRCC funds that they have already been designated.

Robin Chalhoub:

Confirmed that it was not. She stated that the TRCC fund is healthy and they do have extra to fund this project.

Chair Mayor Kristie Overson:

Asked the board member if they had any questions.

Board Member Mayor Zoltanski:

Asked about the section of the Jordan River Parkway, and why it didn't go north to south with its Master Plan.

Martin Jensen:

Responded that they were taking one bite at a time. He stated that they could, but because this section has so many players, they want to focus on this one area to consider, as they are also looking at other factors such as land and water conservation. He stated that identifying this area will help in making the next steps more successful.

Board Member Mayor Zoltanski:

Asked if there was a plan to do a comprehensive Master Plan. She validated that there is a lot of community interest that should be broken down but are they considering what is on the horizon for the rest of the city?

Martin Jensen:

Stated that they do have a Jordan River Master plan, and they have also worked with the Jordan River Commission because of the multiple landowners on the river. He further explained that because of the state's interest in creating a potential state park, and then all the entities stepping in and saying they want to have control, this is why they want to come together to create a plan. He stated that long term they are working on the plans from Utah County to Davis County, and that all the plans ducktail together. They don't want to recreate or redo a city's vision, but rather to have them all blend together. The County is instrumental in making

this happen. This is probably because the County has the most property along the river while being one of the biggest stewards of it. He went on to say that there are development opportunities that they can use to move forward.

Board Member Mayor Zoltanski:

Asked that he not forget the rest of the county.

Chair Mayor Kristie Overson:

Asked if there were additional questions from board members. She then confirmed that no one in person or online had any questions. She then asked for a motion on agenda item 4.2.

Board Member Mayor Zoltanski:

Made a motion to approve the Master Plan of Jordan River.

Board Member Mayor Robert Dahle:

Seconded the motion.

Chair Mayor Kristie Overson:

Confirmed that there was a motion and a second to approve \$250,000 for the Jordan River Regional Park Master Plan. She then asked if there was any final discussion and called for a vote. The motion passed unanimously.

This Discussion Items was approved.

5. Other Committee Business

Chair Mayor Kristie Overson:

Asked if there was any other committee business.

Robin Chalhoub:

Stated that she did have a couple of updates. She talked about presenting the TRCC budget to the Council and they did approve it. She stated that it was going to be approved tomorrow so they can move forward. She stated that this included the My County Rec Pass and how they have received a lot of positive feedback on it, and they hope it gets approved. She then thanked the board and all the work they had done and how much she appreciated them.

She confirmed that they didn't plan on starting new meetings to kick off the new season of TRCC until late March. She stated that between now and March, the TRCC is going to review the TRCC Guidelines and processes and invited the board to provide any feedback if they have any..

She thanked Chair Mayor Kristie Overson for all of her leadership.

Chair Mayor Kristie Overson:

Thanked the TRCC for everything they have provided for them to perform their duties as board members. She included that she is grateful that they had the funding to match all the applications. She went on to thank the board members for working together and allocating funds. She then inquired if there were any last comments.

Vice Chair Tawnee McCay:

Stated that although she wasn't available to vote on the My Rec Pass, people have started to talk to her about it. She explained that it seemed to start to turn political and asked if decisions like this will come in the future to the TRCC board, or if it is something that should stay with the County as a decision. She stated that she felt that it should be a decision made by the County. She explained that she hoped that they would have had more information on it.

Chair Mayor Kristie Overson:

Thanks Vice Chair Tawnee McCay for her comments.

Robin Chalhoub:

Responded that she appreciated Vice Chair Tawnee McCay's comments as well, as they can learn from that type of feedback, and how they bring information to the board in the future.

6. Adjournment

Board Member Mayor Zoltanski Made a motion to adjourn. **Vice Chair Tawnee McCay** seconded the motion.