

SALT LAKE COUNTY

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



Meeting Minutes - Final

Friday, March 29, 2024

1:00 PM

RM N2-800

TRCC - Tourism Recreation Cultural and Convention

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1. Call to Order

Attendance

- Chair Mayor Kristie Overson - Present
- Vice Chair Tawnee McCay - Call In
- Board Member Kim Sorensen - Call In
- Board Member Mayor Lorin Palmer - Call In
- Board Member Mayor Monica Zoltanski - Call In
- Board Member Miranda Barnard - Present
- Board Member Mayor Robert Dahle - Excused
- Board Member Eric Barney - Present
- Board Member Mayor Erin Mendenhall - Call In

TRCC Staff Present:

- Robin Chalhoub, SLCo Community Services, Director
- Joey McNamee, Community Services Associate Director
- Lori Okino, SLCo Community Services, Fiscal Administrator - Online
- Craig Wangsgard, SLCo Senior Civil Attorney, District Attorney's Office
- Brad Kendrick, SLCo Mayor's Financial Admin, Associate Budget Administrator

2. Introductions

Chair Mayor Kristie Overson:

Called the meeting to order. She then introduced each board member, starting with the ones that were present in person.

Board Member Mayor Eric Barney:

Introduced himself as the Mayor of Magna. He said that the TRCC board is new to him, as he was asked to be part of the group.

Board Member Miranda Barnard: Introduced herself and explained that she is serving her second term on the board as a citizen. She included that she lives in an unincorporated Salt Lake County, between Cottonwood Heights and Sandy.

Chair Mayor Kristie Overson:

Introduced herself as the Mayor of Taylorsville. She went on to acknowledge the board members online.

Board Member Mayor Mendenhall:

Stated that this was her second year on the board. She then explained that she did not believe that she could attend enough TRCC meetings and that she needed to resign as a board member.

Chair Mayor Kristie Overson:

Thanked Mayor Mendenhall for informing them of her resignation. She then moved on to ask Board Member Kim Sorenson to go next in introductions.

Board Member Kim Sorensen:

He introduced himself as Murray City's Director of Parks and Recreation and mentioned that this is his third term on the board.

Board Member Mayor Lorin Palmer:

Introduced himself as Mayor of Herriman.

3. Public Comment

Chair Mayor Kristie Overson:

Thanked the TRCC Staff for all of their efforts to start the kick-off for the new TRCC season. She then asked if there was any public comment in the room or online. There was no public comment. Before moving to the next agenda item, she asked if the staff had any questions or concerns.

4. Discussion Items

Robin Chalhoub, SLCo Community Services, Dept. Director:

Started to explain what's coming up on the agenda. She stated that as administrators of the TRCC grant, they have been actively issuing contracts to all of the grant recipients that were approved in the last TRCC cycle. She informed them that two grant receivers were being seen today, as they have scope changes to present to the board. She explained that scope changes had to be brought and approved by the board. She then introduced Josh from Utah State University Bastian Agriculture Center. They had a couple of projects that have been approved by the board over the last few years, and he was coming today to provide an update, while also requesting approval for a scope change. She explained that the scope change means that they are submitting something different from the original plan that was approved. She included that the second presentation was coming from Copperton regarding Copperton Park.

4.1 Project Scope Change Request - USU Bastian Agricultural Center

[24-1530](#)

Project Scope Change Request - USU Bastian Agricultural Center

Requested Agenda Item Description: Project scope change request - USU Bastian Agricultural Center

Requested Action: Discussion - Vote Needed

Presenter(s) (with titles): Joshua Dallin, Project Contact

Time Needed: Less than 5 MINS

Is this Item Time-Sensitive and/or Requesting a Time-Certain? No

Requesting Staff Member: Joey McNamee

Attachments: [Staff Report](#)
[TRCCGrantArenaImprovementPlanScopeChange](#)

Presenter: Joshua Dallin, Project Contact
Discussion/Direction

Joshua Dallin:

