PARK CITY
1884

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
AUGUST 24, 2000

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah, for the purposes and at the times as described below on Thursday, August 24, 2000.

Work Session

3:30 p.m. Council questions and comments
4:00 p.m. Departmental updates:
- Summer Tour
- Legislation
- GIS
- Olympic Games

Meeting questions/comments
5:45 p.m. Break

Regular Meeting

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

Children's Justice Center - Mary Noonan

III COMMUNICATIONS FROM COUNCIL AND STAFF

1. Oath of office for Police Officer Greg Winterton

2. Transit Development Plan

3. Water testing strategy - Judge Tunnel

IV CONSENT AGENDA

1. Parameters resolution preliminarily authorizing the issuance of approximately $5,915,000 in General Obligation Bonds

2. Resolution proclaiming the month of September as Children's Justice Month in Park City, Utah

3. Award of construction contract with Thiede Construction Corporation for the Tenth Street Stairs Phase 1 in the amount of $92,847

V ADJOURNMENT

Posted: 08/21/00
See: parkcity2002.org

PARK CITY
1884

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
AUGUST 24, 2000

Present: **Mayor Brad Olch; Council members Peg Bodell; Candace Erickson; Fred Jones; and Shauna Kerr**

Toby Ross, City Manager; Mark Harrington, City Attorney; Tom Bakaly, Director of Capital Management & Budget; Jerry Gibbs, Public Works Director; Linda Cook, Special Projects Manager; Tom Bakaly, Director of Capital Projects & Budget; Myles Rademan, Public Affairs Director; Bob Stephens, Administrative Services Director; Frank Bell, Olympic Planning Director

Gary Tackman, consultant

Absent: **Roger Harlan**

1. **Council questions/comments.** Candy Erickson thanked the Police Chief for his report on UPS deliveries on Main Street. Peg Bodell added her appreciation of staff working with UPS management on this issue and noted that the City tour was a great experience and the interaction between everyone was exceptional. The Mayor brought up the 24 hour service issue at the Park City Clinic. Dr. Winn is asking for assistance from other doctors in the community as well as businesses to help fund this service; this may be something that the Council may want to consider. Ms. Kerr discussed the round-about informational flyer mailed to residents. In response to a question from Ms. Kerr about water usage, Jerry Gibbs explained that water usage has dropped to 6 million gallons a day which is a good trend. The response to the drought has been favorable and the rain and cooler weather has helped, but water conservation efforts should continue to be emphasized. Shauna Kerr announced a water meeting on the pipeline in Oakley tonight, which she will be attending. The Swaner Design workshop will be held on September 1 from 5 p.m. to 10 p.m.

Fred Jones stated that the last time water fees were increased was in 1995 and it may be appropriate for Council to review these fees again to encourage self-policing of usage. Mr. Gibbs responded that water rates will be reviewed this year, and staff is compiling information on projects supported by impact fees. Staff will come back to Council with a recommendation. Ms. Kerr suggested comparing fees with other communities who have water conservation rates and felt Park City should set a standard in the state with the highest rates. Mr. Gibbs stated that the City was the highest a few years back, but that is no longer the case. Shauna Kerr interjected that the Public Service Commission caps the maximum rate for private water companies and suggested that the PSC be requested to look at a rate schedule that would encourage water conservation. Once Park City compiles its information, the PSC should be lobbied to enforce a water conservation program. The PSC currently caps the rates to keep them low, which is contrary to conservation.

Jerry Gibbs clarified that the City didn't try to generate more revenue when it raised rates, but rather redistributed higher fees to large volume users, and actually lowered the cost per thousand gallons to the minimum users. Mr. Jones agreed that the objective is to lower usage not necessarily make more money. There was discussion about reading meters monthly from May to November and detecting water leaks. Mr. Gibbs added that if money isn't an issue, people will use excessive amounts of water, but Ms. Kerr pointed out that the generated revenue can be used toward water projects and programs. She brought up a residence in Park Meadows which should be monitored for water usage. Mark Harrington explained that the City no longer provides offsets for the Holiday Ranchettes' canal system which is not a reliable external source in and of itself.

