

MINUTES FOR THE WORKING MEETING OF THE BOARD OF TRUSTEES
OF THE OQUIRRH RECREATION AND PARKS DISTRICT

WEDNESDAY JUNE 18, 2025

ELEMENT EVENT CENTER

5658 S COUGAR LANE (4800 WEST),

KEARNS, UTAH

Present:

Jeff Monson, Chair

David Howick, Vice-Chair

Wade Wright, Trustee

Staff Present:

Kevin Schmidt, Executive Director

Danielle Norman, Controller

Chris Johnson, Accountant/HR Specialist

Brad Peercy, Aquatics Manager - Excused

Jacque Wardle, Recreation Manager - Excused

Sam Page, Operations Manager - Excused

Josh Lawrence, HR Manager - Excused

Kurt Warren, Facilities

Public Present:

Rob Wood - HBME Auditor

Jason Grooms – McKinstry

Michael Reynolds – McKinstry

Christine Peasley – Candidate for Board of Trustees

Wes Fulton – Candidate for Board of Trustees

Christopher Kahl – Candidate for Board of Trustees

Jeff Monson calls the meeting to order at 4:35 pm on June 18, 2025, at the Element Events Center. The board of trustees and management team are present.

Jeff turned the time over to Danielle Norman to discuss the 2024 Audit. The audit revealed no material misstatements and no significant deficiencies. Danielle Norman begins with a discussion on the change in net position, highlighting a positive \$949,473 for business activities and a negative \$530,417 when combined with depreciation from the oval.

A new standard, GASB 101, has been adopted, requiring a \$75,000 prior-year adjustment for compensated absences. Rob Wood elaborates on the impact of GASB 101, noting that sick time is now included in compensated absences. Discussion on the conservative estimate of 15% of

remaining sick balance as a liability, reflecting the new standard's requirements. Rob Wood compares different agency policies on handling sick leave, noting the variability in practices.

Rob Wood presented the independent auditor's report, stating no material misstatements in financials and management's agreement to adjust findings. Discussion on the compliance report, which assesses policies, procedures, and controls, with no material weaknesses or significant deficiencies reported. Rob Wood recommends having another set of eyes review journal entries and bank reconciliations to ensure internal controls. The fraud risk assessment is discussed, emphasizing the need to stay updated with technology and internal control changes.

Rob Wood outlined the State compliance report, which includes annual reviews of budgetary adoption, fund balance, and other requirements. Discussion on the impact of potential future events, such as grant realizations and property tax reductions, on the budget. Rob Wood advises on the inclusion of subsequent event footnotes for significant but uncertain future impacts.

Jeff Monson introduced the next presentation by McKinstry, inviting Jason and Michael to speak.

Jason Grooms and Michael Reynolds from McKinstry discuss their company's focus on high-performance buildings and energy savings. Jason explains the company's approach to reducing operational expenses and improving facility reliability through creative financing mechanisms. The investment grade audit process was outlined, including 30%, 60%, and 90% meetings over approximately 6 months.

It was mentioned that at the 60% stage, it would be a good time to start engaging a financial advisor and making decisions. The client has the option not to proceed with the project after the audit if it does not meet their financial needs, without owing anything beyond the initial audit cost.

Michael details the process of packaging guaranteed operational savings to fund facility upgrades, using tax-exempt lease purchases as a financing mechanism. Michael explained the benefits of tax-exempt lease purchases, including lower interest rates and minimal impact on bond ratings. Jason emphasizes the importance of guaranteed outcomes and the role of McKinstry as the general contractor for the project. Discussion on the potential for leveraging internal funds and the flexibility of financing options.

David Howick inquired about the feasibility of finding cost-saving opportunities even after exhausting existing options. Jason and Michael discuss the collaborative process of identifying energy savings opportunities and prioritizing projects. Examples of potential projects include boiler hot water resets, demand control ventilation, and energy-efficient lighting.

Michael explains the importance of maintaining optimal conditions for facilities like natatoriums to minimize evaporation and energy costs. Jason highlights the need for redundancy in equipment to ensure continuous operation and the potential for long-term savings. Jason explains the State contract selection process and the legislative requirements for energy savings projects. Discussion on the probable cost impact of potential projects, with examples of similar facilities and anticipated savings. Michael outlines the typical terms for energy savings agreements, ranging from 5 to 20 years.

Jeff Monson and David Howick discussed the importance of aligning project timelines with financial planning and the potential for immediate cost savings.

David Howick inquiries about the timeline for the initial phase of the project and the potential for phased implementation. Jason and Michael provide an estimated timeline of six months for reaching a 90% probability of cost and savings.

Jeff Monson concludes the meeting, thanking Rob Wood and McKinstry for their presentations and suggesting the adjourn the working Board Meeting.

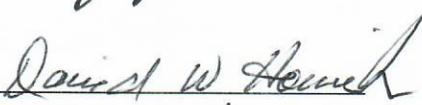
The meeting adjourned at 5:34 PM, with plans to continue the discussion in the regular board meeting.