Came in front of the board and thanked them for allowing them to be seen. He explained that he was a university professor. He went into sharing their recent updates. In speaking to the visual of the slide, he stated that they were coming up on two years with the partnership with the Salt Lake County. He then explained that they were increasing their national events. One of the events they are hosting is the Ruby Buckle. This is a national event that has one of the largest barrel races that is coming in June. He included that they are home to many national shows. They are also hosting the World Ranch Association show in 2025. Many of these events are happening because of the improvements made to the arenas due to the TRCC grants. He continued to explain that they are welcoming a diverse crowd of people and events from around the world, country, county, and state to their facility. He stated that he is proud of being able to do this while also providing more opportunities to local individuals who use their amenities. He explained that they have maintained their 300 stalls for boarding. They average 800 local riders that use their arenas, and this number is continuing to grow. He said within the next 6 months, they should have their fully rendered and completed arenas.

He then spoke about the scope change. He spoke to the visuals on the slides that showed the original proposal. This had the training track. This was because two years ago when they

started the Bastian Agricultural taking over the equestrian park, there were mixed feelings about the track center being removed. He thought at the time that he would include the track in their planning to help with mixed feelings about the change. They later found out that while closing down the track and being at the point where they are now, they are confident that closing down the track is in their best interests. He explained that in user feedback, from having the track closure, there has been no feedback, and hence no negative impact. He stated that they believed that it was because users had adjusted to all the updates. He stated that the smaller training track was deemed not sufficient for racehorse training and had safety concerns, particularly on turns and straightaways, and so it is not producing the type of service they want to provide. Removing this option prioritizes the safety of the horses and their riders, while ensuring the center is meeting the needs of the equestrian community.

He then went into wanting to minimize destructive behavior. Removing the training tracks makes it safer for Supervisors and staff at the center as it transitions. Previous users of the track, specifically those with racehorses and trailers, have continuously been observed to have disruptive behaviors, including public intoxication, littering, and disrespectful conduct to patrons and staff. He included that there will still be open spaces that are available for open rides for exercise and other things for patrons to come and use with their horses. The hope is that by removing this option, they can mitigate these issues and uphold the center's standards of conduct.

Lastly, he brought up the cost savings. He explained how eliminating the training track from the original ask of \$65,000 which included panels, footing, and dirt, would now contribute to them having a more effective product that would reduce the size of the project. Removing the training track also reduces the cost of the maintenance and allows them to utilize their resources more effectively. Speaking to the visual on the slide, he explained how excluding the track has also allowed them to reposition things in the arena. The changes included having more space for events that will be coming. It will also allow them to relocate Phase 2 of the proposal, which is the balloon-top building that is the indoor arena. In doing this, it gives them more space that will contribute to parking and other equestrian uses.

He concluded his presentation by telling the board the reasons for the scope change proposal and how it had come from user feedback and minimalizing disruptive behavior while enhancing their abilities to operate. He further explained how the original grant was going towards the main utilities because they were going to have to shut down one of the main entrances. In changing their plans, it is a more positive move for the future of the arena.

Board Member Mayor Eric Barney:

Stated that he is an alumnus of Utah State University and that he has received and heard many good things about the updates made to the Bastian Center.

Chair Mayor Kristie Overson:

Thanked Joshua Dallen for his presentation. She then asked the board if they had any questions. She expressed appreciation for him bringing the Scope Change to the board, given that it was based on some user feedback. She then asked how he had mentioned the Scope Change to be a cost-saving. She stated that the TRCC could answer as well and question if the amount that was originally allocated was going to be reduced.

Joshua Dallen:

Answered the original proposal that was over \$1 million, the scope change keeps them over that amount. However the total project costs are being reduced, but the amount requested is still half a million, with a match of over half a million.

Robin Chalhoub:

Clarified that they were asking to reduce the match, without rescinding the grant.

Chair Mayor Kristie Overson:

She thanked Robin for the clarification and asked if the changes had been reviewed by staff and if they felt comfortable with the updated proposal, and that it fits within TRCC Guidelines?

