

SOUTH JORDAN CITY
CITY COUNCIL SPECIAL STUDY MEETING

June 19, 2018

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, Strategic Services Director Don Tingey, City Attorney Ryan Loose, Attorney Todd Sheeran, Finance Director Sunil Naidu, Administrative Services Director Spencer Kyle, Fire Chief Andrew Burton, PIO Tina Brown, Police Chief Jeff Carr, Development Services Director Brad Klavano, Associate Director of Public Works Colby Hill, Public Works Director Jason Rasmussen, Planning Director Steven Schaefermeyer, City Commerce Director Brian Preece, IT Director Jon Day, City Council Secretary MaryAnn Dean

Others: Attachment A

OAK CONFERENCE ROOM
4:30 PM

Mayor Ramsey welcomed everyone present. All members of the City Council were present.

A. Invocation: Council Member Jason McGuire

Council Member McGuire offered the invocation.

B. Discussion Item: Method Studio Proposal (*By Strategic Services Director, Don Tingey*)

Strategic Services Director Don Tingey introduced **Josh Green**, from Method Studio, who was hired to advance Mulligan's revitalization plan. Mr. Green noted that Method Studio is an architectural and design firm based out of Salt Lake City. He reviewed a prepared presentation (Attachment B).

It was noted that the existing office/shop/concession area at Mulligans was built in the early 1990's.

Mayor Ramsey expressed support for using the city branding wherever possible.

They noted a walk up window for ice cream. The plan is to do away with the walk up window for miniature golf. That will now be located in the building to encourage dining.

Council Member McGuire asked what is the life of the existing building? Mr. Green indicated that the building has a lot of life left in it. The tee box structure also has a lot of life left in it.

Administrative Services Director Kyle said staff will analyze the inventory for retail. They will focus on gloves, balls, and tees. They may sell some hats and polo shirts, but not shoes.

The plan is to do construction projects during off season. The construction budget is \$550,000. Soft costs are proposed at \$150,000. The total proposed budget is \$700,000. Mr. Green reviewed the details of the project budget, included in Attachment B.

They reviewed the differences in the affordable plan versus the grand vision plan. The affordable plan is pay as you go. They have the money to do the first project. They will then target projects to generate more money to use for future projects.

It was noted that the cost to relocate the batting cage is \$250,000. The batting cage is a revenue generator. The current batting cage is an eye sore, and is in need of an upgrade. If it gets relocated, the plan is to put another 18 holes of miniature golf in that current location. There was concern expressed about doing the improvements to the clubhouse, only to have it hidden by the batting cage.

Council Member Zander said she feels the double decker tee box should be a high priority; structurally it looks like a problem. Mr. Green said the structure is in reasonable shape and has a 15-20 year life. There are some cosmetic issues. The estimate of the improvements to the tee box are roughly \$250,000 to clean it up, and install awnings. It also includes heating elements. It was noted that the top of the tee box is not used in the heat of the day in the summer.

Council Member McGuire said if the double decker tee box is used least in the summer, maybe that is better to fix during the summer time.

Council Member Harris noted that the cost of this project is \$700,000. They only charge \$9.50 for a round of nine holes. That is a lot of golf to recoup that cost. It was noted that the net revenue generated by Mulligans is \$300,000-\$350,000. The biggest revenue generators are the driving range, miniature golf, and the batting cage.

Council Member Marlor asked if there is enough in reserve to do the clubhouse and the tee box? He would like to consider 2 elements that will create profitability.

Council Member Shelton said he would like to move the project forward. He feels good about the plan.

Council Member Zander asked staff to go back and do a 5-6 year timeline showing the project list and anticipated profits.

Council Member McGuire said he has heard complaints about the condition of the course this year. What can they do to improve it this year? He concurred with the previous comments. He feels it is a waste to do the improvements to the clubhouse if it is hidden by the batting cage.

Council Member Marlor said golf is the 4th leading revenue generator. Other than needed maintenance, they should focus on things that will continue to draw people there, generate more revenue, and afford them to do other projects.

Council Member Harris said in general, there is only so much money that they ought to spend on golf courses in the city. They need more conversations about golf courses and see where the funds could be allocated properly.

CM Whatcott noted that this plan upgrades their food capability and will generate more funds. They've also looked into renting space for a food truck. They are trying to gear the facility toward golfers as well as families.

Mayor Ramsey said it sounds like the overall consensus is that the council is in support of this. Director Tingey said we will bring this back with a resolution and a 5-year timeline.

C. Discussion Item: Development at 9800 South 300 West *(By Scott McQuarrie)*

Scott McQuarrie introduced himself and engineer Randy Smith with Sunrise. He reviewed the basic idea of their proposal (Attachment C). This property is the gateway to South Jordan, separating Sandy and South Jordan. It adds to the TOD concept and takes advantage of the train station. They are going forward with the hotel proposal; it is a suite hotel. The advantage of including the three uses together (the hotel, the apartments, and the office use) is that there is an overlap in parking. The proposal allows them to do a larger tower for the office. With the three buildings together, they can do a 12-story office building.

Mark Horne said the residential component is not part of the current zoning, but fits well with the TOD concept. They want to expand it to the UDOT piece, but they don't want the UDOT parcel to hold up this project. They noted that the hotel is Woodspring Suites, which is an extended stay project. It fits a niche in the market, not competing with other hotel brands in the area.

Randy Smith said both UTA and UPRR (Union Pacific Railroad) are in favor of the crossing over the railroad. Going under the railroad is slightly cheaper, and probably more preferable. Neither UTA or UPRR are willing to help pay for the crossing. The initial response they received from UDOT about their parcel was very favorable. Then the design builder for the project indicated that they want to reshape the pond, which means cut down the vegetation so it functions better. There are a lot of challenges with the UDOT parcel. They will continue to work with engineers and staff on that parcel. It was noted that the pond was designed to take water off I-15. There is not near the water produced that the current pond will hold. I-15 is not putting off much, if any, water. He recommended that the City Council help spear head that, or put some political clout behind the discussion with UDOT to help UDOT decide what is best for the area. Mr. McQuarrie said the developers would like to get all of the players in a room together to have a discussion. UDOT does not plan to put additional water there; they only plan to clean up the pond. It was noted that these developers own the property where the proposed hotel, apartments,

and office will go. It was noted that the property is zoned commercial freeway. The parking requirements will dictate the height of the office.

Mr. McQuarrie said they prefer to go larger with the development and make a positive statement with a taller, more attractive building. The current zoning does not allow for the residential component. How does the City Council feel about the housing between the office and the hotel?

City Attorney Loose said if the residential component is not allowed, the parking would change to surface parking and the office building will be lower.

They discussed 300 West, which is underutilized. At one time, there was a request to narrow the road and vacate a portion to create a more developable piece of property. Development Services Director Klavano said 300 West is needed to feed the backside of the Jerry Seiner dealerships, particularly for delivery trucks.

