



Special Parowan City Council Meeting Minutes
December 20, 2022 – 5:00 p.m.
Parowan City Council Chambers
35 E 100 N, Parowan, UT 84761

Elected Officials Present: Mayor Mollie Halterman, Councilmember David Burton, Councilmember Sharon Downey, Councilmember Matthew Gale, Councilmember Jim Shurtleff, Councilmember Rochell Topham

City Staff Present: Justin Wayment, City Attorney; Callie Bassett, City Recorder; Judy Schiers, City Treasurer; Stacy Gale, Deputy Treasurer; Heather Shurtleff, Deputy Recorder; Jet Smith, Events Coordinator; Justin Dalley, Parks Dept.

Panel Present via Zoom: Jeremy Waite, SUU; Stuart Stilson, Stilson Brothers Construction; Bryan Komarek, pickleball player, league organizer, and supporter.

Public Present: See attached sign in sheet.

ACTION MEETING:

- 1. Welcome and Call to Order:** Mayor Halterman called the meeting to order at 5:00 p.m.
- 2. Opening Ceremonies:** Mr. Jared Meibos offered the invocation. He then led the council and the audience in the pledge of allegiance.

3. Pickleball Grant Application Discussion:

Background given by the Mayor: The TRCC grant is one from the taxes are collected from restaurants and is awarded to projects with restaurant patronage and tourism in general. The grant committee, when they review applications, look for activities in communities that help increase social outings to restaurants and tourism in general which in turn affects those businesses. Historically, Parowan has applied for this grant for various purposes – the fair, events, etc. The grants have been fairly minimal in the past, but when the topic came up that they might be able to fund pickleball courts, it was a pretty quick realization that if they put this project together, there was a chance that this would be a good year to apply for courts for Parowan.

Jet Smith, a member of the TRCC board, said that the process is that you apply for the grant, next you do an in-depth presentation of the project to the board, and then you are or perhaps are not awarded the grant. She said the project must bring people into the community restaurants, and pickleball is a one of those things that would do that. It is a popular activity right now, and it is growing. Mayor Halterman said they talked with the committee and they were willing to extend the deadline. They asked that the city use its time well and get the application in as soon as possible.

Panel Introductions:

Jeremy Waite teaches pickleball courses at SUU. He also teaches Community and Professional Development classes. He is a pickleball player and has played in many tournaments.

Bryan Komarek lives in Cedar and started a pickleball league in Cedar City. He is a proponent of pickleball leagues and tournaments, and participates in pickleball tournaments with Jeremy Waite. He is a big supporter of the pickleball community.

Stuart Stilson has lived in southern Utah for almost 40 years and has built courts all through the St. George area. 80% of his business is installing pickleball courts, which shows how popular pickleball is.

Discussion:

The mayor said that she read an article that stated pickleball is the fastest growing sport in the nation. The reason it is so popular is because it is such an approachable sport and anyone can play it. It requires less physical fitness and strength. Any age and any ability can enjoy pickleball.

Councilmember Downey said she went and played pickleball and she loved it. She said as a city we need to make sure we can afford whatever we choose to do.

Sam Halterman asked how the courts hold up to skateboards. Jet Smith said that we would have to post signs stating that bikes, skateboards, and dogs are not allowed on the courts for their protection.

The following items were discussed with the panel:

- **Resurfacing of Courts.** This is usually necessary every 5 -7 years. In some cases, courts can go 7 – 10 years. Outdoor courts fade faster than indoor courts, but hold up pretty well. The cost to resurface a court is roughly \$5,000 - 7,000/court.
- **Lion's Park.** Justin Dalley said, in his opinion, the Lion's Park is the best place to put these courts. From a maintenance perspective, there are only about 3 inches of good soil in that park. Underneath the soil is nothing but rocks. The lawns there work like a leach field and a lot of water is wasted. Maintenance (sprinklers, pipe, etc.) is very expensive as well. This park is 3.3 acres.
- **Operation and Maintenance.** There was a discussion about the various taxes (RAP, TRT) that could help with the building and maintenance of this proposed facility.
- **Tournaments.** Jet Smith said if they were able to fun 3-4 tournaments a year, that would cover the cost of operation and maintenance. The park has brand new restrooms, room for food trucks, playground equipment for children, and it is just off of Hwy. 143, so it is a prime potential location for pickleball courts and tournaments. Councilmember Burton thinks we have the means to support this. Jet also said that she knows we would have the volunteer support needed as well.
- **Winter Weather.** Snow can be brushed or blown off the courts, but should never be shoveled off. The shovel will damage the surface of the courts. Most snow will melt off the courts when it is sunny. Windscreens can be problematic because they create shade where snow won't melt. As long as there isn't snow on the courts, people can play.
- **Skateboards, Rollerblades and Bikes.** Mr. Stilson said they do not recommend allowing these types of things on the courts.
- **Windy conditions.** The panel said that playing in windy conditions just makes you a better player. Weather conditions determine when the courts are busiest. In the winter, they are busy during the middle of the day. In the summer, with lights, they are busy clear into the night (11 p.m.) Wind can be inconvenient, but you learn to play with it. Pickleball is always fun.

