Bingham Creek Regional Park Authority | Minutes

Date/Time: June 23, 2025, 12:00 pm – 1:00 pm
Location: South Jordan City Hall/ Zoom option

Board Members		Attendance
Don Tingey	Chair	In person
Angela McGuire	Vice Chair	In person
Lars Erickson	Board Member	Online
Amber Brown	Board Member	Absent
Colby Hill	South Jordan Representative	Absent
Patrick Leary	Salt Lake County Representative	Absent

Others Present: Blake Jackson (online), Andrea Sorenson (online), Anna Crookston, Sonia Lopez, Maggie Cummings (online), Nick Cummings (online)

This meeting was conducted both in-person and electronically via Zoom. Agendas, recordings, and meeting minutes can be accessed on the Utah Public Notice site at utah.gov/pmn.

A. Welcome, Roll Call, and Introduction: *Board Chair, Don Tingey*

Board Chair Don Tingey brings the meeting to order. He noted that due to lack of quorum, no formal actions could be taken. As a result, the meeting proceeded as an informational session only.

B. Public Comment:

Chair Tingey opened the public comment.

Nick Cummings, RAD Canyon - Thanked the board for the opportunity to speak and provide an update on the tracks grant project. He stated that while he didn't have a slide presentation prepared due to business obligations, he would provide visuals at the next meeting. He explained that the project was driven by two primary goals: (1) to update the facility for local riders and maintain usability for the next 20–30 years, and (2) to attract more regional and national events, which were at risk due to development at other BMX tracks in Utah. He shared that they had applied to host a national event in 2026 and will be hosting a large regional event in September. The facility has already been featured in marketing by USA BMX. He reported that all turns on the track have been widened and raised, the entire track has been widened, infield areas were completed, and drainage systems (French drains) have been installed. The watering system was updated, and a large wall was built around the staging area with new concrete and chutes. Fencing around the infield is also complete. Remaining tasks include installing an awning over the staging area and applying soil tack to prevent erosion. He stated the total project budget was around $385,000, with $303,000 covered by the grant. The final cost is expected to be $425,000, and Red Canyon BMX will cover the difference. He noted they have already spent approximately $300,000. He emphasized that all labor from Red Canyon BMX volunteers was unpaid and that managing contractors was a significant workload. He reflected that hiring a project manager would have been beneficial given the scope. He concluded by stating they successfully met their goal of opening the track in May and that bike league would begin the following week, with operations running throughout the summer as final tasks are completed.

Chair Tingey expressed appreciation for the report provided by Nick Cummings. He acknowledged the invaluable contribution of volunteers in a project of this size and emphasized how much their work matters. He noted that a key takeaway for future projects is to ensure that requests include funding for additional support, such as project management. He encouraged asking for those resources next time, stating the worst outcome is being told no. He concluded by affirming that the $303,000 track grant was a significant and worthwhile investment in the community.

Nick Cummings took another moment to share thoughts regarding future planning around the Rad Canyon BMX facility. He noted that as Bingham Creek Regional Park continues to develop toward the northwest portion of the property, it’s important to address several key items related to the BMX track and surrounding space. He emphasized the need to secure the track, especially considering the large fenced-in parking lot adjacent to the facility. He acknowledged that future track funding may be pursued and stressed the importance of coordinating closely with park planning efforts to determine how best to secure Rad Canyon BMX while integrating it with the rest of the park. He identified additional priorities including; installing pavilions and considering how they would fit with existing parking and infrastructure, evaluating current restrooms, which are small dual-stall units connected to a septic system, and looking into upgrades, addressing site grading and drainage to divert water away from rider zones and structures, and planning adequate parking for large-scale events hosted by USA BMX, which require substantial vendor and spectator space. He reiterated the importance of aligning the BMX facility needs with broader park development plans, particularly if more grant funds are being considered.

Board Vice-Chair Angela McGuire asked if the current parking adequate? Nick Cummings confirmed that the current layout works well for hosting events. He stated that USA BMX loves coming to their facility because it allows everyone to be close to the track action. He added that while the space is adequate, it’s not more than they need, it’s just enough to meet their current needs for events and attendees.