Mr. McQuarrie said the triangular piece is unknown because it is owned by UDOT. Their proposal is for 150 units, without the UDOT parcel. If they include the UDOT parcel, that would be another 150-200 units. He said the financing for condos is difficult. Financing for apartments is easy. There is a need for more affordable housing in the \$250,000-350,000 range.

Council Member Harris said he spoke with someone on the Board of Realtors, who told him that condo sales are up and lending for condos is not slowing. Mr. McQuarrie said that is correct. There is a market for condos. The hardship is with construction financing. He feels filling apartments right next to the freeway would not be problematic. It may be more difficult for condos. He said they could look at combining apartments and condos in the same building.

Council Member Marlor asked if it would be viable to do apartments next to the freeway, and condos on the UDOT parcel? Mr. McQuarrie said yes, if they phase the project.

Council Member Harris said there are apartments in the area. There is not a condo market in this area. They may be able to draw from executives at RiverPark. He feels they could make condos work next to the freeway. He said there is a need for condos over apartments and it is better for the city.

Council Member Marlor asked what is the likelihood that they will get the UDOT parcel? Mr. McQuarrie said 50/50. They have not yet discussed how much UDOT is asking for the property and they have not discussed how to handle the water. They would love to work with UDOT to reduce the amount of water to be retained. The purchase is on the table, but there are still a lot of issues to work through. UDOT is not motivated like a landowner.

Mayor Ramsey asked if they can't consider the UDOT piece, and the City Council was supportive of condos over apartments, can they still make the development work? Mr. Horne said they would do their best to make that work. He said they understand many cities desire to

slow down apartments, but because of the nature of this property, if there was ever a good spot for apartments, this seems like it.

Mr. Smith noted that there will be a transit component to serve this area. Because the Front Runner is there, there will be a transit connection in this area. City Commerce Director Preece said Sandy and South Jordan have been working together for some time to get a circulator to connect RiverPark to the front runner, and over to Sandy's civic center.

Council Member Harris said he feels the residents are more concerned with apartments over the density itself. He said condos will be more palatable to the residents. He also asked them to consider the Tru Inn Hilton as a hotel option.

Council Member Zander said this is a beautiful idea on a piece of land that is being wasted. She also prefers condos over apartments, or a mix.

Council Member McGuire concurred with the previous comments. With the housing crisis gap, there will be a market for condos; it serves a larger need.

Council Member Marlor also prefers condos but said he could live with a mix of condos and apartments. It would be a requirement for him to see an underpass or an overpass to get to the TOD.

Council Member Shelton concurred that he also prefers condos. He would like to see a connection to the Front Runner station.

They discussed using Tax Increment Financing (TIF) to make that connection. Mr. Smith said it is approximately \$2 million to go under the tracks. At this point UTA has said they will not participate in helping with the cost of the crossing.

Mr. Horne said they may proceed with the hotel, and continue working on other components of this project.

ADJOURNMENT

Council Member Zander made a motion to adjourn. Council Member Shelton seconded the motion. The vote was unanimous in favor.

The June 19, 2018 City Council study session adjourned at 6:23 p.m.

This is a true and correct copy of the June 19, 2018 City Council Study Meeting Minutes, which were approved on July 17, 2018.


South Jordan City Recorder

Attachment A
6-19-18 C.C.
Study Mtg.

City Council Special Study Meeting
Oak Conference Room
June 19, 2018
4:30 p.m.

ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS

PRINT NAME

PRINT ADDRESS (*Optional*)

RANDY SMITH

12137 S. 1610 W.

Scott McQuarrie

300W 10000 S

Mark Horne

308 W 10000 S

JOSHUA W GREENE

360 W ASPEN AVE, SLC 84108



MULLIGANS Golf & Games





THANK YOU!

outline

- 1. Project History**
- 2. Concept Design**
- 3. Project Budget**
- 4. Q & A**

**WE'RE HERE
TO LISTEN...**



We Love Your Community!

South Jordan is a picturesque, unique, and beautiful place.

**It is a special place...
deep-rooted in its heritage,
natural beauty, and its people.**

GUIDING PRINCIPLES - The Mulligans Commission



ENVIRONMENTAL INTERFACE

The open space provides a unique sense of place in the community and will continue to serve as a buffer between the natural environment of the Jordan River and the surrounding development



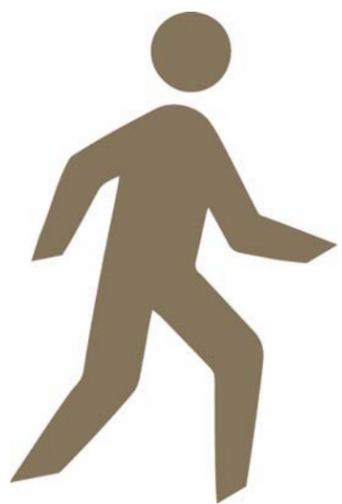
OPEN SPACE PRESERVATION

The 67 acres of publicly owned recreational open space will be preserved for residents to view wildlife, explore and relax.



RECREATION IMPROVEMENTS

Mulligans provides family-centered recreational opportunities for all ages and abilities. Golf training, practice, and playing facilities serve as its core operations, and miniature golf and batting cages add additional recreational value to our community. Ongoing improvements to the venue are essential for cont. patron enjoyment.



PUBLIC USE & ACCESS

The multiple opportunities for public use and access within Mulligans, the adjoining public space, and the Jordan River make Mulligans a destination as well as a launching point for adventure.



OPERATIONAL SUSTAINABILITY

Mulligans is an operationally sustainable enterprise for South Jordan City – no longer reliant on general fund transfers. Improvements and operating expenses will now be funded exclusively through user fees.



Project Vision



“

Mulligans Golf & Games' treasured location is at the gateway to the City of South Jordan

