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

September 21, 2017

The Council of Park City, Summit County, Utah, met in open meeting on September 21, 2017, at 2:00 p.m. in the City Council Chambers.

Council Member Beerman moved to close the meeting to discuss property, personnel and litigation at 2:00 p.m. Council Member Gerber seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

CLOSED SESSION

Council Member Gerber moved to adjourn from Closed Meeting at 4:45 p.m. Council Member Beerman seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

STUDY SESSION

Annual Special Event Advisory Committee (SEAC) Update:
Jenny Diersen, Special Events Manager, presented this item. She reviewed that Council direction to SEAC was to take the foot off the gas as it pertained to new events in the City. The committee created a tool to evaluate and prioritize events. She indicated the group worked with the Transportation Department to implement mitigation strategies to alleviate traffic congestion during events. They also set goals for this coming year. Sarah Klingenstein expressed concern about the smaller events maintaining their "local" feel. She asked if Council would like to see events spread evenly year round. Council Member Worel was not in favor of having evenly planned events year round. Council Member Henney stated he looked to SEAC to provide that direction. Council Member Matsumoto indicated that 10 years ago the Council wanted to provide that direction and that was why SEAC was seeking direction now. Council Member Gerber was in favor of events that were an economic driver as well as events that the City was endeared to. Council Member Beerman thought some of the off-season events, such as Halloween and Shot Ski, were community events and should remain. Mayor Thomas agreed with Council Member Beerman that events just to fill a calendar were not wise, but the City should be focused on having events that meant something to the community. Klingenstein asked for clarification on scheduling events that requested summer dates into the less crowded fall months. Council Member Henney felt the committee should

first verify that the event would fit in the community and then look at available dates. Impacts to the community were discussed and Council Member Beerman felt the impacts had been minimized this year and he was curious to see the attendance this year compared to prior years.

Council Member Gerber noted the group had evolved and asked some members to give feedback on the makeup of the group. Members indicated SEAC was a good mix of members. There was consensus that the first term on the board was a learning experience and so they were grateful to be reappointed to the committee now that they had experience and knowledge with regard to events.

Another question presented to Council was if SEAC should focus on gaining feedback and perspective specifically in the City or County wide as well. Council Member Worel stated the City events impacted other areas of the County, so she suggested that SEAC look at efforts that could mitigate impacts in the County and City. Council Member Matsumoto suggested reaching out to the County to see if they would participate in a joint survey on events. Council Member Gerber felt the impacts that needed to be mitigated were for the City's residents. Council Member Henney stated his focus was primarily on City residents and then efforts could fan out to the County from there. Council Member Beerman agreed and stated the City resources should be spent on how events affected the City, but the County could be reached out to as a stakeholder. Mayor Thomas wanted to make sure the City didn't step over the line with the County. Suggestions for survey questions were given, such as if respondents were part-time or fulltime residents, business owners, the area of the City where they reside, etc. Foster suggested moving forward with the survey regardless of whether the County wanted to be included or not. Council Member Beerman complimented staff with mitigation efforts as well as permitting and other special event duties. Council Member Henney and Mayor Thomas echoed the sentiments. Bob Kohler clarified that SEAC's goal number one should state that SEAC will measure comfortable carrying capacity with broad residential community perspective.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Title	Status
Jack Thomas	Mayor	Present
Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Cindy Matsumoto	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present

Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	City Recorder	Present

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Foster announced the promotion of Sergeant Leatham to Lieutenant over special events, and noted this new position was made possible from funds that were released because of the dispatch merger.

Council Questions and Comments:

Council Member Henney attended the Historic Park City Alliance (HPCA) discussion with regard to lack of involvement and notification of the Silly Market approval. He attended the Summit Land Conservancy meeting, and noted they exceeded their fundraising goal by $20,000. Summit Land was currently focusing on the Osguthorpe parcel on Ranch Road.

Council Member Gerber indicated she walked around town with the Utah State University (USU) Bioregional Planning Group. She attended the HPCA meeting discussion on Silly Market, as well as the discussion on presenting the economic report to Council. She also attended the City's Fall Projects open house.

Council Member Matsumoto toured the new sewer plant. She attended the SEAC meeting and the Autumn Aloft event. She noted her disappointment in the paving work on Meadows Drive.

Council Member Worel attended the Coffee with Council with Council Member Beerman in the Rockwell room and noted the great turnout. She attended the Library Board meeting and indicated the library added two new online databases. She also noted the author luncheon at the library was scheduled for October 10th.

Council Member Beerman agreed that Coffee with Council and the Fall Project open house were great events. He met with concerned dining license recipients on a state law on alcohol. He thanked Mayor Thomas for pulling the Micro Transit contract off the agenda, since consensus needed to be made with stakeholders. Foster stated shuttles from the Yard would be supplemented with the guaranteed ride home and staff would follow up with the Prospector bus line.

