
Community Events + Facilities SC Meeting # 5- Minutes

SC MEETING #5 – 10/4/2011

IN ATTENDANCE:

Subcommittee Members: Alice Stevenson, Carrie Mowrey, Erica Linnell, Jeff Potter, Marie Tyler, Matt Eagens, Diane Temple

County Staff: Angie Rutherford

Guests: Mary Lou Hansen – County Clerk, Jason Hotchkiss – Hospital CFO, Dahvi Wilson – TVF Director
(present by phone)

SUB-COMMITTEE MEMBERS ABSENT: Tibby Plasse, Greg Casperson, Jo Haddox, Doug Self, Suzanne Arden, Jack Revoyr, Lindsey Moss

INTRODUCTION:

- Meeting called to order at 8:40 a.m.
- Meeting #4 minutes reviewed. Changes made to name spelling errors and resubmitted to Angie.
- **Revised meeting #4 minutes approved.**
- **Meeting goals** – Guest speakers; Review documents submitted from interviews with experts; Determine a list of any other info or experts we need to hear from prior to meeting #6 when mapping begins.

MEETING GUESTS:

Mary Lou Hansen County Clerk

Recreation district - Requires a 50% majority to pass. To get on ballot needs 20% of voters on petition. Need valid signatures so should obtain more than 20% on petition. In 2002 rec district lost with only 1/3 of the vote but the demographics of the county were fairly different then. Law allows for tax levy or fees. Max rate is .0006 \$60 per \$100,000 (total max amount would be \$900,000). Don't have to seek max initially for political reasons if necessary. As a comparison ambulance is .0004 (40 per \$100,000). Rec district would have three commissioners similar to fire district.

Long term bond issue is a theoretical option but not the most logical choice b/c a 2/3 majority of voters is needed and commissioners would need to support the measure. A more realistic option is a 2 year supp levy for a facility (like road levy) which only requires 50% because it's short term. A levy could potentially secure funds for a building while a rec district could deal with programming and long term management.

Questions:

- Are commissioners able to bring issue to ballot or does it have to be from the 20% petition? Answer: Probably not but can clarify.
- Can the rec district be under the commissioners like ambulance instead of it's own district to decrease admin? Answer: Probably not but can clarify
- How would county interact with city r.e. park management. How would it work if the facility is in a municipality but rec district is county? Answer: Need to research.
- What about creative funding like a 1% voluntary sales tax? Answer: Idaho unlikely to give taxing control over to local government. Resort tax in cities is different b/c driven by state.
- What about impact fees? Answer: can't charge a fee to new residents/developers unless an existing rec facility was already there (eg fairgrounds). Impact fees could potentially be collected at building permit level in the future based on an amendment once we actually have a facility to help pay for future capital expenditures (not maintenance).

- If schools pass supp levy 5 times in a row then it can become a permanent part of revenue (if it meets a certain percentage). Is that exclusive to schools? Answer: Not certain, needs follow up.

Jason Hotchkiss CFO from hospital - (Virgil Boss CEO was unavailable)

Current zoning is one of the primary concerns for the hospital in how it would inhibit future expansion. If hospital (and the houses they own) remain county property then zoning limitations may not be a problem, but if it becomes a private non-profit facility it could be a issue down the road. A change to light industrial zoning would be better for them b/c it would enable them to expand parking and a heli pad and to move across the street to where they own houses.

Beyond changing zoning their long term vision is a new facility (10+ years). Need a larger undeveloped space than current location to include parking and opportunity to grow. Current building doesn't meet patient needs b/c main corridor of hospital is patient rooms and not private. Proposed hospital plan would not actually need to grow in size but it would be designed significantly more efficient in order to focus on outpatient services. Renovations to current facility are not a cost effective possibility. Would likely need at least 3 acres to accommodate parking and helipad for a new hospital. Cursory plan is for a one-story footprint. Helicopter currently lands in church lot but if a Sunday it will be full. Roof heli pad is NOT an option b/c ventilation systems in small hospitals can't accommodate that.