Fred Jones referred to public input last week from Wahso Restaurant, and felt strongly that the garbage issue needs to be solved for the west side businesses. He has no solution, but garbage on Main Street is not acceptable and *it's not what we're about.* Ms. Kerr sympathized with upper Park Avenue residents exposed to the nuisance, but felt that there may be a trash container or facility that could solve everyone's concerns. Mr. Jones believed that if the facility was attractive enough, the neighbors may accept that option; as long as the garbage is exposed, there will be a problem. Peg Bodell discussed a proposal for The Claimjumper which involves an enclosed dumpster in the walkway which can be rolled to the street. Wahso has offered to assist with the cost of the ramp over the stairs, which will also require a curb cut. If this works, it can be done in other locations. There was discussion about the compactor at the transit center, which will be operational this winter, but not enclosed until the spring. Peg Bodell encouraged Council to look at the compactor at the Iron Horse Industrial Center.

Fred Jones referred to an article in the *Park Record* criticizing the City's approach to the skateboard park. Linda Cook believed there are many unfortunate aspects of the *Park Record's* coverage of the project, along with an editorial which portrayed the timing of the project as a political decision already made. She stated that she apologized to the Planning Commission last night and to the Council, as staff does not speak for officials in that manner and there has been no decision rendered. She stated that she has spent a lot of time with reporter Jay Hamburger to emphasize that a final decision has not been made. Mr. Jones interjected that she does not owe the Council an apology. Ms. Cook further explained that the City would have been criticized in any event, as she was asked by the *Park Record* to defend the position of not building the skatepark this year. When she informed the *Record* that the project may proceed, the criticism turned to how could the City discount Flagstaff's good information on building a skate park and proceed anyway. Flagstaff's situation was different, and she suggested that the project be bid with three distinct time periods for construction, so we have an idea of the differences in costs to build under frost or better conditions. The Planning Commission stated its support of the project and staff determining the schedule. Fred Jones emphasized that this should not be pushed into a bad project because it becomes political and the editorial in the paper was completely misplaced and inappropriate. He added that he supports Ms. Cook's attempts to keep the project orderly even if the project has to be delayed until the spring because of weather restraints. Ms. Cook added that the designer of the skateboard park informed her that some contractors are looking for winter work and are willing to assume the risks of pouring in cooler temperatures.

In response to a question from Fred Jones about the condition of the Offret house property, the City Manager explained that demolition of the structure will be on the agenda next week and landscaping plans will be before Council in a couple of weeks after regrading takes place. With regard to the truck escape lane on Marsac Avenue, Mr. Jones suggested that there be a brake check spot well above the stop sign at the intersection and Eric DeHaan responded that that is part of the plan. There was discussion about the design and landscaping of the 42" high median on SR248, which is intended to slow down motorists. The grinding of lower Park Avenue will occur on September 12 and Main Street on September 18; the project will take about six days. Fred Jones expressed that he feels the City Council has lost some opportunities for details on projects like pavers rather than concrete and cited examples like the walkway on the Carr Parcel or the concrete apron around the round-about. He recalled that Breckenridge used brick to soften some of its construction. The Mayor appreciated his comments but pointed out that budget constraints have scaled many projects back. Mr. Jones acknowledged budget considerations and added that the retaining wall at the round-about is very well done and many elements of the project are coming off well. He is not advocating that features of the project be changed, but rather emphasized that details are important and Council should decide as a group if there should be additional design guidelines. Tom Bakaly explained that there will be a semi-circle three foot high retaining wall on the north side of the round-about with the same stone facing as the Marsac retaining wall. The shoulder was intentionally left open to provide more room for traffic. There are pavers in the preliminary design of the bulb-out which will connect with the Carr Parcel at Main Street. Mr. Jones continued that the City may want to consider brown or green fencing, rather than orange, especially at the Farm.

2. Departmental updates:

Summer tour. Myles Rademan emphasized that the group is exposed to many ideas on the tour, and many participants don't realize that Park City has been doing many of these things. He felt *we should tell our story a little bit better* and let others know what we're doing. Also concepts often have to be reworked to be effective in another community. One of the main focuses of the trip was to learn how other towns strengthen community relations which included suggestions like walking neighborhoods, newsletters, etc. He referred to his staff report, outlining many ideas, some of which he and staff will champion, and others that should be undertaken by citizens to help move them forward. The Mayor encouraged the Council to review the recommendations and perhaps schedule a work session on this topic. Mr. Rademan pointed out that Sedona and Flagstaff work very hard on city/county relations. There was only one country representative on the trip and no School District delegates as there were perceived scheduling conflicts; there will be an effort to schedule the tour at a time next year that will encourage wider participation. He felt it was a successful tour and the hosting communities were accommodating.