Robin Chalhoub:

Confirmed that the staff had no concerns about the proposal. However, she did want to point out that there were significant changes from the original request, given they were now going to be removing the racetrack, and that the board should be aware of these changes.

Chair Mayor Kristie Overson:

Asked the board members if they had any questions.

Board Member Miranda Barnard:

Inquired to Joshua Dallen about who was involved in the conversation to remove the training track.

Joshua Dallen:

Responded that the Bastian staff have been involved in the conversation. He specified that there was a staff member who owns horses that initially brought the project to his attention, stating that it was going to be a waste of money and resources for the track unless they could make it bigger. Joshua then explained that this staff had a good rapport with this community and that many agreed with him. Regarding the disruptive behavior, he said these complaints come from patrons and staff. He went on to explain that given all the diversity of visitors that have come to use the location, this type of behavior is affecting the youth and visitors of the center, and that cutting the track out would help cut back on this. For those who find themselves respectable horse owners and racers, they still have the open space and hours to be used. They can also

rent the space.

Board Member Mayor Eric Barney:

Commented on how he is an alumnus of Utah State University and has received updated information about how many people are excited for this complex and events that will occur.

Chair Mayor Kristie Overson:

Asked if there were any additional questions from board members online.

Board Member Mayor Monica Zoltanski:

Stated that she thought this project would be a good development for the area and the future of the Bastian Center. She included that she was previously reluctant to change but has now witnessed how new ownership has made positive enhancements to the complex. She agreed that eliminating the open space track was a sound decision, as well as expanding on how the venue is bringing in more outside equestrian and agricultural opportunities makes her excited for them and their future.

Chair Mayor Kristie Overson:

Thanked Mayor Zoltanski for her comment. She requested a motion to be made for Scope Change. She asked the TRCC staff if they just needed to have the board's approval.

Robin Chalhoub:

Confirmed that they were just looking for approval on Scope Change. If this was approved, they would amend the contract.

Board Member Mayor Eric Barney:

Made a motion to approve the scope change and to amend the contract.

Board Member Mayor Monica Zoltanski:

Seconded the motion.

Chair Mayor Kristie Overson:

Called for board members to vote. The vote was unanimously approved.

Joshua Dallin:

Thanked the TRCC staff for approving the Scope Change.

4.2

[24-1531](#)

Attachments: [Staff Report](#)
 [Amendment Request Copperton Park](#)
 [Improvements Presentation to TRCC March2024](#)

Project Scope Change Request - MSD Copperton Park

Presenter: Kayla Mauldin, Project Contact
Discussion/Direction

Chair Mayor Kristie Overson:

Introduced the next item and reminded the board that it is also a Project Scope Change.

Robin Chalhoub:

Introduced Kayla Mauldin, the project contact. She also introduced the project, which was a project that was approved last year, and that had some project changes that they wanted to review with the board.

Kayla Mauldin, Project Contact:

Introduced herself. She expressed gratitude for the grant opportunity. She went into explaining what has happened in the last 6 months. She first reviewed the significance of Copperton Park in Copperton, Utah. She explained that it was founded when the Utah Copper Company found Copperton as a company town. The park has served as a meeting place as long as Copperton town has been around. She included that it is also being looked at as a trail connector for various Utah trails, which is why they want to adjust their scope. The original project was to convert the existing tennis courts to pickleball courts to support that growing sport and then construct a new tennis court where the horse show pit was, as this space is no longer being used as frequently.

She went on to state that all Copperton residents live within one-third mile of the park and hence serve as a great asset to the community. She continued to explain how the original plan was to add pickleball courts, which is a growing sport in the region while converting spaces that are being underutilized. She stated how they had requested and received \$77,830 from the TRCC board, and a local match that brought the budget to around \$102,000.

She went on to explain the slides that showed what had changed in the project. The designs changed, including those for the horseshoe pit, as there was a council member who was passionate about not removing it, and there are some that still use it. To keep this, they have moved around some of their goals so that it still works in their financial plan. They are still in the drafting phase for the transportation plan, and this has given them additional recommendations for the park including visualizations.

