**PARK CITY COUNCIL MEETING MINUTES**
**445 MARSAC AVENUE**
**PARK CITY, SUMMIT COUNTY, UTAH 84060**

**September 27, 2018**

The Council of Park City, Summit County, Utah, met in open meeting on September 27, 2018, at 3:00 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property at 3:00 p.m. Council Member Joyce seconded the motion.

**RESULT: APPROVED**
**AYES:** Council Members Gerber, Joyce, Ware Peek, and Worel
**EXCUSED:** Council Member Henney

## CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 5:30 p.m. Council Member Worel seconded the motion.

**RESULT: APPROVED**
**AYES:** Council Members Gerber, Joyce, Ware Peek, and Worel
**EXCUSED:** Council Member Henney

## WORK SESSION

**City Tour 2018 Debrief:**
Myles Rademan gave a presentation on the CityTour. He presented highlights of Bozeman, Livingston and Jackson Hole meetings with municipal leaders, and highlights and key takeaways from the trip. He stated that notes from the trip were compiled by Kilo Zamora.

Rademan discussed Montana's lack of sales tax, and stated it contributed to discontinuing key services in Livingston, and implementation of creative solutions by area non-profits, such as HRDC. Rademan reminded the Council that ideas were hard to parachute into Park City. He explained that the purpose of CityTour was to build community and get inspired by other communities.

The Council discussed the CityTour. Council Member Ware Peek noticed that Council and staff picked up on different items than what the Leadership class noticed.
Matt Brown, Leadership Class 24, spoke for the Leadership class. He stated it was interesting to learn how much Park City accomplished, and that Bozeman was reliant on non-profits to provide community services. He stated the Leadership class was very excited and grateful for the experience. He said it was a worthwhile trip, and made Leadership class members want to be involved.

Council Member Worel asked Rademan if there were steps forward from the CityTour. Rademan responded there was class momentum around food waste and the class had expressed excitement about the Vertical Garden concept. He expressed interest in the downtown Bozeman project and had discussed the idea with Jonathan Weidenhamer, Economic Development Manager, and Historic Park City Alliance (HPCA).

Mayor Beerman honored the evolution of CityTour and felt a large group on CityTour was worthwhile because more community members had the opportunity to see other communities. Rademan responded that he had heard feedback from the trip that people were struck by how well Park City was doing.

Mayor Beerman was impressed by the community collaboration between organizations and entities in Bozeman, Livingston and Jackson Hole and that the City could learn from that. Council Member Joyce's main takeaway was the concierge quality of HRDC. He hoped that having a one-stop-shop would arise out of the Social Equity initiative.

Council Member Worel stated that the non-profits currently collaborated and were a good safety net, but they had expressed the need for a centralized hub. Council Member Gerber spoke to Utah's sales tax and all it allowed us to do.

Council Member Ware Peek noted how the resort city sales tax helped Utah towns. She added that Bozeman planned to reactivate its alleyways, and wondered if it could be applied to Swede Alley.

## REGULAR MEETING

## I) ROLL CALL

| Attendee Name | Status |
|---|---|
| Mayor Andy Beerman<br>Council Member Becca Gerber<br>Council Member Steve Joyce<br>Council Member Lynn Ware Peek<br>Council Member Nann Worel | **Present** |

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|---|---|
| Diane Foster, City Manager<br>Matt Dias, Assistant City Manager<br>Mark Harrington, City Attorney<br>Minda Stockdale, Deputy City Recorder | |
| Council Member Tim Henney | **Absent** |



## II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

**Council Questions and Comments**

Council Member Joyce reported that a Main Street business owner was pleased with Council's adjustment of Silly Market parking after the initial implementation. He attended the brunch with Altitude and noted it activated the Summit Watch plaza. He thought it was successful and hoped the Marriott felt the same.

Council Member Worel reported there was misunderstanding about the role of Council liaison. She expressed the need to communicate in writing to organizations the role of Council liaisons.

Council Member Ware Peek attended the Library Board meeting where they discussed eliminating book fines and reported that it was a national trend. She attended Silicon Slopes tech presentation and was inspired. She attended the Erika Sanchez lecture and felt it was a wonderful community event, but it was not as well attended as she had hoped. She attended Brad Reedy's talk with Communities That Care and Mental Health Alliance; it was very well attended, and demonstrated interest in the community around parenting and mental health. She attended brunch at Altitude, The Scarecrow Festival, and a Holy Cross Ministries event.

Council Member Gerber attended the Special Event Advisory Committee (SEAC) meeting, and the community book lecture with Erika Sanchez. She said it hit relevant topics and impacted those who attended. She reported that the Homestake employee parking lot service was difficult for some off-hours service jobs. Main Street staff wished for transportation in the off hours because it eliminated congestion.