Legislation. Tom Bakaly explained that Senator Bev Evans and Representative Dave Ure are recommending a reception to be held on November 10 for newly elected and re-elected legislators hosted by the City, County and School District. They preferred scheduling it right after the election, which would necessitate inviting everybody running. Ms. Kerr pointed out that this is the Friday after the election and believed that most candidates will want to *decompress* rather than coming to Park City. Additionally, twice as many people will be invited than will actually participate. She suggested moving it a week or two after the election and not on a Friday, so that officials are available and willing to listen our issues. It would be more meaningful to send personal invitations congratulating them as an elected and/or re-elected official.

Mr. Bakaly continued that last year a bill was passed by the Senate but not the House for second home owners who would receive a 25% exemption on the first $100,000 of assessed valuation or pay 75% of assessed value as opposed to 100% if the property is not connected to a municipal water or sewer system. Park City would not have been greatly impacted, but opposed the bill in support of the County's situation where there would be many exemptions. This concept is still alive and likely to surface as another bill next year. Ms. Kerr believes this encourages future development on non-public water systems and septic systems which is contrary to the Quality Growth Principles. This could become a tax mechanism encouraging bad development and she felt this issue should be brought to the Quality Growth Commission. Mr. Bakaly noted that the growth implications were brought up and believed this is a good example of what happens when an exemption is made available. ULCT originally opposed the bill and dropped out when the water and sewer system language was added. Peg Bodell suggested the ULCT and the Quality Growth Commission take the lead on educating counties. Tom Bakaly explained that some legislators on the taxation and revenue committee are interested in simplifying the sales tax, and eliminating special taxes like the resort cities and restaurant tax. Resort cities sales tax represents about $3.5 million a year to Park City, and a quarter of that is allocated to the bus system. He believed that as a whole, the committee is supportive of resort cities sales tax but the Tax Commission is eager to simplify sales tax collection. The sales tax exemption on food may surface again and there may be a change in the classification of cities, by adding additional population categories. There was discussion about different reporting requirements and regulations for each classification. The City Manager interjected that first class cities have more powers and the standard form of government changes with the class of a city. Mr. Bakaly noted that he, Mark Christensen and Ms. Kerr serve on the ULCT Legislative Policy Committee and will continue to keep Council updated.

Geographic Information System (GIS). Bob Stephens stated that Council entered into an interlocal agreement with Summit County and the Sewer District. GIS is a computer-based tool, accommodating mapping and data analysis and provides visual views of locations and applicable data. The City has been considering GIS for over ten years with a focus on computerizing mapping. There was a fly-over in 1994 to map water lines and recently in May 2000. In 1998, the City was unsuccessful in recruiting candidates for the budgeted GIS position and retained the services of a consultant who performed a needs analysis. All of the departments were interviewed on the benefits of a GIS system and a report was rendered last summer including prioritization and implementation strategies. He continued that the City received a grant from ESI, the leading GIS provider, for $18,000 worth of software. Once accepted, the City committed to producing a base or parcel map and a street map. A committee was formed with representatives from the County, Sewer District and the City who met during the summer of 1999 and retained the services of Gary Tackman. A strategic plan for implementation was formulated, which was the basis for the interlocal agreement passed in June.

This effort was structured on (1) sharing the free exchange of electronic information, (2) applying a consistent coordinate system, and (3) providing this service at the best cost to the taxpayer. In May, the Sewer District agreed to share the cost with the City for the fly-over which totaled $22,000. The County already had a aerial map which matched our fly-over. Once the map is digitized on CDS, locations can be blown up to view details. It is anticipated that this resource will be widely utilized, and there will be disclaimers on the system that the maps are not intended to resolve legal boundary disputes. Mr. Stephens emphasized the merits of inter-agency cooperation with the County and the Sewer District. Now, the School District, Snyderville Basin Recreation District, Mountain Regional Water Service District, and Park City Fire Service District are at the table. He discussed the time involved with scanning all of the plats in the Summit County Recorder's Office and mapping the parcels. Gary Tackman, consultant, pointed out that there won't be gaps between property lines but there will be an average of error of four to seven feet and parcels will be shifted so properties match up. He emphasized the difference between physical and legal parcel coverage. The fiscal coverage applies as a tax map, and not intended to delineate legal boundaries. Mr. Stephens pointed out that this issue represented months of discussion and legal descriptions will be provided for subdivisions, but not individual parcels.