Lastly, she explained that Rio Tinto Kennecott began demolishing the rail switchyard south of Copperton and they are willing to donate these railroad artifacts for use in the community. She summed up that she was coming before the board because she wanted to make them aware of these opportunities and how they wanted to now use the funds they had already been granted for this Scope Change.

She stated that they still want the pickleball courts and horseshoe pits, but are proposing that they resurface the tennis court, and allow for one of the tennis courts to be used as four pickleball courts, instead of the original ask of eight. She included that this is enough pickleball courts to serve the community, as there are still pickleball courts located in West Jordan. She then referred to the slide with pictures of the pickleball and tennis court together, with a fence separating them for safety. That leaves \$75-\$85K, as the bulk of the grant was originally going to be used to fill in the horseshoe pit because they had to remove a tree and do further grading to put in a new tennis court.

The project set aside extra funding for an intersection upgrade on the corner of Copperton that comes from the Copperton Active Transportation Plan that came from a residence stakeholder committee. The committee committed to having a BBQ with the residents, as well as having an open house to get their feedback. The idea is to slow down traffic and increase safety in the park, while also calling attention to the Utah Copper Company sign on the corner. The idea is to have a gateway to add more lighting, seating, and landscape in that corner, so that it is more of a community space that embraces heritage, while also tying into multiple regional trailheads. They would also like to use these funds to place three of the signs received from Rio Tinto throughout the park, referring to signs on the slide. The idea is to refer to the historic significance of Copperton. She went on to explain that they were able to make these new changes fit into the budget for what they had originally requested in the grant. She went on to explain that the intersection update would be scaled down. They would do this by just repainting it, rather than repaving it. Overall, she stated that they would be doing more with the grant than originally requested. Their next step is to get approval for the Scope Change from the TRCC board, and then to publish an RFP through the state's process for a company to come in and help them make these improvements - they would like to select the contractors by spring or early summer. Then construction would take place in summer or early fall, and then they would report their updates back to the TRCC board by the end of the year.

Chair Mayor Kristie Overson:

Thanked Kayla for her presentation and asked the board members if they had any questions.

Board Member Mayor Eric Barney:

Acknowledged that Copperton Park is not just a Copperton amenity. He explained that he

grew up in West Valley, and his family spent a lot of time there. He expressed that he was excited to see the improvements and historical preservation of the park.

Board Member Miranda Barnard:

Expressed that she appreciated the thoughtfulness of the Scope Change and how it would invite more use of people of all ages, including keeping of the horseshoe pit.

Chair Mayor Kristie Overson:

Stated that since there were no other questions or comments, she asked for a motion for an amended contract of the recently reviewed application and the Scope Change.

Board Member Mayor Eric Barney:

Made the motion.

Board Member Miranda Barnard:

Seconded the motion.

Chair Mayor Kristie Overson:

Next, she asked about any concerns about the motion and asked the board members to take a vote for the Scope Change. This vote was passed unanimously.

She then informed the boards that they would next be reviewing the schedule and how they would be kicking off the new TRCC application season, starting with the Program Guidelines.

5. Updates to TRCC Guidelines

Joey McNamee, Associate Director of Community Services:

Expressed that they were excited to have so many board members attending the current meeting. She reminded them that last year they made significant changes to the guidelines to help simplify the process for their partners. These guidelines have already been sent out to all the board members.

She identified the big changes in the restriction of sections of the guidelines. The first one is the guidelines for when a project would be considered open or closed. She explained that each applicant could have up to three projects open at one time and what that means. The project is considered open until its final report is submitted and accepted by the Community Services Grant Administrator.

She explained that they also received feedback about the time frame for a project to be completed. Last year the board approved the timeline for a project to be completed within 24 months. They identified that 24 months from January, for the first year of the project being approved made it difficult. The receivers of the grant requested that the 24 months begin with the contract execution date. The guidelines now state that the 24-month contract will begin once the contract is signed by the applicant and Community Services. She also stated that projects need to have their contracts executed by June 15. She explained that they cannot be delayed, and need to be shovel-ready, so this gives them the first 6 months of the first year as the time to get the contract executed. She asked if anyone had any questions.