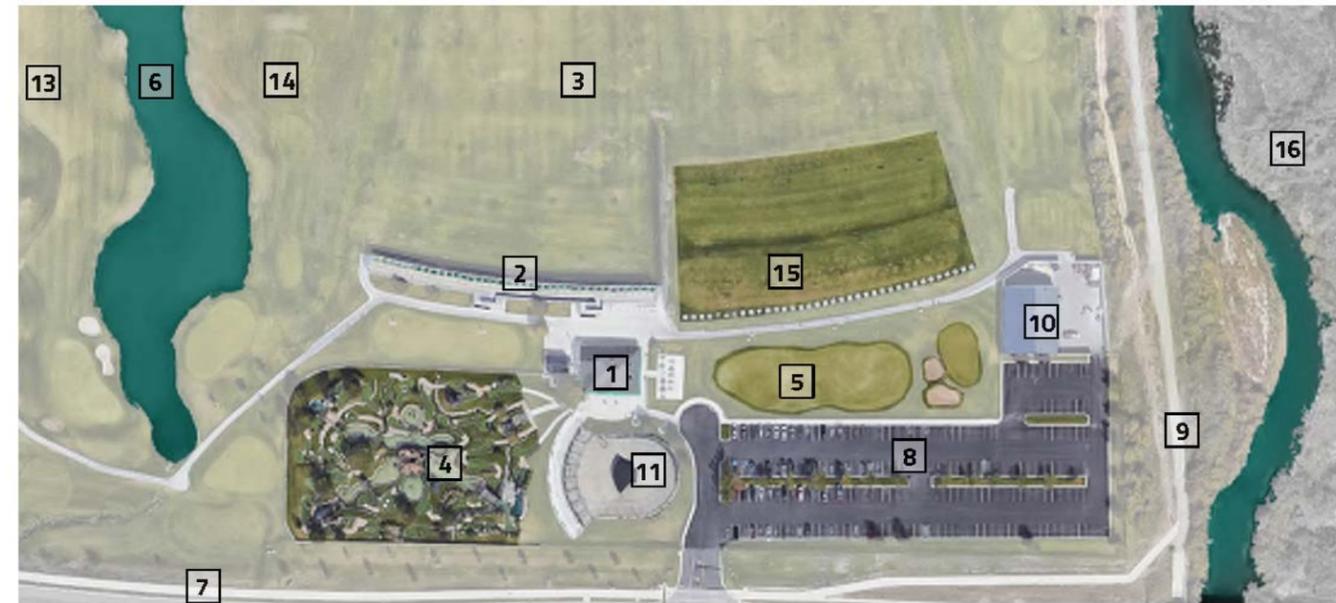
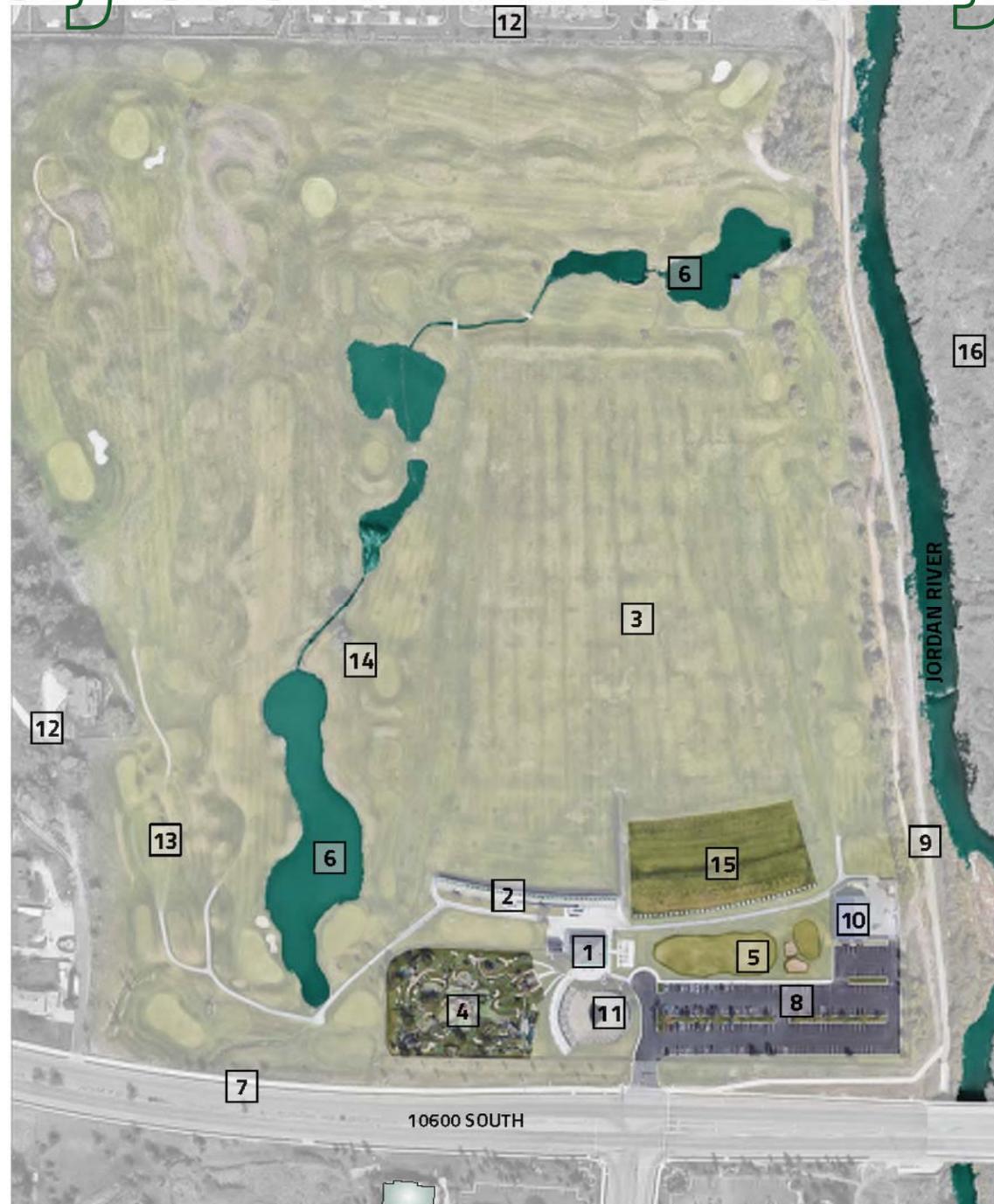
”

“Mulligans needs to upgrade its facilities to be relevant for residents & families for generations to come”