Mr. Stephens explained the next phase is to enter 18,000 parcels and about 1,200 subdivisions into the system, including Basin properties. It is hoped to have this completed by spring 2001 and this will become the base map for each agency. There is interest from other governmental agencies to financially participate and SLOC has recently pledged $5,000 to use the system. The cost to participate is being formulated as there is tremendous interest by other governmental agencies. After the base map is completed, departmental project priorities need to be established. He added that if GIS is part of the High School's curriculum, the School District could be a supplier for some of the entry level work. The Fire District has been providing employees for surveys. The Council will be invited to the Technical Services office to view the system. He pointed out the success of Mr. Tackman's position being shared with the City and the Sewer District which is unique. Mr. Tackman displayed a base map showing water diversion points in the County and delineated USGS sub-basin areas.

Olympic update. Frank Bell discussed the original intent of reviewing the proposed lease of the Library and Education Center to the Norwegian Trade Center at this work session which has been postponed until October. The second and third floors of the Library and Education Center, occupied by the NTC would be largely private. The Library floor will remain open to the public and there will be access to the other floors for existing tenants. General public access to the second and third floors will not be provided. In response to a question from Peg Bodell, Mr. Bell indicated that no one will be sleeping in the building, and it will likely close down about midnight. A security guard will probably be hired as there will be cultural icons and art work in the building, which may be occupied for 24 hours because of the security component. The Santy Auditorium, housing NTC displays, might be open to the public by invitation or to specific groups, but the auditorium will be closed through the duration of the 30 day use period. NTC is negotiating with the Library on a cultural exchange independently. There are 20 parking spaces associated with the lease and a heavy traffic demand is not being anticipated by NTC. Fred Jones asked that language clarify that a lodging use is not allowed. Mr. Bell continued that it is the intent to contract for catering services and food preparation in the building would be very limited. Mr. Jones agreed that food preparation should be limited and a make-shift kitchen should not be allowed. There was discussion about the restrooms on the second and third floors not being available to the public and that there would have to be portable facilities provided outside for activities on the north campus. Mr. Bell indicated that he will be providing copies of the lease to the Council which will be discussed in October.

He referred to the draft Olympic Transportation Plan which is produced by SLOC, UDOT and various public agencies involved in planning. There will be an open house for City and County residents on the plan on October 24. SLOC would like this formally adopted by the end of the year and at that point will become a working document. The access control plan or traffic demand management plan will then be formulated. The City's services agreement with SLOC is currently being fine tuned and a draft will be provided to Council shortly. The citizens celebration committee is moving ahead and the Chamber/Bureau is exploring opportunities to book high caliber professional entertainment. The Chamber is also researching the possibility of establishing a non-credentialed media center which will be further explored at the Sydney Olympics. He discussed the Visitor Information Services group, which is composed by economic development experts and representatives from venue chambers of commerce, to provide a high level of information services. VIS is now a formalized organization contracted by SLOC.

Prepared by Janet M. Scott

PARK CITY 1884

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
AUGUST 24, 2000

I ROLL CALL

Mayor Brad Olch called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, August 24, 2000. Members in attendance were Brad Olch, Peg Bodell, Candace Erickson, Fred Jones, and Shauna Kerr. Roger Harlan excused. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney; Jerry Gibbs, Public Works Director; Lloyd Evans, Police Chief; Kent Cashel, Transportation Director; and Paul Lammers, Environmental Specialist.