She then explained how they clarified that some expenses don't qualify for TRCC funding. She stated that this is not new information for TRCC and is found throughout the guidelines, but wanted to make sure to clarify what expenses are not allowed, specifically capital maintenance and things to increase agency overhead.

She then explained how they added an avenue for Scope Change. This was observed to be needed because as many projects start, this can lead them down a new path. She then referred to last year's project with Riverton, and the scope changes heard today. They want to keep the Scope Change open for approved projects. However, for some projects, when they begin a project, they identify that they need more funding. Joey explained that there is not a good way to achieve this request. She went on to explain how the new guidelines clarify that for an existing project that has a request for more funding, they need to come back through the application process and add to it.

In general, for large projects, they do encourage applicants to use phasing of projects. She went on to validate that costs can increase for various reasons, such as once tearing down drywall happens, other problems can then be found, and the new costs need to be addressed.

She then explained how there are these two Scope Change avenues guidelines, and the other is if there are cost savings that the applicant would like to apply to the project in other ways, such as what they reviewed today. She went on to explain that applicants are always welcome to contact Community Services if they have any questions.

Robin Chalhoub:

Included that the guidelines were completed silently on previous requests for Scope Changes. These are now updated to help the board have better guidelines, as well as the applicants.

Joey McNamee:

Asked if there were any questions, particularly regarding the restriction section.

Chair Mayor Kristie Overson:

Acknowledged there were no questions.

Board Member Mayor Monica Zoltanski:

Stated that she likes the upgrades to the guidelines and making the instructions clearer. She included that it adds more flexibility for the board to make decisions, considering that project plans often change, and more instruction can level the playing field for the applicants. She then spoke to an example of how Sandy looked at funding for a project, and how clarification in communication helps for unexpected changes.

5.1

[24-1541](#)

Attachments: [Staff Report](#)
 [TRCC Support Program Guidelines - 3.26.24 Markup](#)
 [TRCC Support Program Guidelines - 3.26.24 Clean](#)

TRCC Support Program Guidelines

Presenter: Joey McNamee, SLCo Community Services Department
Informational

Joey McNamee:

Thanked the Mayor for her feedback. She then spoke about the guidelines section regarding funding type, including consulting and capital funding. She pointed out what can qualify, including being “shovel ready” and what it means to have “matching funding.” She specified that priorities are given to applicants that can show they have matching funding, including “staff time” being part of the matching funding if they are working on responsibilities that are directly related to the project, such as using a Project Manager for example. She pointed out that “staff time” expenses are not eligible for reimbursement, as this has come up and has created confusion. She continued by telling the board that they did have the option to not let “staff time” count as matching funds, however, that did bring up more concerns.

Chair Mayor Kristie Overson:

Thanked Joey and stated that she agreed that she did not believe that “Staff time” should be compensated, but that if it helps a municipality or a city with their application, then it is a great idea, excluding the reimbursement.

Board Member Mayor Eric Barney:

Asked for clarification regarding taking the cost of a staff member’s time and using it towards matching funds, but that it couldn’t use the grant funds to pay or compensate that staff member.

Board Member Kim Sorensen:

Asked about how some cities will hire a project manager, while other cities might use their staff as the Project Manager. He then asked if there were other circumstances where someone would be directly related, or is this just a Project Manager?

Joey McNamee:

Clarified that a Project Manager is an example they have considered. Another example is from Trails Utah from a few years ago. They had approved funding to move rocks around a trail. For the nonprofit that had staff that were carrying rocks from one location to another for the project, the staff time for that activity did qualify. Additionally, this includes people doing the

groundwork or maintenance of a park upgrade. They get nervous about a city administrator or billing starting to fall under the purview, as that becomes a stretch of where the funding is going.

Board Member Kim Sorensen:

Confirmed that this did answer his question.

Board Member Miranda Barnard:

Asked if it was fair to think about the funding being an in-kind support.