Mayor Thomas attended an event at the Museum of Natural Resources to celebrate the independence of Mexico. He spoke on KPCW on Cada Domingo, and met with the Consulate of Mexico, who would like to engage with the community on social issues. He also spoke to a leadership group of sixth graders at Ecker Hill Middle School.

Staff Communications Reports:

- **Bioregional Planning Study with Utah State University**

- **Utah Climate Week**

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

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

Sam Rubin, Four Seasons Transportation, thanked Council for taking the Micro Transit item off the agenda since the contract was not with a local company. He referred Council to his website to review his proposal for micro-transit, saying the community would support his proposal if it was implemented. He reviewed features of his transportation service. Council Member Henney asked if the for-hire transportation companies had the resources to fill the gap left from All Resorts Group closing its doors. Rubin stated he was unsure, but hoped the other transportation companies would work together to meet the demand.

Alisha Petersen Vernon, former Director of All Resorts Group, stated it was a difficult week since her company closed its doors. She updated the Council on efforts made to fill the gap, including reaching out to Canyons for transportation needs. She also spoke of the app that would help bind taxi drivers together. She stated her integrity was everything to her and she wanted everyone to be whole as a result of the company's closure.

Travis Gleason, cofounder of Downtowner, thanked staff for meeting with and having confidence in the company. He expressed disappointment that the contract was removed from the agenda and noted this project would have been the first electric endeavor in the country. He felt there were misconceptions about the project, but he remained hopeful of helping Park City in the future.

Mayor Thomas congratulated Lieutenant Leatham for his promotion and acknowledged all he had done for the community.

IV. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from August 31, 2017:

Council Member Worel requested the minutes be amended on Page Three, Lines Five and Six, to reflect that the senior center would be panelized, and not the fire station as was indicated.

Council Member Gerber moved to approve the City Council meeting minutes from August 31, 2017, as amended. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

V. CONSENT AGENDA

<u>1. Request to Approve a Professional Services Agreement with Alliance Engineering in the Amount of $29,000 in a Form Approved by the City Attorney for Engineering and Construction Management Services Related to Temporary Park and Ride Improvements at 1875 Homestake Road:</u>
Council Member Henney hoped staff based their belief in the paid parking procedures on public outreach feedback instead of on the premise that it made sense. He questioned the level of engagement and outreach and stated outreach should include the neighbors and the community.

Council Member Henney moved to remove Item One from the Consent Agenda. Council Member Beerman seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

Council Member Henney continued that he did not question outreach already performed but thought there needed to be more.

Kenzie Coulson, Parking Supervisor, stated the report did not delve into the survey, but the survey was opened to businesses and employees. Staff went door-to-door notifying employees of the survey. Questions asked in the survey included what employee patterns were, what their needs were and their concerns with regard to the Homestake Lot. Coulson felt confident that the exercise would demonstrate the level of engagement. In going door-to-door last week, Coulson and the Parking group found there were businesses that didn't have a lot of information about the paid parking project. Also, the employees at the Gateway and Heber Avenue had different concerns than employees along upper Main Street. It was indicated the feedback received at the community meetings was concern that the shuttles wouldn't run late at night. Council Member Henney stated Coulson set the standard for amazing outreach efforts.

Mayor Thomas opened the meeting for public comment. No comments were given. Mayor Thomas closed the public comment portion of the meeting.

Council Member Beerman moved to approve a professional services agreement with Alliance Engineering in the amount of $29,000 in a form approved by the City Attorney for engineering and construction management services related to temporary park-and-ride improvements at 1875 Homestake Road. Council Member Worel seconded the motion.

RESULT:	**APPROVED**
AYES:	Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

V. CONSENT AGENDA

2. Request to Grant an Exclusive Utility Easement Across City Property to Dominion Energy, in a Form Approved by the City Attorney, for the Benefit of 1450/1460 Park Avenue:

3. Request to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with SKM, Inc. for the SCADA Integrator Services for Creekside Water Treatment Plant Project for an Amount Not to Exceed $74,533.00:

4. Request to Accept the Piano for All Donations into the Public Art Collection and Authorize the City Manager to Enter into a One Year Professional Services Agreement in a Form Approved by the City Attorney with Mark Maziarz (Park City Dad, LLC) for Maintenance of the Pianos in an Amount Not to Exceed $2,000.00:

Council Member Beerman moved to Approve Items Two, Three and Four of the Consent Agenda. Council Member Gerber seconded the motion.