Mayor Beerman attended Jack Thomas's award from Mountainlands Community Housing Trust. He spoke on two statewide panels on net-zero building and active transportation. He attended Park City Municipal's Fall Open House and Zion's Bank painting dedication by Eric Dowdle. He suggested the painting be rotated around City facilities.

Council Member Joyce spoke to an incident where a runaway truck ran into the Deer Valley roundabout. He stated it was the third runaway truck in Old Town in the last three years. He requested the Council address what the City was currently doing and future steps to reduce the number of accidents.

Foster reported Officer Ben Powers was becoming certified in this area. She felt it was an opportunity to talk to the community, and to discuss on a future Council agenda.

**Staff Communications Report**
**1. Open Space Bond Voter Information Brochure:**
Linda Jager, Communications Manager, reported the pamphlet was not final. Council Member Ware Peek asked for clarification on whether the payment duration was fifteen or sixteen years. She requested second home/investment residence cost to owners be included. She pointed out a space was needed between words.

Council Member Joyce wondered if the pamphlet should contain information on pro and con arguments. He suggested a web link be added. He noted the percent of tax base pie chart had definitions that were unclear and suggested adding those to 'Other.'

Council Member Worel asked if election information needed to include ballot drop off locations. Jager stated she would follow up.

Council Member Beerman noted Creole Gulch was not shown in the photo. Council Member Joyce suggested the new painting be used. Council Member Ware Peek was sensitive to the tax burden to local residents. She wished to take out the word 'only' when discussing the local tax burden so it was not a selling point. Foster suggested getting Council consensus as the amount was unusual in Utah and a significant piece of data. The Council discussed and agreed to not amend the language.

Jager stated the mailing would go out in two weeks and ballots would arrive thereafter.

**III) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)**

Mayor Beerman opened the meeting for those who wished to address the Council on items not on the agenda.

Meg Ryan, advisor to the Park City Youth Council, introduced the Youth Council. She stated they had a first meeting and would meet monthly. She gave an overview of the curriculum. The Council introduced themselves as Alex Sletta, Alec Haden, and Steven Mitchell. Kevin Fober introduced himself as faculty support for the program. The Council and staff introduced themselves to the Youth Council.

Mayor Beerman welcomed the Youth Council and expressed excitement about the Council meeting in Marsac and invited them to future meetings.

Clint McAffee, Public Utilities Director, gave an update on a recent waterline break and next steps. He reported a water line ruptured on Heber Avenue and much water was lost. He reported there was no property damage besides the pipe and the road; the storm water system contained the flow. He reported it terminated on 9th Street. He stated the line had broken many times and repair was difficult. He stated the line was built in 1975 and was not prioritized for capital improvements, but would be redone with the Park Avenue reconstruction.

McAffee recommended line replacement. Staff would move forward with an emergency contract. He stated three bids would be gathered and construction would begin the following week. He presented the network of utilities. Construction impacts would be to Heber, Park Avenue and Main. He hoped to repave curb to curb. He reported there was a valve that would leak during the repair timeframe. Council Member Worel asked the useful life of a pipe. McAffee's opinion was forty years or longer depending on interior pressure and corrosivity.

Soil hauling costs were included in the project estimate. Council Member Joyce asked about adjacent gas and sewer lines. McAffee stated staff would reach out to other utilities to ensure coordination. Council Member Ware Peek asked about building on the Kimball lot. McAffee confirmed access would be maintained and they did not yet have water service.

Jeff Brueninger stated he was one of the 23 Prospector tenants being made homeless by the City. He asked how to have his questions answered. Foster responded he could reach out directly to her. He stated he received a 30 day notice to vacate. He stated that City materials had not mentioned eviction prior to his receiving the notice. He stated Rhoda Stauffer, Housing Coordinator, had told him he would not be evicted. He was frightened of being homeless. He stated his GRAMA request of documents related to his interview with Stauffer were incorrect and half complete. He asked if the Council had reached out to residents. He was shocked that the City was throwing Latinos, seniors and others out of their homes.

Mayor Beerman asked Brueninger to clarify whom he was speaking on behalf of. Brueninger stated his neighbors felt scared and bullied. He addressed restrictions and covenants and protections. He stated the City was breaking its agreement, preferences and laws. He stated the City Council was in violation of housing fraud.

## IV) CONSIDERATION OF MINUTES

**Consideration to Approve the City Council Meeting Minutes from September 13, 2018:**

Council Member Gerber indicated on Page 10, Line Five, she had stated privacy was the issue not space. Mayor Beerman indicated on Page Nine, Line 39, money was dispersed not spent.

Council Member Worel moved to approve the City Council meeting minutes from September 13, 2018 as amended. Council Member Ware Peek seconded the motion.