Immediate priority is rezoning existing hospital but they will slowly work toward long term goal of a new facility as well. Driggs is the preference for location of a new facility b/c it's central to the county. Also in order to maintain "rural hospital" status for Medicare benefits the hospital must remain 30 miles from another facility (i.e. Jackson and Rexburg). (Moving to Victor could make it too close to Jackson). Next stage is to work with Idaho Health Facilities authority to get input.

It's currently a community hospital with board of trustees who are appointed by county commissioners. Virgil Boss CEO reports to board. If hospital becomes a non-profit county would no longer be directly responsible (although they might have an oversight board). Property would be county. A new non-profit entity would have to lease the property from the county. A county hospital would need to raise taxes or find financing in Idaho code for a future building. A non-profit on the other hand would be on their own to create a new facility via loans and fundraising. Even if county funds the building the non-profit would need to maintain it.

Could the county build a new hospital and lease it to the non-profit? Yes but they have no motivation to do that in the short term because of budget cuts and the current hospital is functioning for now.

Monte Woolstenhulme – Teton County School District Superintendent

Elementary system has the most needs, especially Victor. Prior to restructure of upper/lower elementary system and the change in locations, elementary schools were at 100% capacity. By adjusting structure the district created a little bit more space in overall elementary system but it likely won't last more than 5 years AND Victor is already at 100% so some of those students will have to bus to Driggs in order to spread out the numbers. Currently 1624 total students in the district (2 years ago 1665). High school and middle school have enough room to grow in the next 10-20 years.

5 + years the priority issue is a new school in Victor. The school district is in conversations with City of Victor and landowners to purchase land since prices are finally affordable in the valley. Old Victor school is not big enough even if it was renovated so a new school is the ultimate goal. Additional concerns are that old facilities (like Driggs elementary) do not meet ADA or green energy standards but the buildings ARE structurally sound. The district is trying to chip away at upgrades like energy efficiencies (hvac, lighting, etc)

Idaho is unique in that local communities have to pass a levy to build a school. Most states have another revenue source or their levy is a simple majority where as here it's 2/3. Voting for a new school is tough in Idaho. Building a high school is typically easier b/c it's county-wide but people in Tetonia/Driggs may not want to vote for an elementary school in Victor. (The current high school took nine times to pass, although voter demographics were different in then). Monte believes in order for a levy to pass that parents, staff, students have to get frustrated. Plus the levy would need to show upgrades to other schools at the same time so people in Driggs and Tetonia will vote for it the overall bill. Elementary bond would take up to 10 million (which would include upgrades for other valley schools).

10-20 year vision:

- The district needs more play space for schools. Elementary recommendation is 5 – 10 acres to accommodate a school. (Currently Victor is only on 2 acres). Teton has space to grow.
- Nothing formal but with development in Fox creek in 20 years there could be a need for an elementary school. There would need to be significant growth there. As of now can't justify that kind of expense unless it becomes essential because busing kids is a lot cheaper.
- Alternative school should have **its** own facility and there is space on the 80 acres of middle and high school land to accommodate.

Dahvi Wilson Teton Valley Foundation Director

Current happenings:

- Working on enclosing the ice rink which improves hockey experience for tournaments but ALSO can become a covered summer facility for events.
- Planning for an amphitheater to house music on main next to hockey rink in pioneer park
- Conversations r.e. combining with TVRA to help with facilities and development of rec programming.
- Winter festival valley wide. (Like the bike festival it will utilize a variety of locations. Need to start promoting the valley as a winter haven. Might combine with Teton Ridge Classic).

A recreation center (pool) in Pioneer Park is a city of victor goal. Certainly TVF supports the concept of a rec center/pool somewhere in the valley but it's not their immediate priority as per the list above. Adding a pool to the ice rink is an option because energy from managing the ice can help to heat the pool. Victor city has a budget already started for a building in the future. It's possibly they could make it happen simply because they have gotten the ball rolling but the county should evaluate overall needs if they want a say on a rec facility location.

What about a rec center in Driggs? Certainly there is space but as of yet not a lot of collaboration about where it should be. County does own the fairgrounds. TVRA works with cities because not a lot of capacity at the county level. Could county help to build that vision? Yes, but the cities are quite protective over their city assets.