SOUTH JORDAN method studio
U T A H

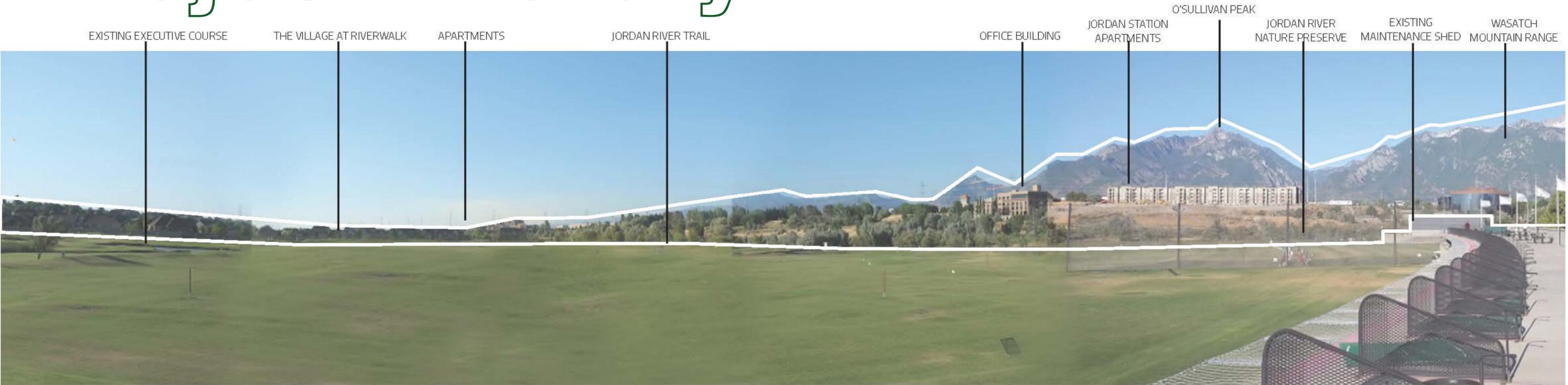
Project History



LEGEND

- | | |
|---|--|
| 1 EXISTING CLUBHOUSE (RETAIL & FOOD SERVICE) AND BALL RETURN | 9 EXISTING JORDAN RIVER TRAILWAY |
| 2 EXISTING MULTI-LEVEL TEE BOX | 10 EXISTING MAINTENANCE FACILITY |
| 3 EXISTING DRIVING RANGE | 11 EXISTING BATTING CAGES |
| 4 EXISTING MINI GOLF COURSE | 12 EXISTING SOUTH JORDAN RESIDENCES |
| 5 EXISTING PRACTICE GREEN | 13 EXISTING 9-HOLE GOLF COURSE |
| 6 EXISTING PONDS/STREAM | 14 EXISTING EXECUTIVE PAR 3 COURSE |
| 7 EXISTING CITY BIKE/PEDESTRIAN PATHWAY | 15 EXISTING GRASS TEE BOX |
| 8 EXISTING PARKING LOT | 16 EXISTING NATURE PRESERVE |

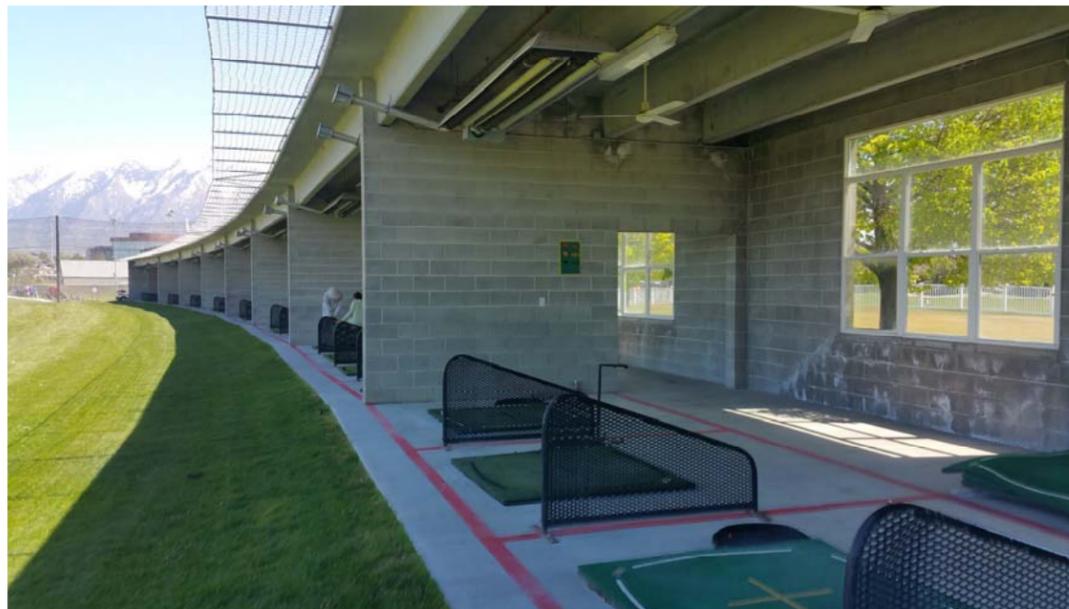
Project History



Project History



Project History



2016 The Master Plan



3-Phased Plan (by Staples Golf):

1.

- Welcoming Entry Sequence & Expanded Parking
- Clubhouse w/ Revitalized Food Service Component
- 2-level Tee Structure & Range Upgrades
- Add 18 Holes Mini-Golf & Renovate existing 36-Hole Mini-Golf Course

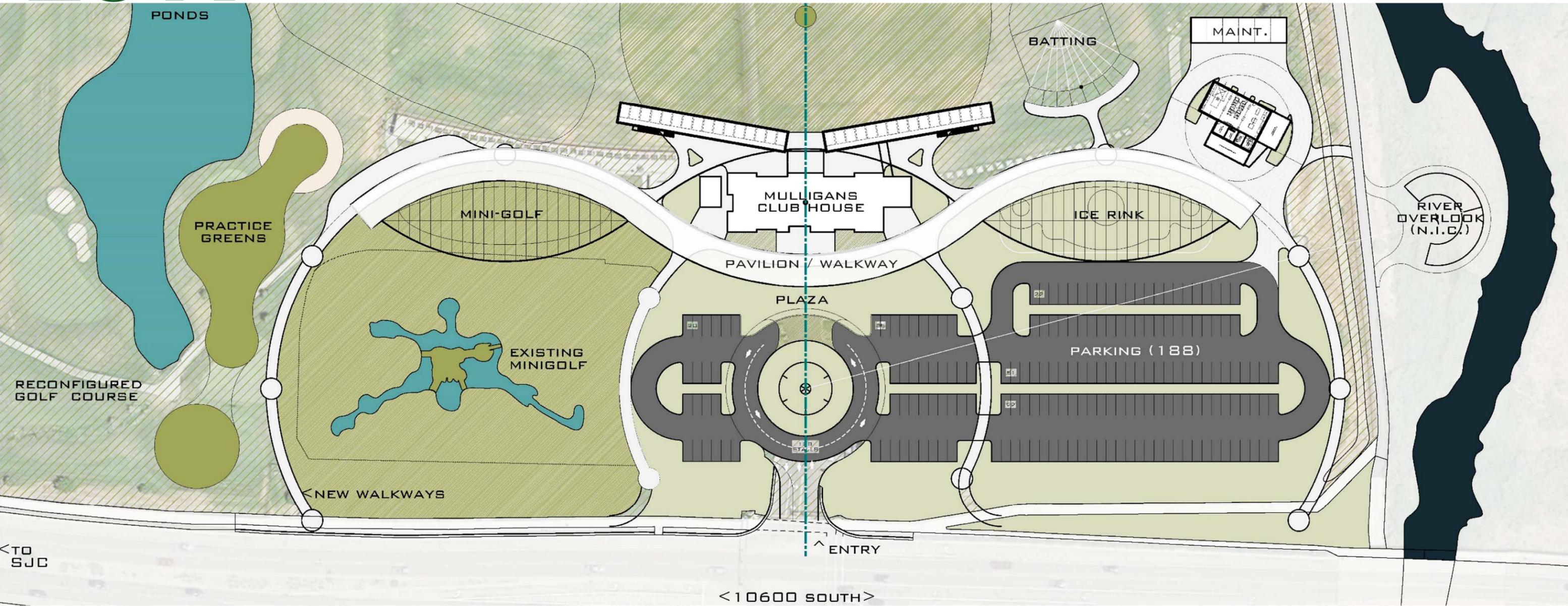
2.