RESULT:	**APPROVED**
AYES:	Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

VI. NEW BUSINESS

1. Consideration to Approve Ordinance 2017-50, an Ordinance Approving the Second Amended Sunnyside Subdivision Lot 11 Plat Amendment, Located at 606 Mellow Mountain Road, Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval and in a Final Form Approved by the City Attorney:
Kirsten Whetstone, Senior Planner, presented this item and requested to combine the indicated lots into one lot

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

Council Member moved to approve Ordinance 2017-50, an ordinance approving the Second Amended Sunnyside Subdivision Lot 11 Plat Amendment, located at 606

Mellow Mountain Road, pursuant to findings of fact, conclusions of law, and conditions of approval and in a final form approved by the City Attorney. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

2. Consideration to Authorize the City Manager to Execute a Professional Services Agreement with Ward Engineering Group for Design and Construction Engineering Management Consultant Services for the Rossi Hill Drive OTIS Project in a Form Approved by the City Attorney and for an Amount of $174,018: Matt Cassel, City Engineer, presented this item. Council Member Matsumoto asked if an attempt had been made to get feedback from the community. Cassel stated most of the (NTMP) requests were from the Rossi Hill owners and there would be meetings scheduled. He noted he had been out to the site and had some conversations with the residents.

Council Member Worel asked why the street would be narrowed. Cassel stated narrowing the street was part of the master plan. Twenty six feet was the required width of a street where parking was allowed on one side, and 32 feet was required for parking on both sides of the street. Rossi Hill was currently 30 feet wide, so narrowing it would put it where it was supposed to be with parking on one side. He indicated signage would be placed along the street and there would be increased enforcement to ensure compliance.

Council Member Matsumoto stated there was a problem with ice when McHenry was narrowed. Cassel indicated he wanted to get the snow off the road so it wouldn't ice up. He also wanted to make sure there was visibility in the turn.

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

Council Member Gerber moved to authorize the City Manager to execute a professional services agreement with Ward Engineering Group for design and construction engineering management consultant services for the Rossi Hill Drive OTIS Project in a form approved by the City Attorney and for an amount of $174,018. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

3. Consideration to Adopt Resolution 26-2017, a Resolution of the City Council of Park City, Utah, Authorizing the Issuance and Sale of Not More Than $40,000,000 Aggregate Principal Amount of Sales Tax Revenue Bonds; and Related Matters:

Nate Rockwood, Capital Budget, Debt and Grants Manager, presented this item, and stated this was the issuance of sales revenue bonds. He displayed a chart showing the pledged revenue sources: $7.5 million Additional Resort Community Sales Tax (ARCST), $19.5 million in Transient Room Tax (TRT), and $8 million from the Lower Park Avenue Redevelopment Agency (RDA) tax increment. He indicated that the local resident would bear 3% of the tax responsibility and 95% of the tax increase would be paid for by the Park City visitor. Rockwood indicated this resolution was the beginning of the bonding process. It was anticipated the bond would be sold at $35 million.

Council Member Beerman asked if selling the bonds tax exempt would limit the ability to work in partnerships. Rockwood stated with the program that was outlined for these bonds, the bonds would be tax exempt, and if the Arts and Culture District was not developed for some reason, the bonds could be refunded or they could be put into other public projects.

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

Council Member Henney expressed surprise that there were no comments because he heard concern from local residents. Council Member Henney expressed confidence in Rockwood's assessment that locals only pay a 3% tax increase. He noted how conservative Park City was in its debt and that the City had the top bond rating.

Council Member Henney moved to adopt Resolution 26-2017, a resolution of the City Council of Park City, Utah, authorizing the issuance and sale of not more than $40,000,000 aggregate principal amount of Sales Tax Revenue Bonds; and related matters. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

4. Consideration to Adopt Resolution 27-2017, a Resolution of the City Council of Park City, Utah Approving the Acquisition and Construction of Certain Housing Improvements; Approving and Authorizing the Execution of an Agreement between the City and the Redevelopment Agency of Park City; and Related Matters:

Nate Rockwood stated that within the bond, the financing would come from the RDA in order to save interest. This item would approve the agreement between the City and the RDA.

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

Council Member Gerber moved to adopt Resolution 27-2017, a resolution of the City Council of Park City, Utah approving the acquisition and construction of certain housing improvements; approving and authorizing the execution of an agreement between the City and the Redevelopment Agency of Park City; and related matters. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

VII. ADJOURNMENT

VIII. PARK CITY REDEVELOPMENT AGENCY MEETING

I. ROLL CALL

Attendee Name	Title	Status
Jack Thomas	Chair	Present
Andy Beerman	Committee Member	Present
Becca Gerber	Committee Member	Present
Tim Henney	Committee Member	Present
Cindy Matsumoto	Committee Member	Present
Nann Worel	Committee Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	Secretary	Present

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

Chairman Thomas opened the public input portion of the meeting for those who wished to speak on items not listed on the agenda. No comments were given. Chairman Thomas closed the public input portion of the meeting.