Robin Chalhoub:

Responded that it could be considered this way. She explained that they might hire someone in their budget and that they could count this labor as a match.

Board Member Mayor Eric Barney:

Asked if most requests they receive require a match.

Joey McNamee:

Reading the directions in the guidelines, stated that staff can qualify for the matching if the activities of the staff are part of a project. However, they are left as ineligible for reimbursement from the board.

With no questions from the board, she went on to say that this was the end of the guidelines update, excluding some grammatical errors that needed to be updated. She confirmed that their attorney will also be reviewing the guidelines, and they are pending given their internal legal review. She asked the board if they were good with the guidelines.

Robin Chalhoub:

Stated that the guidelines reviewed have been listed as “Informational” however, would still like to have the board’s support. Because they don’t have the review back from the lawyer, there’s not much change that can currently be made.

Chair Mayor Kristie Overson:

Asked if it was okay to give them their verbal support, that is not asking for a motion? It is just saying they are on the right track and continue to move forward.

Robin Chalhoub:

Agreed that the board could do this. She included that because of the way the agenda was posted and the item being “Informational” they could not take a vote.

Joey McNamee:

Agreed that their support was still useful for this year’s application, as they can then apply the

updated guidelines to the year's open application process.

Board Member Mayor Eric Barney:

Stated that he wanted to go on the record by saying that the changes were good and well for him and added value to the guidelines.

Chair Mayor Kristie Overson:

Moved on to reviewing the schedule.

6. Review 2024 Schedule

Robin Chalhoub:

Stated that they had a year ahead of them. She reminded them that Lauren had sent out the invitations for the entire year and this was included in the packet schedule. She explained that they scheduled every possible time to meet, as it was easier to remove invites than send them out last minute. She then reviewed the next meeting that is scheduled for June 14th. This meeting will be business-focused, as they will be electing the new Chair and Co-Chair. They will also be having the Open Meeting Training. They will also be talking about the process for application review, including timelines, what they are looking for in each application, and how they want to evaluate them. She went on to state that the application opens on May 1st and closes on June 15th. She stated that this will be the standard for every year for them to open on May 1st and close on June 15th.

Vice Chair Tawnee McCay:

Asked about the outline for the changes that are proposed on the agenda. She then asked if this could be emailed to the group before they get the minutes for the meeting. Considering the application is opening soon.

Robin Chalhoub:

Thanked Councilmember McCay for her feedback. She pointed out that on the agenda, there are hyperlinks included. She then confirmed this with Lauren. She stated that they were included in the email, but they were hard to navigate to. However, they will add this as additional attachments in the future.

6.1 2024 TRCC Advisory Board Meeting Schedule

2024 TRCC Advisory Board Meeting Schedule

Presenter: Robin Chalhoub, Director, SLCo Community Services Department
Informational

Robin Chalhoub:

Started to review the schedule for June and July and explained how the County will be reviewing the applications to provide to the TRCC board. They will receive and start reviewing them in August. On August 23rd, they will start the presentations. She reminded them that each meeting is on Friday afternoons starting at 1:00 pm. She included that they could modify the schedule and hours if needed. She went on to say they will meet in September and October, and the final decisions will be made on October 18th. There is also a meeting scheduled for November 22nd. This is for the Council approving the TRCC final budget, as last year, there were things they wanted to include in the TRCC budget, as they are open to the TRCC board's feedback. She further explained that if the Council had no issues and there was nothing to discuss, this meeting would be canceled.

7. Other Committee Business

Chair Mayor Kristie Overson:

Thanked the TRCC staff for their overview and liked the fact that they were discussing their priorities. She also stated that it was a great opportunity to make these decisions. She then asked the other board members if they had any questions regarding what was presented. There were no questions. She then asked if there was any other committee business that needed to be discussed. She then asked for a motion to adjourn the meeting

Board Member Mayor Eric Barney:

Made the motion to adjourn the meeting.

Board Member Miranda Barnard:

Seconded the motion to adjourn the meeting.

The meeting was adjourned.

8. Adjournment