Board Vice-Chair McGuire asked for future growth, are you going to need more, like as we consider design of that area, or what’s there? Nick Cummings responded no, I think that these races are once a year, and if people have to park on the south side of the park and then walk after dropping off their equipment, that's just part of it. The other races we attend have similar arrangements, but having a good-sized parking area is really something that we require.

Chair Tingey said he thinks they look at that north area of the park, there isn't a future parking lot expansion, and I like the idea of the integrated design as we move forward. Board Vice-Chair McGuire asked if RAD Canyon wants their parking lot to continue to be fenced off. Chair Tingey noted no he doesn't believe they want it to remain fenced off, but that if the park and track share parking, securing the track becomes critical. He added that coordinating events and shared use of the parking lot would require arrangements for its maintenance. He also noted that the septic system is becoming problematic and will need to be addressed in the short term.

Board Vice-Chair McGuire asked why the septic system is problematic, seeking clarification on whether it is leaking or if it lacks sufficient capacity. Chair Tingey explained that the septic system is reaching the end of its useful life and noted uncertainty as to why it was not connected to the sewer system when it was installed.

Maggie Cummings noted that as the park expands, additional restroom facilities may be needed outside the RAD Canyon area, possibly near the parking lot, to accommodate visitors. Chair Tingey acknowledged that additional restroom facilities are planned as part of the overall park development.

Nick Cummings suggested securing the track by installing a fence along the south side of the restrooms, extending west to east, and continuing along the back side of the west bleachers, which covers the core changing area. He proposed that the remaining areas be designated as shared parking, maximizing available space. Chair Tingey noted that the current TRCC funding is being finalized and emphasized the importance of developing plans to be ready for next year's TRCC fund applications. He clarified that the Park Authority itself is not eligible for the funds and encouraged leveraging the funding opportunities to complete projects annually or biennially, depending on project size. He added that the previous project scored very high due to regional draw, programming, and experience, and suggested that future projects could be broken into smaller, more manageable pieces to secure funding more easily.

Chair Tingey closed the public comment portion of the meeting.

C. Park Maintenance & Operations:

C.1. New Event or Field Requests, *Patrick Leary, SLCo Parks and Recreation*
Action Item: Approval(s) *if necessary*

Don Tingey reported that there were no new field or event field reservation requests at this time.

C.2. Park Maintenance & Operation and Financial Update. *Patrick Leary and Blake Jackson SLCo Parks and Recreation*

Blake Jackson reported that a second demo camera was placed last week, capturing significant bicycle traffic around the pavilion. He suggested reaching out to the vendor to adjust parameters for monitoring, ideally to distinguish walking traffic from bicycles. He noted issues with the park's drip irrigation system; clogged filters and screens at the pump station and valves have stressed plants. Staff have been cleaning and pressure-washing the screens, and additional screens have been ordered. Cooler weather has helped mitigate stress on vegetation. Another round of fertilizer for the soccer field is scheduled for July 10. He addressed prior irrigation issues caused by deep tine aeration, which broke more heads than anticipated; these have since been repaired, leaving the soccer field in good condition. Requests for repairs on broken irrigation heads throughout the park have been addressed. The dog portion of a drinking fountain is being re-plumbed, with parts ordered and expected to be operational soon. He also noted the presence of old fence posts between the sidewalks and parking lot on the east side of the park, which pose a potential trip hazard; staff will remove or mitigate them. Overall, he expressed satisfaction with the park's condition, the maintenance response to concerns, and the overall management of park operations.

Board Vice-Chair McGuire asked whether vandalism had increased during the period when there was a gap between security cameras and if any related problems had occurred. Blake Jackson responded that there were no issues during the brief gap of a day or two between cameras, and since the new cameras were installed, no problems have occurred. He noted that both camera companies had indicated that their units would reduce incidents, which has been confirmed.

Chair Tingey stated that a 30-day camera deployment was conducted by the company, Deploy. Currently, LVT is conducting their own 30-day deployment at the park with weekly check-ins. This past weekend was the first weekend using LVT's system, and some fine-tuning is needed to optimize it. Blake Jackson reported that when Deploy set up a second camera near the bike track, it was intended to monitor potential ATV use. No ATV activity was detected, which was positive. However, a nearby resident complained that the camera's voice recording, which warned trespassers, could be heard from her house. He noted that LVT's current setup does not include a camera in that location, and staff explained to the resident that the purpose of the camera was to monitor and deter unwanted activity.