Date: 17 July 2025



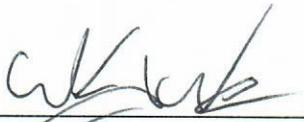
Jeff Monson – Chair

Date: 17 July 2025



David Howick – Vice Chair

Date: 17 July 2025



Wade Wright – Trustee

MINUTES FOR THE REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE OQUIRRH RECREATION AND PARKS DISTRICT
WEDNESDAY June 18, 2025
ELEMENT EVENT CENTER
5658 S COUGAR LANE (4800 WEST),
KEARNS, UTAH 84118

Present:

Jeff Monson, Chair
David Howick, Vice-Chair
Wade Wright, Trustee

Staff Present:

Kevin Schmidt, Executive Director
Danielle Norman, Controller
Chris Johnson, Accountant/HR Specialist
Kurt Warren, Facilities Manager
Josh Lawrence, HR Manager -Excused

Public Present:

Jason Grooms – McKinstry
Michael Reynolds – McKinstry
Christine Peasley – Candidate for Board of Trustees
Wes Fulton – Candidate for Board of Trustees
Christopher Kahl – Candidate for Board of Trustees

CALL TO ORDER

Chair Monson called the Regular Board Meeting to order at 5:44 p.m. Chair Monson made a few comments to those present.

Pledge of Allegiance

Citizens Comment

Chair Monson solicited public comments. A few of the candidates for the upcoming election introduced themselves and spoke to the Board

Consideration and Recommendation to Approve The 2024 Audit

The Audit was discussed in the working meeting. After a brief discussion, Trustee Wright moved to approve the 2024 Audit from the Independent Auditors as presented. Vice-Chair Howick seconded the motion.

Motion carried:

Chair Monson, Aye
Vice Chair Howick, Aye
Trustee Wright, Aye

McKinstry Presentation

The board discussed various facility improvements and the potential benefits of an investment-grade audit by McKinstry, with a \$28,840 upfront cost. The potential of opening the 2025 budget to pay for this audit was discussed. After some Discussion the Board recommended waiting another month to discuss and review the McKinstry presentation until the could review the information received.

Certified Tax Rate

The board discussed and moved to adopt the certified tax rate for 2025, noting a slight decrease from the previous year. After a brief discussion, Trustee Wright moved to approve the Certified Tax Rate resolution 2025 – 03 as presented with a rate of .000838 as detailed on the Utah State Tax Commission form PT-800, Vice-Chair Howick seconded the motion.

Motion passes:

Chair Monson, Aye
Vice Chair Howick, Aye
Trustee Wright, Aye

Executive Director Report

Kevin Schmidt updated the Board on various projects, including the bubble project, the demolition of the Comp pool with the construction of pickleball courts, and the rock wall. He updated the board on receiving the plats from the surveyor for the de-annexation and working with the Kearns Community Council advising them on facilitating the fireworks during their Hometown Night celebration.

The board discusses the desire for better community outreach and coordination among various government entities.

Change to Board Meeting start time

After some discussion, Trustee Wright moved to adjust the start time of the monthly Board Meetings to begin at 4:30 rather than 6 pm. Vice-Chair Howick seconds the motion. The board agrees to adjust the working and regular board meeting times. Motion carried unanimously:
Motion Passes.

Chair Monson, Aye
Vice Chair Howick, Aye
Trustee Wright, Aye

Approval of Payables and Financials

Vice-Chair Howick moved to approve the working meeting minutes and regular board meeting minutes for May 21, 2025. Trustee Wright seconded the Motion. All Board members voted Aye. Motion passes.

Chair Monson, Aye
Vice Chair Howick, Aye
Trustee Wright, Aye

After review, Vice-Chair Howick made a motion to ratify June 4, 2025, payables in the amount of \$ 120,455.77. Trustee Wright seconded the motion. Motion carried unanimously: Motion Passes.

Chair Monson, Aye
Vice Chair Howick, Aye
Trustee Wright, Aye

After review, Trustee Wright made a motion to approve June 18, 2025, payables in the amount of \$131,323.23. Vice-Chair Howick seconded the motion. Motion carried unanimously: Motion passes.

Chair Monson, Aye
Vice Chair Howick, Aye
Trustee Wright, Aye

Now that the Annual Audit is complete the Board can approve the Balance Sheets from April and May. Trustee Wright moved to approve the following balance sheets for:

April 30, 2025
May 31, 2025

As they are presented, noting that there have been no-notable material changes and have not been previously approved. Vice-Chair Howick seconded the motion. Motion carried unanimously: Motion passes.

Chair Monson, Aye
Vice Chair Howick, Aye
Trustee Wright, Aye

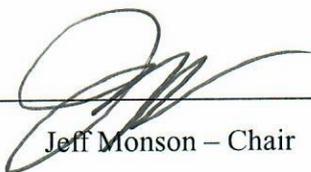
Chair Monson thanks everyone for their efforts and contributions to the meeting.

Chair Monson adjourns the meeting at 7:20 PM.

Next Regular Board Meeting Scheduled for July 17, 2025, at 4:30 PM

Date:

17 July 2025



Jeff Monson – Chair

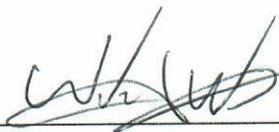
Date:

17 July 2025 David W. Howick

David Howick – Vice Chair

Date:

17 July '25



Wade Wright – Trustee