II PUBLIC INPUT

Children's Justice Center - Mary Noonan stated that she is working with a group to try to establish a Children's Justice Center for child abuse victims to serve both Summit and Wasatch Counties. Centers are home-like facilities where children who have been abused *tell their stories*. The facilities are typically homes that have been donated or purchased and renovated for the purpose of serving abused and neglected children, so that children aren't intimidated by their surroundings. A variety of professionals, including police officers, social workers, therapists, and doctors surround victims for purposes of prosecuting an abuser or helping the victim and family move on and must hear their testimony. Currently, victims from these counties must go to Salt Lake or Provo to be interviewed in a Children's Justice Center. Often children are interviewed in the back of police cars or the Division of Child and Family Services Offices in Park City or Heber and face an intimidating adult-orientated environment. It is their goal to open a Center in spring 2001 to provide a local facility. Centers are also a community resource as they provide information on preventative programs. She added that they have a temporary Children's Justice Center which has been donated by the Wasatch County School Board, which can be used for one to three years, until money has been raised to purchase the land and build a home for a permanent Justice Center or purchase and remodel a home, which could be located in either Wasatch or Summit County. There has been tremendous support by the school boards in both counties and youth in kindergarten through 12 grade will be participating in a read-a-thon in September and winners will ride on the Heber Creeper with Jazz players. This has been underwritten by Arby's; it's not a fund-raiser but rather an activity to raise public awareness and cities are asked to declare the month of September as Children's Justice Center Month.

In reference to a comment made by Ms. Noonan about the interviews being video taped, Ms. Kerr asked how many times children have to relay their experience. Ms. Noonan explained that the goal of the taping is to reduce the number of times a child has to be interviewed. Unfortunately, more than one single interview is usually needed and children typically disclose more information as time goes on. In response to a question from Peg Bodell about the healing process, Ms. Noonan explained that interviewers are specifically trained to work with abused and neglected children and she discussed a number of training programs. Fred Jones asked how large of a facility they are looking for and Ms. Noonan responded that there are dozens of children in the area in need of a facility and it is their experience that after one year of operation, the number of abuse and neglect victims triples and this could be for a number of reasons. In order to have a fully functioning Justice Center, it is ideal to have a facility with features of a home like a living room and kitchen and four bedrooms or interview rooms, designed for different age groups. Another benefit is having a medical room so that exams can occur on site. The size depends on the potential use of the community. Centers look like another home in the neighborhood and there isn't signage, but zoning all regulations are met. The Mayor presented Ms. Noonan with a signed resolution, which is scheduled for approval on the Consent Agenda.

With no further comments, the public input session was closed.

III COMMUNICATIONS FROM COUNCIL AND STAFF

1. Oath of office for Police Officer Greg Winterton - Police Chief Evans introduced Greg Winterton and the Mayor administered the oath of office.

2. Transit Development Plan - Kent Cashel, Transportation Director, pointed out that this plan was adopted last spring; the neighborhood shuttle routes are being developed and equipment is in place. An open house is scheduled on September 26 at the Racquet Club from 6 p.m. to 8 p.m. in the Park Meadows neighborhood, where the routes are planned, to take public input. Questionnaires will also be distributed and he urged Council to get back to him before information is disbursed. Mr. Cashell continued that the shuttles are part of a pilot program and staff will review the program again in November and after implementation in the spring. Ms. Bodell added that ridership figures are important as well as comments from passengers.

3. Water testing strategy - Judge Tunnel - Public Works Director Jerry Gibbs reported that in the early part of July, the City conducted water testing, prompted by customer concerns, in the area of Old Town located east of Marsac Avenue. There were at least three samples that contained lead in excess of 15 parts per billion (ppb), which is considered a level of concern by the EPA. He continued that in the last seven to eight years, the lead testing program changed where it is no longer measured by an maximum containment levels but is governed by an action level. The action level is set at 15 ppb and the program provides that if 90% of the samples are less than15 ppb, the system is in compliance with federal requirements. Park City is in compliance with the Safe Drinking Water requirements for lead; the state has granted an exception for antimony. Staff found these samples much higher than anticipated, and through preliminary testing believe the high levels may be due to maintenance activity occurring simultaneously in the tunnel. Additionally, construction in the area may have stirred the water, creating the higher lead levels at 50 ppb. or a leak in the Judge Tunnel service area may have caused the Empire Tank to drop below five feet. Mr.

Gibbs emphasized that the old standard was 50 ppb and this reading is certainly higher than the 15 ppb. The City met with the EPA, the Department of Environmental Quality, and the Division of Drinking Water last Monday and tentatively agreed on a program and the City has already installed a turbidity meter. The state standard requirement is five NTUs and the City is setting the meter at three NTUs which is a more stringent standard during our testing process to ascertain what adjustments must be made. Mr. Gibbs explained that the meter will provide the City with the ability to divert the water out of the drinking water system before it reaches the Empire Water Tank. An alarm is activated notifying on-call employees when there is a high turbid situation. In the past, the water had to be manually turned off and now the meter will automate the process and record the activity on the computer.