Councilmember Downey asked if it would help with the wind to put up higher fences with a wind screen. Mr. Stilson said an 8 ft. fence with a windscreen might help with the wind, but it isn't necessary. The panel all said that if there is a windscreen, they would take it down in the winter to allow snow to melt. You can either use a windscreen that you attach with cable ties, or you can use vinyl slats that slide into the chain link fence. Mr. Stilson said vinyl may last longer than the windscreen.

- **Number of Courts.** The mayor asked what is the minimum number of courts should be or what the ideal number of courts to have a reasonable venue to run tournaments. Jeremy said that you make work however many courts you have. They had six courts for the Utah Summer Games, but it wasn't ideal because it made the tournaments drag on for a long time. Eight courts would make a huge difference in running tournaments more effectively. When you run tournaments, you have different age groups, but you have different skill levels as well. So, there are a lot of different brackets you are running in the same tournament. Six or fewer courts makes it difficult to get all of those brackets in and done in a timely manner. Eight courts are preferred. He said even with eight, you most likely will end up with a demand for more courts. Bryan added that the number of courts you have determines the number of people you can have for leagues or tournaments. Bryan said that people just drop in to play pickleball, you don't necessarily have to go with a group of people to play with. People just rotate you in. This is the way of the pickleball community. Tourist can just drop by and expect that they will be able to play with whoever is there. Jeremy added that when you do leagues and you open that up to people from nearby communities, they are going to be eating at your restaurants for tournaments, especially if you have a multiple day tournaments (men's doubles, women's doubles, mixed doubles.) Pickleball provides great opportunities for local businesses.

The mayor thanked the panel for their participation in the discussion. The panel left the discussion at 5:55 p.m.

The council discussed the following items:

- **2017 Pickleball Court Plans.** The council was able to look at these plans. The former council who had these plans drawn up wanted to make improvements to the Lion's Park. The plan was to have two pickleball courts with basketball markings and also a volleyball pit. In looking at the footprint of this plan, it looks like there would be room to do the pickleball courts. There are already bathrooms and a pavilion there, which are great amenities to have. These plans include the tension concrete in the design. These plans were ready to go out for bid. They mayor said she's not sure what happened, but these plans show that the Lion's Park was identified as a great place to have this recreational amenity.
- **Addition of Markings for Basketball.** Dan said these courts can be configured and marked for basketball as well. It would cost an additional \$4,000/court for this. This might be something to consider down the road or perhaps in a phase 2. He said he thinks it would be a shame to put these courts in and not make them as versatile as possible. Dan mentioned that in the current estimate they received to have an idea of how much money they would need to put the courts in, it included lighting.
- **Operation and Management Costs.** Dan said the mayor has done a lot of work and research on this. He said someone told him the main thing you need is a nearby hose bib to spray the dust off the courts. From a maintenance stand point, that is about all it takes. Cable ties may need to be replaced on the wind screen. Biggest maintenance costs will be replacement of nets and resurfacing the courts. Fees would need to be set so that they cover these expenses. Tournaments, clinics, and camps could also generate additional revenue. The Mayor said that

cheaper nets (around \$700) need to be replaced every couple of years. The more expensive nets (around \$2500) and last 8-10 years. Dan asked Jet Smith how much time is going to be involved in this, because labor is always the most expensive part. Jet said that her volunteers are wonderful. She said as long as she has a six month notice to put on a tournament, it will get done. She said it will take a lot of volunteerism, but her staff is great and her volunteers are great. She said registration can all be done online, and that is the biggest part of setting up your tournament. There are programs to do this, and they don't cost that much. She also said if you belong to the Pickleball Association, you can get discounts on a lot of things.

- **Current Pickleball Program.** Jet said they currently have 48 registered for the city pickleball program. This does not include guests. More than half of these players sign up for the entire season – October through July. That cost is \$150. Dan asked Jet what a pickleball tournament would look like here in Parowan. She said if you have more courts, there can be more categories and age groups in a single tournament. For smaller towns with fewer courts, you would do a tournament on a smaller scale, usually for one category of players, i.e., a men's tournament, a women's tournament, a mixed doubles tournament, etc. She said she doesn't go anywhere without her pickleball gear, it is that addicting. She said people call all the time asking if Parowan has pickleball courts. There is also an app available that tells you where pickleball courts are located near you. Jet said she has dreams of putting an outdoor gym at the Lion's park with a walking path around the park. She said having basketball courts (markings on the pickleball courts to allow for basketball) would be awesome because three on three basketball tournaments are a big thing right now as well. She said that putting together a rental equipment package would bring in revenue as well.
- **Storage.** Dan said this estimate does not include a building for storage for rental equipment, nets, and windscreens/vinyl slats. He said depending on what happens with the pool, that building might be available for storage. Jet said she didn't think it would be difficult to find storage.