- Reserve area for Future Lease/Retail
- Jordan River Connection
- Pond & Stream Upgrades

3.

- Future Golf Course & Irrigation Upgrades
- New Learning Center
- Relocate/Rebuild Maintenance/Shop

2017 The Grand Vision



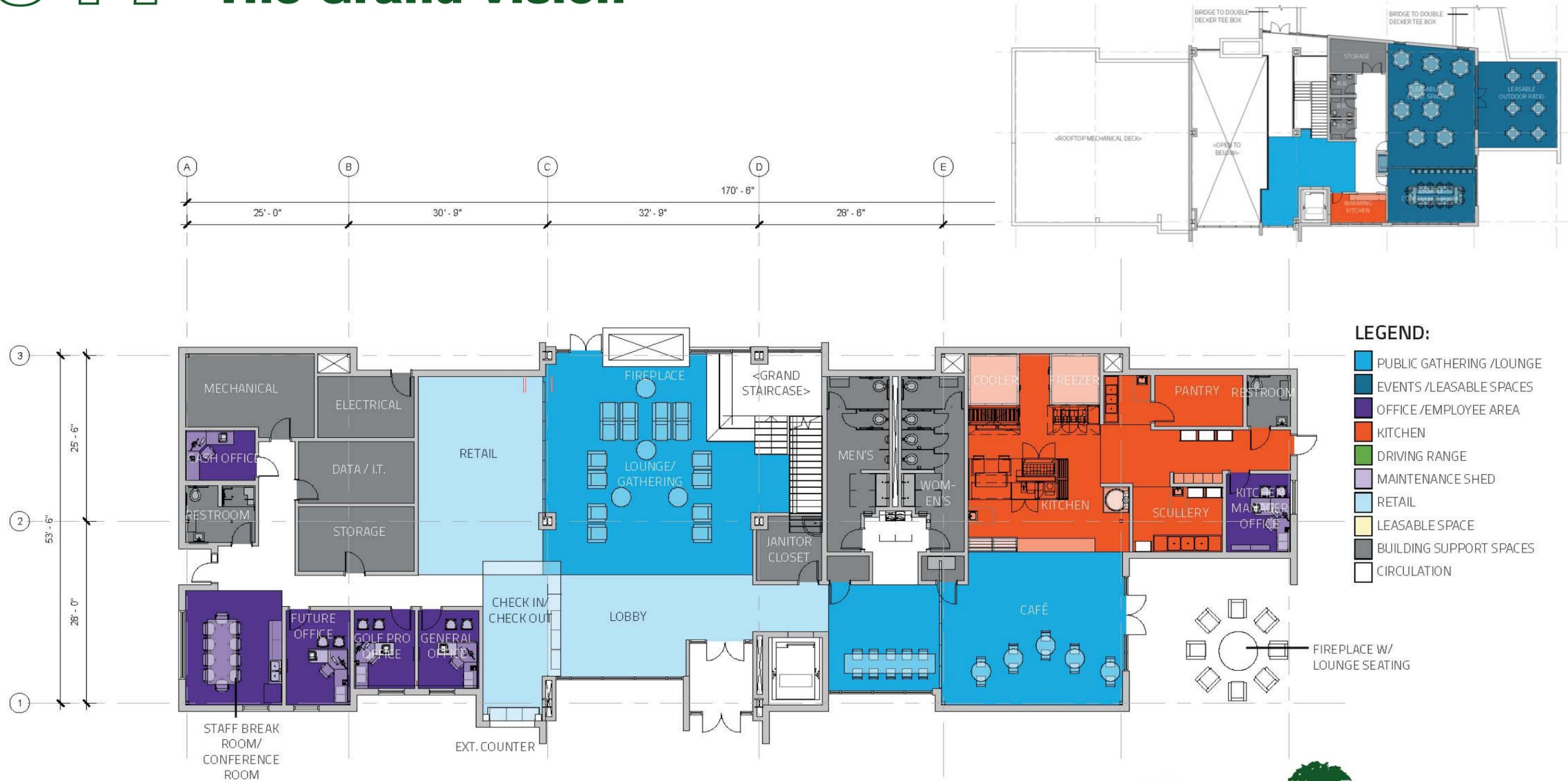
2017

The Grand Vision

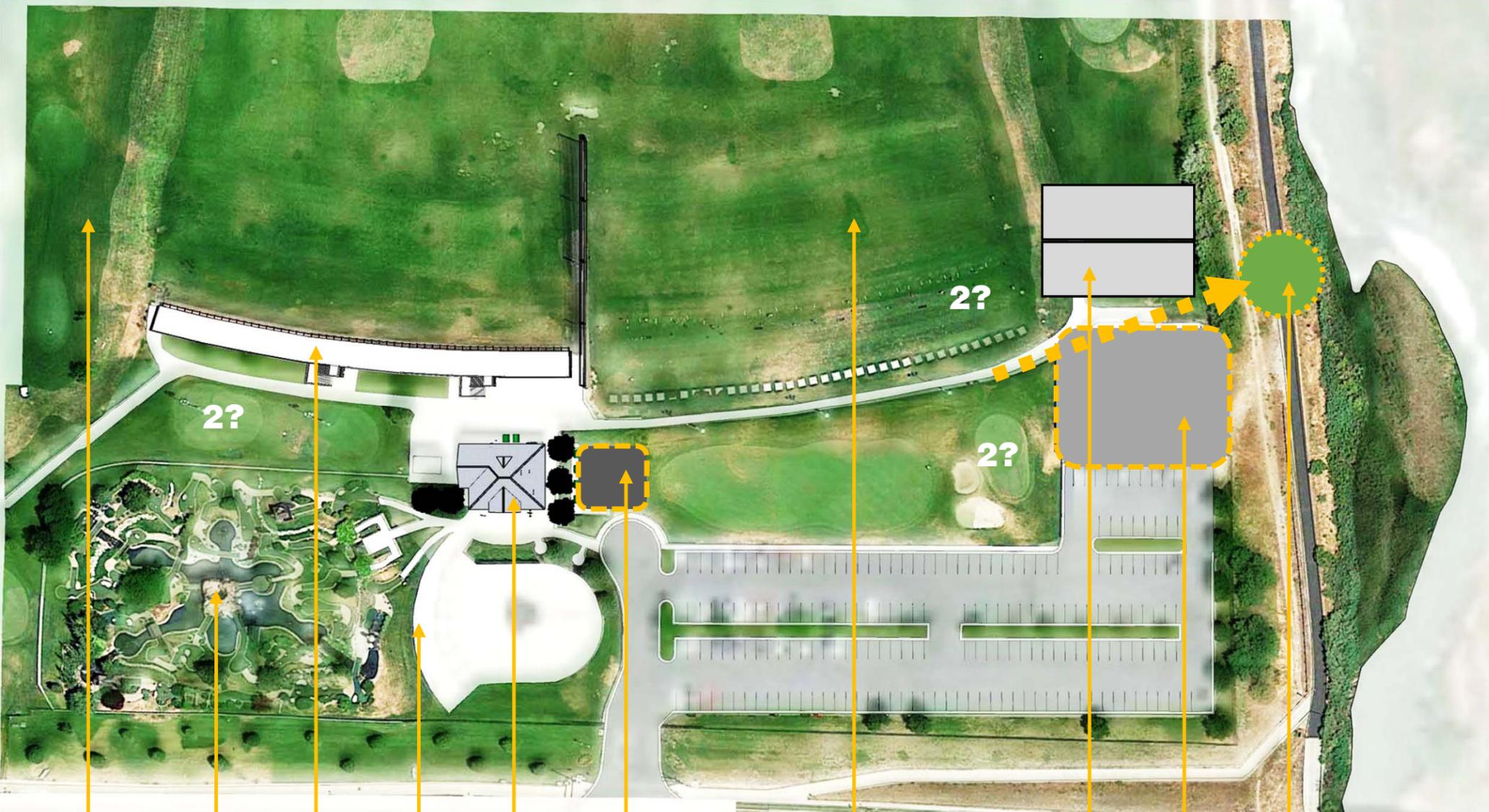
- Reconfigure two existing golf courses into one great 9 or 12-hole golf course