Coordinated event calendar. Community Foundation of Teton Valley manages a non-profit **Google** calendar. (Any tin cup registered non-profit can participate but they have to send in their events. Chamber is also tried to build a calendar but didn't get momentum. Currently papers do their best but info is often missing or inaccurate. If momentum was built to refine the CF calendar or a chamber calendar it could get sent to the papers as an accurate source.

Parks: TVRA knows more about parks than TVF so if we want more info we should interview them. Lyons park in Driggs is a great first resource because it's large. Main street parks are also a valuable asset for developing communities (like the one in Victor). Driggs has spaces such as next to the creamery that could become a main street park.

Long term ideas:

- Build rec program for kids (i.e. sports seasons such as soccer, hockey, indoor opportunities like basketball if we had a space, etc).
- Educational/cultural opportunities such as film or lecture series. Only current resource is high school auditorium so a facility for that could be a long term goal. That could be coupled with an art center down the road to house classes, art exhibits, dance shows, etc.
- **Music On Main** is good for now at Victor park. If numbers grow in the future it could move to ice rink amphitheater.
- There is a need for a public gathering space for rent (i.e. non-profit events and/or city/county functions). Currently wildwood room and Driggs city center are the only viable spaces.

Questions:

- What about combining of non-profits because events get so stacked on top of each other? Answer: Shannon Hamby from CF of TV would be a good resource for that info.
- Is there grant funding for recreation available? Answer: Idaho unfortunately has limited money because it is a low tax state. National pool of grants is a more difficult search b/c it's so broad so Dahvi wasn't sure wasn't available nationally. Dahvi wants to do more research in that regard.

C&E INTERVIEWS WITH ADDITIONAL EXPERTS

Written Reports:

Written reports were submitted for the meeting in the following categories and will be included as attachments with the minutes.

- Fire District – Erica Linnell
- Private Schools – Carrie Mowrey
- Ambulance – Matt Eagan
- Public Schools – Jo Haddox
- Library – Alice Stevenson

Additional Info Reported at Meeting

Learning Academy – Reported by Carrie Mowrey

- Apparently the Learning Academy is in the process of trying to purchase the Ford Building to relocate their school. Since it's such a big space their vision is that half of the building would be the school but there is also 9000sqft that they want to use as a recreation space. It could house indoor activity programs like gymnastics, basketball, after school programs, etc. Additionally, they hope to join forces with other non-profits who are interested in renting office space so that the entire building becomes a community-minded space and to share in costs b/c getting the building up to code is expensive.

Library – Reported by Alice per Carla Sherman

- Long term goal is to build a library branch in Driggs 5 – 10 years because many residents end up using Alta and Victor which gets a ton of use
- Not in current plans to expand or renovate Victor in the near future even though the use could warrant that down the road

Private 4-year college –

- This was not discussed in detail at the C&E meeting but a report was submitted by Kat Smithhammer of Leadership at Play to Erica and Angie regarding a working group that is researching the viability of a private 4 year college in Teton Valley. Kat met with the TV2020 Economic Development committee but since the concept aligns in part with the C&E vision of prioritizing post-secondary education, Angie Rutherford wanted to make Kat's report available to C&E members. It is included with the other reports attached to these minutes

HOMEWORK

Meeting #6 is the next meeting (to be held the last week of October). During that meeting we will begin marking maps with our recommendations for facility locations. Angie asked us if there was additional information that we needed to make those decisions and we determined there was a gap in information about public parks, post secondary education, the fairgrounds, and the cities individual planning visions. The following C&E members will get more information and email it prior to the next meeting regarding those categories:

- Teton Valley Recreation Association (public parks) – Carrie
- Fairgrounds – Alice
- Post-secondary education (i.e. adult learning center or community college) – Jeff
- Cities of Victor and Driggs planning and zoning visions (Doug Self & Bill Knight) – Matt

Jeff suggested we flush out the list of facilities/locations that we want to mark on the map at next **week's** meeting. Below is a draft list. Please email Diane to add other ideas to this list:

- Recreation Center/Pool
- Art Center
- Athletic Fields
- New Hospital
- Convention Center
- Auditorium (movies/lectures)
- Large rentable space for events
- City Parks
- Athletic Fields (potentially to accommodate tournaments)

- Rodeo/Fairgrounds
- New Victor School
- Post-secondary ed/adult learning center

MEETING ADJOURNED AT 11:00