Public comments:

Larry Zajac said the council should consider that pickleball is popular enough that Parowan shouldn't limit itself to one tournament. They could be held several times a year. He said he is little bit leery about the statement that the surface of these courts will last 10 years. He has talked with people who have experience with this kind of court and surface, and the reality is that the courts need to be resurfaced every 5 years or so. The actual maintenance cost for resurfacing would be about \$1,000 per court per year. Dan said that would be the conservative approach, and then if you got more use out of the courts than that, you'd be lucky.

Vickie Hicks had a question about the grant the council is looking at. She said she is concerned that if the council is going to ask for a grant for the total amount to fund the project, is the committee going to look at Parowan and realize that we no longer have a hotel and that our restaurants are not open on Sunday. She was concerned this would be a problem. Dan said that when the mayor spoke with Maria Twitchell (Iron County Tourism Executive Director), and the board is very favorable in encouraging Parowan to do this. Vickie also said that she and her husband attended a pickleball tournament in Brigham City and the fee to get in and watch the event was \$25.00 a person. She also wanted the council to think about what they would do if the grant only comes back at 80% of the project. She wouldn't want a black mark on Parowan if they had to turn down the grant.

- **Grant Match.** There was discussion about what the committee might want for a match. Dan said they could apply however they want to apply. He said in normal years this is a competitive

grant and the more skin you have in the game, the better the application scores. This year there are not as many applicants as there have been in other years. They would write the grant as 100%, and show that the city is matching that in donated land, current structures, etc. They would write it as no cash in from the city.

Dan said they have been digging into the details which is good because at the end of the day, what is this going to look like. Ultimately what they are deciding is whether they are going to apply for the grant. He said if they are given the grant, they want to make sure that they have a committee that talks about design and what we want to do. A lot of these things are going to have to be factored in. He said when they talk about the money that is going to be spent on O & M, they also have to consider what they will be saving on fertilizer and maintenance of the existing lawn. Kelly Stones is completely in favor of this because the Lion's park is fed completely by pressurized irrigation water. A lot of water goes on that lawn.

Councilmember Burton said he thinks the citizens want the city to apply for this grant. He also said that he doesn't want to set a precedence where ever grant applied for has to go to the council for approval. He said he thinks its good that the council understand the citizens' desire for this type of facility. Councilmember Downey asked Dan if no tournaments were held, would the city be able to afford the maintenance on this. He said he wasn't able to answer the question with certainty, however, the city would be able to expand their current program. He said who knows how many people will come out and start playing and help generate additional revenue to cover the costs. We do have new sources of income coming in with the municipal TRT tax and the RAP tax that we hope to get. We don't know exactly how much that will be or how much they will put towards this. He does feel comfortable with the potential new revenue by adding to our current pickleball program and we have some new sources of revenue, some of which could be dedicated to this facility. He said this park has a lot of potential. If the dream is to create an outdoor recreation area in this place, they could create a financial mechanism where they actually dedicate so much money from these sources and then have capital projects and save up to build a concrete sidewalk around the park and other different things. He is not worried about this being a burden around the city's neck.

Brett Jacobsen, athletic director at Parowan High School, said he is a big pickleball fan. He said the way he sees this is this facility would be open to the public. There wouldn't be a cost to the public unless they joined the leagues. He said that is how you are going to generate interest and revenue. He said the Millers donated equipment to the high school last year and they have started doing pickleball units in P.E. He said he feels that we need more things for our youth to be positively involved in, especially outdoors where kids can be active. He feels this would be a good step in the right direction.

Julie White said she wants to make sure that the whole pickleball grant goes to pickleball and nothing else. She said the money that is generated should go directly to pickleball. She said she has been playing pickleball since 2018. She has done a few tournaments and others have as well. She said the community is very involved and want to be involved. Lessons, leagues, and tournaments could be done right here in Parowan.

MOTION: Councilmember Burton moved that the council support applying for this grant and pursue making application for it.

SECOND: Councilmember Gale seconded the motion.

VOTE: All councilmembers voted in favor of the motion. The motion carried.

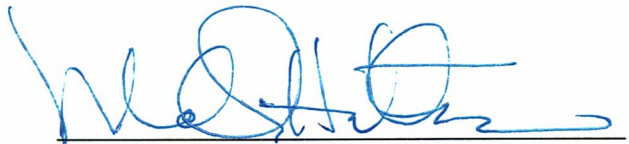
Janell Zajac said she has been playing pickleball for several years. She said as the council approaches the grant and start looking at options, those of you who are not pickleball players might consider putting together a committee of people that are pickleball players to consider things like the landscape around the courts. She said you can have pickleball courts that have nothing around them, and the pickleball will bring their lawn chairs. You can have concrete, and the pickleball players will bring their lawn chairs. You can have bleachers, and they will sit in the bleachers and bring their lawn chairs. She asked them to consider a committee of those who can help make decisions.

4. Adjournment:

MOTION: Councilmember Gale moved to adjourn the meeting.

SECOND: Councilmember Shurtleff seconded the motion.

VOTE: The Council voted unanimously in favor of the motion. The motion carried. The meeting was adjourned at 6:45 p.m.



Mollie Halterman, Mayor



Callie Bassett, City Recorder

Date Approved: FEB. 9, 2023