2017 The Grand Vision



2018 The Affordable Plan



MULTIPLE PHASES:

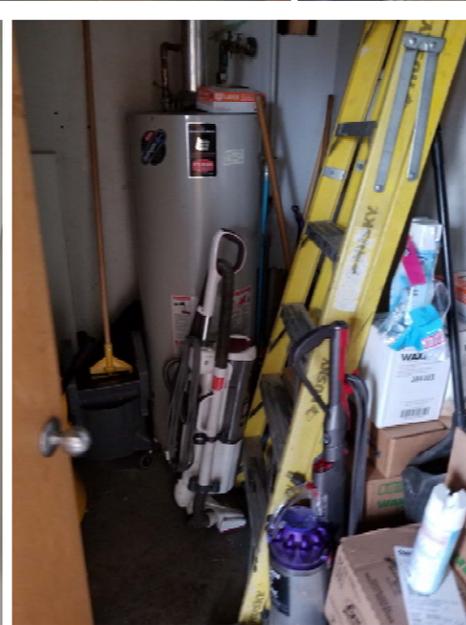
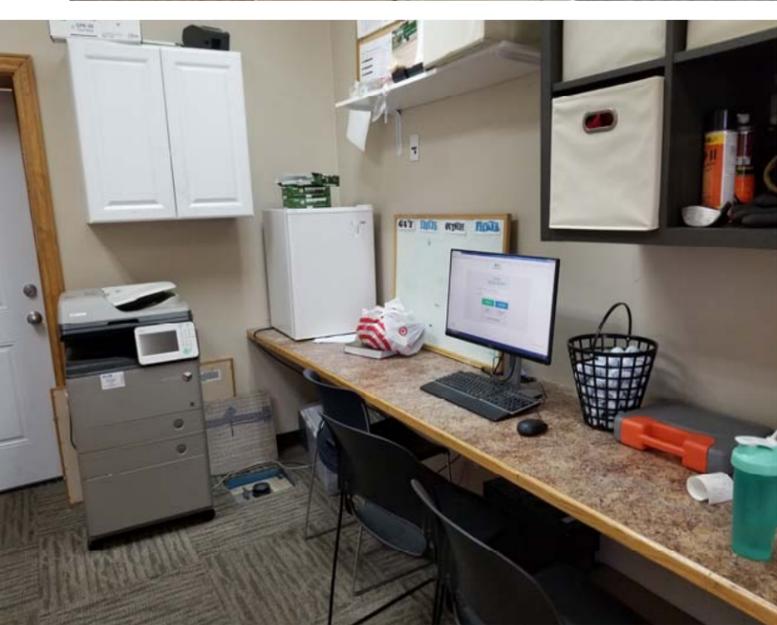
1. REMODEL EXISTING CLUBHOUSE & FOOD SERVICE COMPONENT
2. RELOCATE EXIST. BATTING CAGES
3. ADD 18-HOLE MINI-GOLF COURSE
4. MINOR RENOVATION OF 36-HOLE MINI-GOLF COURSE
5. EXPAND EXISTING PARKING LOT
6. REMODEL EXISTING 2-LEVEL TEE STRUCTURE
7. FUTURE DRIVING RANGE UPGRADE
8. FUTURE PICNIC PAVILION
9. FUTURE MAINTENANCE SHOP BUILDING
10. FUTURE CONNECTION TO JORDAN RIVER PARKWAY TRAIL
11. FUTURE GOLF-COURSE REDESIGN/ & POND/STREAM UPGRADE