Board Member Lars Erickson asked if the bike usage data captured by the cameras could be shared with the county or used to validate bike trail usage. He inquired whether anyone at the county might find this information helpful and whether the Park Authority could identify county needs regarding trail usage metrics. Blake Jackson responded that the camera data mainly showed younger children riding bikes around the pavilion rather than adult or trail-specific usage. He noted that the county's planning department typically uses counters on trails to track usage, and from the photos he reviewed, the activity captured did not appear to reflect formal trail use. Board Member Erickson noted that the camera data could have broader value beyond the park itself. He suggested that, as the board reviews and evaluates usage, the information might be useful to other county departments, potentially helping to justify costs or support other initiatives.

Chair Tingey stated that the board will schedule a future meeting after the 60-day camera trial to discuss the value of the cameras. He noted that through weekly meetings with the companies, they have compiled lists of observations and improvements. He also remarked that the cameras appear to have helped mitigate losses, with no reported vandalism during the trial period. Blake Jackson confirmed Chair Tingey's statement, noting that there has been no vandalism since the cameras were installed. He added that during the previous Deploy camera trial, they did catch some incidents, such as kids on the roof of the restroom.

Chair Tingey inquired about the ongoing drip irrigation issues and asked whether any action was needed from the city regarding the water system, or if the current management was sufficient. Blake Jackson explained that no additional action from the city is necessary regarding the water. He noted that the park is at the end of the line for the city's secondary water supply and that their filtration system at the pump stations captures much of the debris. Last year, they experimented with smaller micron filters but found they overworked the system, so they reverted to larger micron filters, which are now functioning well. He highlighted that maintaining the 14 acres of drip irrigation is challenging, particularly with multiple valves, up to 30 recently experiencing clogged screens. Staff must regularly check and clean these filters to prevent plant stress, and additional filters will be purchased to have on hand. He emphasized monitoring flow reports to identify clogged zones early and stated that diligent weekly or biweekly maintenance is required. He concluded that dealing with valve issues is preferable to addressing pump problems.

Board Member Erickson asked if the current irrigation issues are new, whether the water is dirtier, or if the pump is inadequate. Blake Jackson explained that last year the irrigation issues were occurring at the pump station screens, which frequently clogged and required constant back flushing, making it difficult to maintain adequate pressure. Since then, the pumps and screens have been reset, and the system is now running efficiently. The remaining challenge is limited to the filters at the individual drip irrigation valves, which still require regular attention. Erickson asked whether the need for frequent maintenance of the drip irrigation valve filters was anticipated during the design of the park. Blake Jackson responded that the issue was not anticipated during the water system design phase. Once the design was approved and implemented, they recognized it would be an ongoing maintenance challenge, which they have known from the beginning. Board Member Erickson commented that the decision essentially comes down to a choice between risking damage to the plants or burning up the pump. Blake Jackson agreed, acknowledging that ideally neither outcome should happen, but the risk of either issue is present.

Chair Tingey expressed confusion regarding the irrigation issues, noting that initial water reports indicated the system water was as clean as the culinary system and questioning why clogging is occurring even at the valve stage. Blake Jackson explained that the exact cause of the clogging at the valve stage is unknown. He noted that each valve has an indicator showing whether flow is normal (green) or restricted (red), and currently, about 30 valves are showing restricted flow due to clogged filters. He added that attempts last year to alleviate the issue at the pump system level were unsuccessful. Board Member Erickson asked whether the water quality has changed and if the supplier needs to be contacted. Blake Jackson responded that this issue occurs at other parks using secondary water, and at Bingham Creek it is simply exacerbated due to the park's larger size.

D. Future Park Development:

D.1. 2025 ZAP Grant Application, Park Phase II & Master Plan Update, *Patrick Leary and Blake Jackson SLCo Parks and Recreation*

Chair Tingey reported that Andrea Sorenson will attend the July meeting to discuss the ZAP application; a landscape architect has been hired and is currently fine-tuning the application. Board members may be asked to contribute to the qualitative portion of the application.