**RESULT: APPROVED**
**AYES:** Council Members Gerber, Ware Peek, and Worel
**ABSTAIN:** Council Member Joyce
**EXCUSED:** Council Member Henney

## V) OLD BUSINESS

**1. Consideration to Approve Ordinance 2018-52, an Ordinance Amending Title 4A-Special Events, Chapter 1 Definitions and Chapter 2 Special Event Permitting of the Municipal Code of Park City, Utah:**
Jenny Diersen, Special Events and Economic Development Project Manager, clarified goals of the proposed code were better management and the balance and predictability of events. She stated the proposed were not suggestions or guidelines but hard code. She summarized the proposed changes. She presented additional outreach efforts and next steps.

Council Member Worel asked about the proposed Sustainability framework for community events. Diersen replied staff wished to ensure community events remained and was working toward defining level of City services for those locally-focused events.

Council Member Joyce reported events applied at the last minute. He worried about future venues and booking conflicts. Diersen responded that non-material versus material changes included public safety and transportation. Diersen stated the exceptions were the resort zones. Council Member Joyce asked about independent venues and when staff was notified of those events. He felt it may become an issue with new venues. Diersen responded staff collaborated closely with resorts about their events.

Council Member Ware Peek asked how resorts may play a bigger role hosting events if the code was adopted. Diersen responded that staff's goal was to find the best venues for the event activity, and communicate peak times to community partners. Council Member Gerber asked that it be clear that Halloween was the day, not the entire weekend. She reported SEAC seemed pleased with the proposed code. She clarified the code was a living document. She felt the reason for venue choice should be considered.

Council Member Worel asked about a mechanism for parking if the resorts planned an event during another large event, for example. Diersen responded the resorts offered portions of their parking lots for Special Events, even when they had their own events. Council Member Gerber noted that resort events helped mitigate traffic and transportation.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Joyce wished to refer to the budget process rather than codify a $200,000 cap for fee waivers. Harrington confirmed that the cap was codified. He explained the process to adjust the amount in a public meeting. He clarified it was codified because the Council wanted it so. Diersen added that restrictions for applicants were preferred. She favored a set threshold. Council Member Gerber was in favor of a cap as a budgeting tool to avoid over spending. The Council agreed.

Council Member Joyce addressed input from the Chamber Bureau. He was struck that staff considered Autumn Aloft a peak weekend; he attended and reported there were no police or parking restrictions and it seemed low impact. Diersen explained it was not a peak occupancy weekend, but peak for transportation and public safety. Council Member Gerber clarified that peak times was cumulative and not individual events.

Mayor Beerman stated this was a best guess at striking a balance between community events, impacts and economic development. Council Member Ware Peek encouraged convention sales in the shoulder season. She inquired about one line on the first page about first amendment events and did not like the language.

Council Member Gerber moved to approve Ordinance 2018-52, an ordinance amending Title 4A-Special Events, Chapter 1 Definitions and Chapter 2 Special Event Permitting of the Municipal Code of Park City, Utah. Council Member Ware Peek seconded the motion.

**RESULT: APPROVED**
**AYES:** Council Members Gerber, Joyce, Ware Peek, and Worel
**EXCUSED:** Council Member Henney

## VI) NEW BUSINESS

**1. Consideration to Approve Resolution 24-2018, a Resolution Adopting Amendments to the Park City Transit Department ADA Policy and Complementary Paratransit Plan:**
Kenzie Coulson, Parking & Fleet Coordinator, and Scott Colley, Transit Supervisor, presented this item. Colley explained paratransit service and the proposed amendments.

Council Member Gerber asked if mobility passengers preferred to not be secured. Colley responded that some did not, but most riders were cooperative. Council Member Worel thanked staff for making Dial-a-Ride possible for hearing impaired riders. Colley clarified that service offered was essentially curb to curb service, and reasonable modification allowed for driver assistance for passengers. Colley confirmed there was no neighborhood outside of the service zone, and commuter services were exempt from paratransit service.

Council Member Ware Peek asked about new users and if the program had grown. Collet confirmed there were 45 unique users in August, and 125 certified users were consistent. Coulson confirmed the RFP for a new transit app included an ADA; she added staff was considering feasibility for all app requests.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Ware Peek moved to approve Resolution 24-2018, a resolution adopting amendments to the Park City Transit Department ADA Policy and Complementary Paratransit Plan. Council Member Worel seconded the motion.

**RESULT: APPROVED**
**AYES:** Council Members Gerber, Joyce, Ware Peek, and Worel
**EXCUSED:** Council Member Henney

## VI) ADJOURNMENT

With no further business, the meeting was adjourned.

Minda Stockdale, Deputy City Recorder