PHASE 1

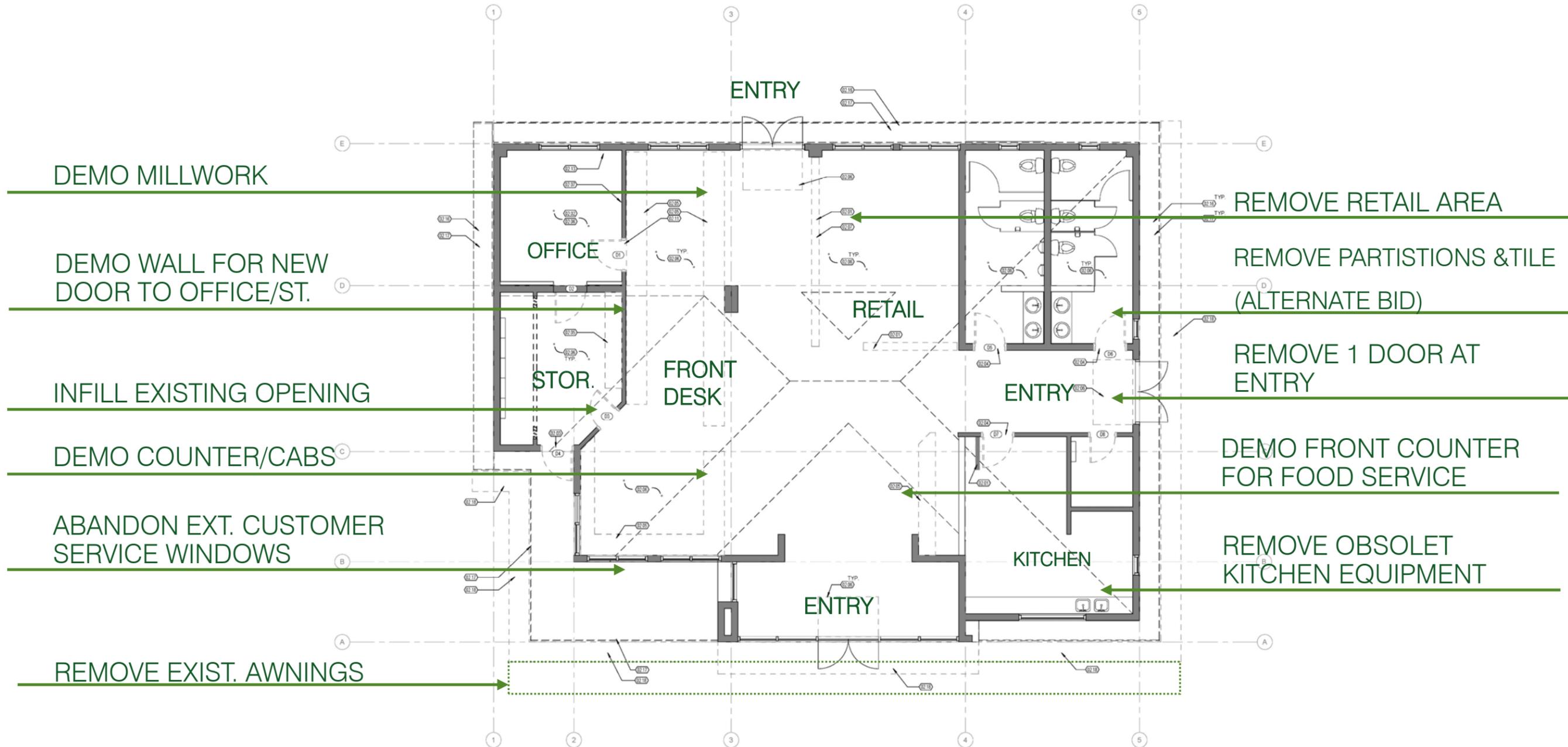


CLUBHOUSE REMODEL W/
MINIMAL SITE UPGRADES

INTERIOR - existing



INTERIOR - existing



2,700 Square-Foot (approx.)

INTERIOR - new

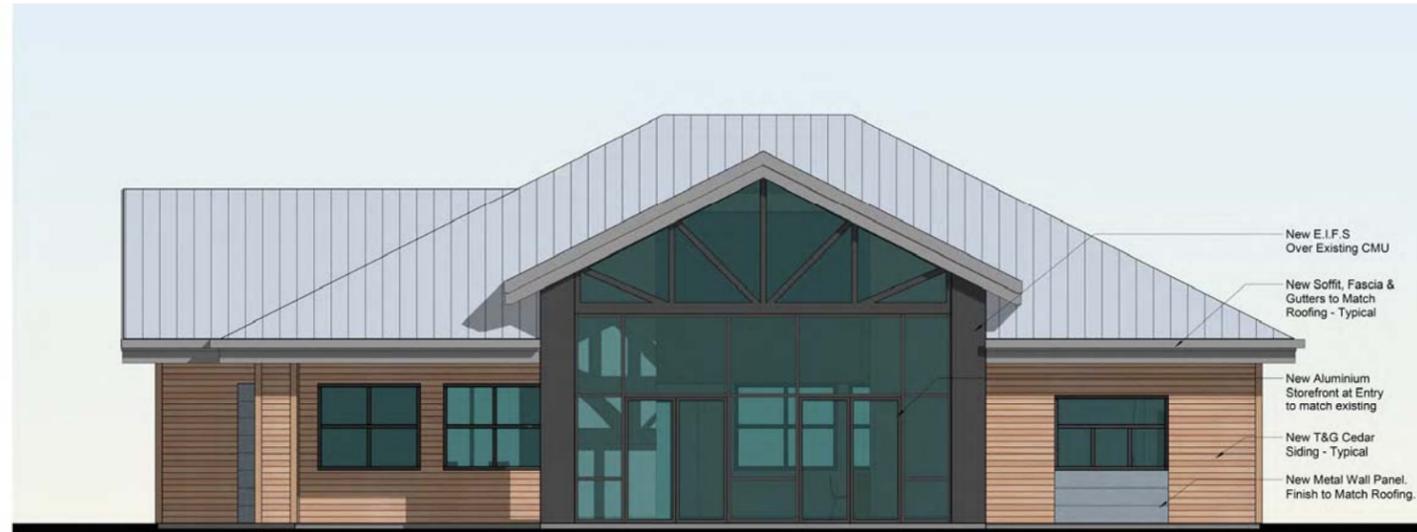


2,700 Square-Foot (approx.)