III. NEW BUSINESS

1. Consideration to Adopt Resolution RDA 02-2017, a Resolution of the Governing Board of the Redevelopment Agency of Park City, Utah Approving the Acquisition and Construction of Certain Housing Improvements; Approving and

<u>Authorizing the Execution of an Agreement Between the Agency and Park City, Utah; and Related Matters:</u>
Nate Rockwood stated this resolution would allow the RDA to reimburse the City for expenses related to the sales revenue bond.

Chairman Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Committee Member Henney moved to adopt Resolution RDA 02-2017, a resolution of the governing board of the Redevelopment Agency of Park City, Utah, approving the acquisition and construction of certain housing improvements; approving and authorizing the execution of an agreement between the Agency and Park City, Utah; and related matters. Committee Member Beerman seconded the motion.

RESULT: APPROVED
AYES: Committee Members Beerman, Gerber, Henney, Matsumoto, and Worel

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

Special Events Advisory Committee Annual Update

Sarah Klingenstein, Board Chair

Cheryl Fox, Vice Chair

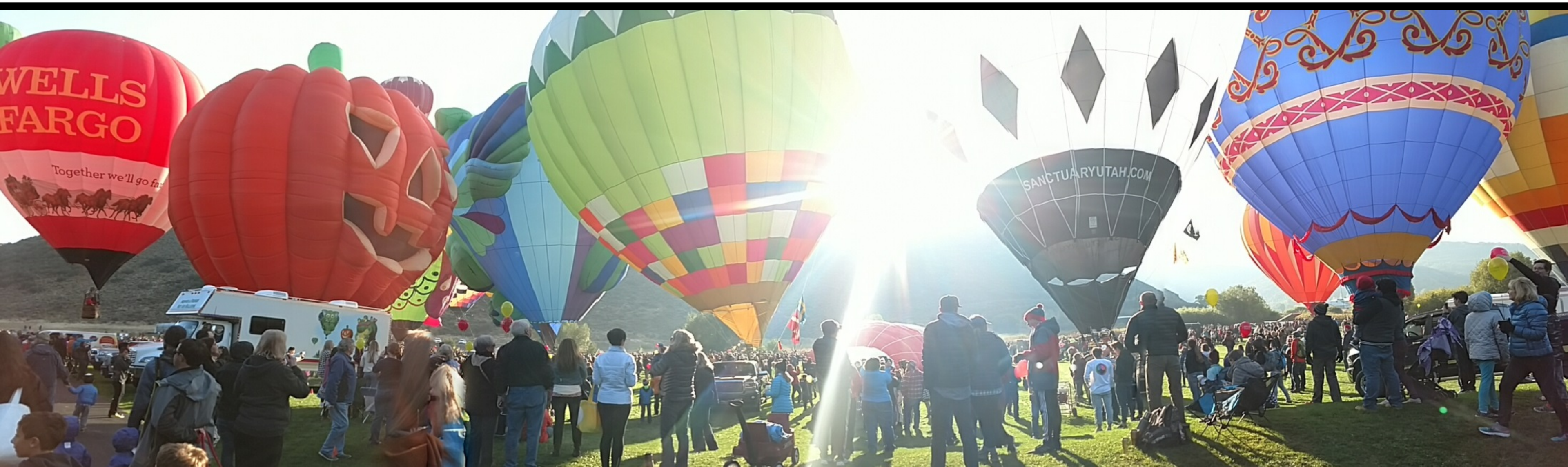
Penn Kinsey

Karen West – Ellis

Maria McNulty

Peter O'Doherty

Jennifer Malherbe



What has SEAC has been up to?

Over the last year – SEAC's work has helped to:

- Reduce Traffic and Congestion during events and in residential neighborhoods
- Increase sustainable efforts at events
- Increase the community feel of events
- Create balance to overall event calendar
- Make changes to Special Event Fee Reduction Policy

There may be times when the community perceives the comfortable carrying capacity of events has been exceeded.

<u>Goals</u>

1. SEAC will strive to measure comfortable carrying capacity with **broad community perspective**.
2. SEAC will **identify and convey perspective** to staff, so that staff can **mitigate** events and **balance the calendar**.

SEAC's Tools

- Community Survey
- Special Event Calendar
- Debrief Events
- Public Input

SEAC's Questions

1. Does City Council have a goal to have events year round?
2. Should SEAC focus on gaining feedback and perspective specifically in the City or County wide?
3. Does City Council agree with SEAC's proposed goals and tools to measure community perspective of events?