D.2. Small Project(s) discussion, *Board Vice-Chair, Angela McGuire*
D.2.1. Disc Golf Course considerations
D.2.2. Art Project(s) considerations.
D.2.3. Additional trees

Board members discussed small projects for the disc golf area, referencing suggestions from Dan Langford. Questions arose about cost estimates for items like baskets, pads, and mulch. Chair Tingey suggested submitting the list to Andrea Sorenson for cost review, noting these projects could be funded separately from larger grant projects. Members discussed using park staff and available county equipment to implement some projects, potentially during off-peak seasons. Board Member Lars Erickson emphasized supporting incremental improvements annually and noted the disc golf community views the park as a valuable asset. Additional tree planting was discussed with the idea of creating landscaped areas or gathering spaces rather than random plantings. Board members suggested designing groves that provide both shade and aesthetic value, potentially including picnic tables. Art projects were addressed, and the City Art's staff will attend the July meeting to discuss three potential projects; a tunnel on 4800 West, interior restroom walls, and exterior walls. Funding of approximately $5,000 and involvement of board members with the artist committee were mentioned. Members discussed timing for projects, considering seasonal park use, and potential stipends for artists through a request for qualifications process.

The board revisited ongoing drip irrigation and secondary water issues. Blake Jackson explained that filtration issues had been addressed at the pump level last year, but ongoing maintenance is required at individual valve filters due to debris and silt. Members discussed options to reduce staff time and explore alternatives, including consulting filtration experts or revising zones to overhead spray instead of drip irrigation in high-debris areas. The consensus emphasized understanding the challenges, supporting staff with resources, and planning for future maintenance or capital improvements. The discussion concluded with acknowledgment of the complexity of drip irrigation maintenance and the need for proactive management and communication between staff and board to address operational and funding considerations.

E. Public Stewardship:

E.1. Park Authority Monthly Financial Report(s), *Board Chair Don Tingey*
E.1.1. Monthly Financial Reports
E.1.2. Annual Financial Certification
E.1.3. Annual Financial and Compliance Self-Evaluation
E.1.4. Certificate of Deposit renewal

The board discussion on the Park Authority financial reports focused on several key areas, including CD renewal, profit and loss updates, state auditor filings, and insurance and bonding matters. Regarding the CD, the current interest rate was noted as 3.4%, while Zions Bank offered a promotional five-month CD at 2.65%. The board agreed there were no objections to renewing the CD at the promotional rate. Members also discussed comparing short-term promotional rates with other local credit unions to ensure the best return. In reviewing profit and loss and field fees, it was noted that $6,800 collected in 2024 for field reservations was received in February of this year. The board emphasized the importance of tracking multi-year revenue to understand total funds available, particularly in anticipation of future city contributions for maintenance. The accountants are tracking this data, and the board requested an updated report for the next meeting. Regarding state auditor reports, two filings were completed as part of year-end financial reporting, with no full audit required. Board members expressed a desire to receive county financial reports more regularly, ideally quarterly, to monitor costs and reconciliations throughout the year rather than only at year-end. Finally, the discussion covered treasurer bonding and insurance. Board Member Amber Brown is the current treasurer, who is properly bonded as required. Overall, the board confirmed agreement with the CD renewal, highlighted the need for improved ongoing financial reporting, and acknowledged that treasurer bonding and insurance requirements are being met.

E.2. 2025 Insurance Renewal Update, *Board Chair, Don Tingey*

The board reviewed the insurance renewal, which came in at approximately $1,000 less than last year, totaling $15,617 compared to about $17,000 the previous year.

E.3. Next meeting agenda item(s) discussion, *Board*

Chair Tingey noted the next meeting will be July 21, 2025. He noted two main items for the agenda; Andrea Sorenson will attend to discuss the ZAP application, and Janell Payne, South Jordan City Director of Recreation will be present to talk about the art projects at the building. He indicated that these two items would likely provide sufficient discussion for the meeting.

F. Stakeholder Relationships:

F.1. Board appointment updates. B*oard Chair, Don Tingey & Patrick Leary, SLCo Parks & Recreation*

Chair Tingey noted that the county is taking their resolution to the County Council to appoint Sonia Lopez.

F.2. Stakeholder engagement discussion, *Board Vice-Chair, Angela McGuire*

This discussion was postponed until the next meeting.

Closing Comments:

None.

ADJOURN

This is a true and correct copy of the June 23, 2025 Bingham Creek Regional Park Authority Meeting Minutes, which were approved on August 18, 2025