EXTERIOR - existing



EXTERIOR - new



S south elevation



E east elevation



N north elevation



W west elevation



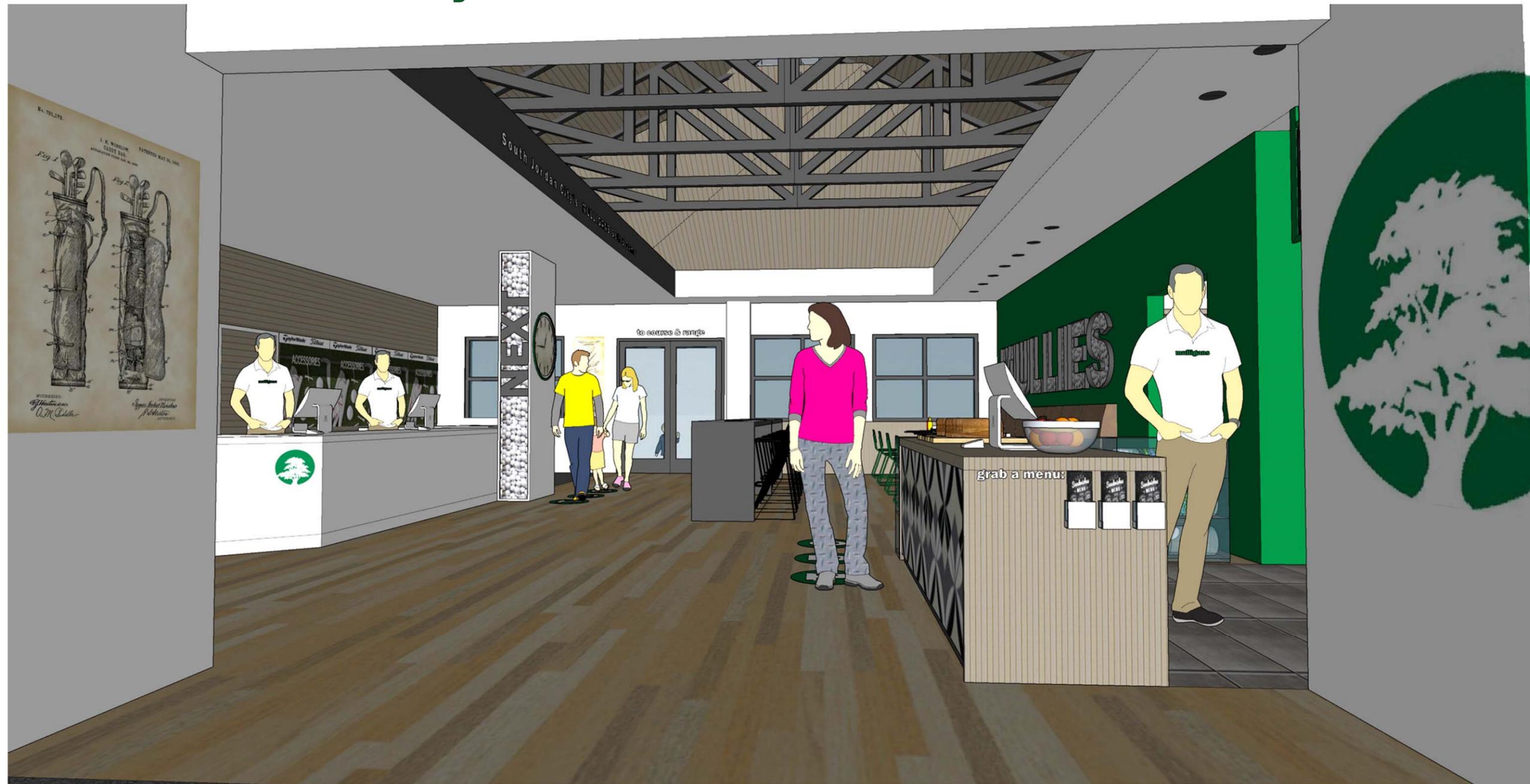
View of South Entry



View of South Entry



View from South Entry



View of Food Service Counter - Front



View of Customer Service Counter - Back



View of Dining Area



View of Customer Service Counter - Front



Building Section thru Main Dining Area



GOAL: Start Construction late-FALL 2018



2018



**What about
the budget?**

2018 PROJECT BUDGET

| | |
|----------------------|--------------|
| CONSTRUCTION BUDGET: | \$550,000.00 |
| SOFT COSTS BUDGET: | \$150,000.00 |

PROPOSED PROJECT BUDGET: \$700,000.00

2018 CONSTRUCTION BUDGET

| | | |
|---------------------------|--------------|------------|
| INTERIOR REMODEL: | \$310,000.00 | (\$115/sf) |
| EXTERIOR REMODEL: | \$156,000.00 | (\$ 52/sf) |
| SITE IMPROVEMENT COSTS: | \$ 15,000.00 | |
| DEMOLITION COSTS: | \$ 18,000.00 | |
| DESIGN CONTINGENCY (10%): | \$ 50,000.00 | |

CONSTRUCTION BUDGET: \$550,000.00

COMBINED: (\$204/sf)

2018 CONSTRUCTION BUDGET

| | |
|---------------------------|--------|
| GC/BOND/O.H. & PROFIT: | 14.55% |
| EXISTING CONDITIONS/DEMO: | 03.32% |
| THERM/MOISTURE: | 30.91% |
| DOORS/WINDOWS: | 05.90% |
| FINISHES: | 17.66% |
| SPECIALTIES (SIGNAGE): | 01.36% |
| ROLLER SHADES: | 00.91% |
| PLUMBING: | 00.40% |
| HVAC: | 05.94% |
| ELECTRICAL: | 08.10% |
| EXT. IMPROVEMENTS: | 00.50% |
| UTILITIES: | 02.18% |
| OTHER/MISC.: | 08.27% |

BUDGET BREAKDOWN

2018 **SOFT COSTS BUDGET**

| | |
|----------------------------|---------------------|
| FURNITURE & EQUIPMENT: | \$ 65,000.00 |
| AUDIO/VISUAL EQUIP.: | \$ 12,000.00 |
| IT EQUIPMENT/WIRING: | \$ 5,000.00 |
| SECURITY EQUIP. & WIRING: | \$ 5,000.00 |
| BRANDING & GRAPHICS: | \$ 15,000.00 |
| BUILDER'S RISK INSURANCE: | \$ 5,000.00 |
| SPECIAL INSPECTIONS: | \$ 20,000.00 |
| TEMPORARY MOVING COSTS: | \$ 5,000.00 |
| TEMPORARY TRAILERS (6 Mo.) | \$ 18,000.00 |
| SOFT COSTS BUDGET: | \$150,000.00 |

2018 FURNITURE & EQUIPMENT BUDGET

| | |
|--|---------------------|
| OFFICE FURNITURE: | \$ 5,000.00 |
| DINING ROOM FURNITURE: | \$ 17,500.00 |
| EXTERIOR FURNITURE: | \$ 7,500.00 |
| KITCHEN EQUIPMENT (CHOMP): | \$ 20,000.00 |
| MISC. FURNISHINGS (CLUB LOCKER / PICK-UP/RETURN): | \$ 7,500.00 |
| SITE EQUIPMENT: | \$ 7,500.00 |
| FF&E BUDGET: | \$ 65,000.00 |

2018 The Affordable Plan – vs – The Grand Vision

The Affordable Plan:

ALL PHASES: \$8-9 Million +

- Pay-As-You-Go
- Expand Existing Parking
- Remodeled Clubhouse w/ Revitalized Food Service Component – 2,700sf/\$700k (\$204/sf)
- Renovated Tee Structure & Range Upgrades (\$250k)
- Batting Cage Relocation
- Add 18 Holes Mini-Golf & Renovate existing 36-Hole Mini-Golf Course
- Future Jordan River Connection
- Pond & Stream Upgrades
- Future Golf Course & Irrigation Upgrades
- Relocate/Rebuild Maintenance/Shop

The Grand Vision:

ALL PHASES: \$16 Million +

- Capital Development Project
- New Entry Sequence & Reconfig/Expanded Parking
- New Clubhouse w/ Revitalized Food Service Component – 12,000sf/\$3.4 million (\$283/sf)
- New 2-level Tee Structure & Range Upgrades (\$1.6 mil)
- Batting Cage Relocation
- Add 18 Holes Mini-Golf & Renovate existing 36-Hole Mini-Golf Course
- Future Ice Rink
- Reserve area for Future Lease/Retail
- Jordan River Connection
- Pond & Stream Upgrades
- Future Golf Course & Irrigation Upgrades
- New Learning Center
- Relocate/Rebuild Maintenance/Shop



**Requesting approval
to proceed with the
Mulligans Clubhouse
remodel as presented
for upcoming council
meeting**





THANK YOU!



MULLIGANS Golf & Games



methodstudio