Ms. Kerr asked if turbidity is a precursor to elevated lead levels. Mr. Gibbs responded that in this location, lead is going to be one of the results of a higher turbidity measurement. He added that the Park Meadows Well had a turbidity reading of 60 NTUs with no lead. He felt that in this case, there was silt left over from past activities and it doesn't take much to increase particle counts. The City has also formalized its agreement with United Park City Mines so that turbidity is controlled. The City will also be testing water at the meter and interior facilities if we receive notification of a water quality problem. Mr. Gibbs explained that sometimes there are higher lead concentration readings inside the house than outside at the meter. Part of this is due to brass fixtures in a home which have a lead component. The City will establish scheduled sampling points with the EPA and DEQ to provide more accurate readings of the delivery of the distribution system. He described the small pilot test plant in the Spiro Tunnel, using a Pure Flow Filter System. Spiro Tunnel had readings of about 8 ppb in lead; the new standard is five and it is hoped that this new technology will be effective in the removal of lead. The Judge Tunnel has been tested since April for arsenic and antimony and now lead will be included. The testing will occur monthly, and total suspended solids for lead quarterly. When there is tunnel activity, the water level drops, or there is a leak a sediment layer may develop on the bottom of the tank which could be stirred up in the water. It is helpful to measure the soluble level at the source. The City agreed to test the Judge Tunnel if there is a 200 gallon per minute fluctuation in the natural flow within 30 days. If the water level in the Empire Tank drops below five feet, the City will test the water to make sure it's not stirring up any sediment on the bottom of the tank. The City will be working with UPCM to characterize the materials in the water in the mine tunnel. The City has the ability with the 13th Street pump station to blend water from the Thaynes Canyon pressure zone. He continued that there are higher readings occurring in dead-end lines which may be caused by lack of use, making the lead more soluble. The City will install some type of a flow meter in the dead-end system, located in the Stonebridge area. As the City receives information, it will be disbursed equally to all interested agencies. Mr. Gibbs added that all of the testing conducted in August is in compliance and below the 15 ppb so probable causes have been isolated, but staff will remain cautious and will continue distribution testing.

Peg Bodell stressed the importance of standards for testing for citizens. Ms. Kerr requested that written information be distributed to the *Park Record* so that the story is reported correctly and to avoid citizens from being alarmed over a relatively standard testing procedure. Paul Lammers referred to Ms. Bodell's comment and emphasized that every sample needs a chain of custody and a corresponding reading at the meter. The City wants input from the citizens and good science with the data. Mr. Gibbs added that special sampling bottles are used and all procedures must be followed closely.

IV CONSENT AGENDA

The Mayor requested a motion to approve the Consent Agenda. Shauna Kerr, "I move approval". Fred Jones seconded. Motion carried.

Peg Bodell	Aye
Roger Harlan	Absent
Candace Erickson	Aye
Fred Jones	Aye
Shauna Kerr	Aye

1. Parameters resolution preliminarily authorizing the issuance of approximately $5,915,000 in General Obligation Bonds - See staff report.

2. Resolution proclaiming the month of September as Children's Justice Month in Park City, Utah - See Public Input and attached resolution.

3. Award of construction contract with Thiede Construction Corporation for the Tenth Street Stairs Phase 1 in the amount of $92,847 - See staff report.

V ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

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The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

Janet M. Scott

Janet M. Scott, City Recorder

WORK SESSION ONLY
ACTION SCHEDULED ON 8/31

PARK CITY
1884

DATE: August 21, 2000
DEPARTMENT: Olympics Services
AUTHOR: Frank Bell
TITLE: Lease Agreement for a Portion of the Library and Education Center to the Norwegian Trade Council for the 2002 Winter Olympic Games.
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Discuss and Approve a 30 day lease agreement commencing on approximately February 1, 2002, and ending no later than March 2, 2002 to the Norwegian Trade Council for the second and third floors of the Library And Education Center for use during the 2002 Winter Games as the "Norway House".

DESCRIPTION:

A. **Topic:** Lease Agreement with the Norwegian Trade Council for the second and third floors of the Library and Education Center as the "Norway House" during the 2002 Winter Olympic Games. The grass field north of the building is not included.

B. **Background:** In mid 1999, the City was approached by Mr. Leif Anderson, Norwegian Consul in Salt Lake City, regarding the establishment of the "Norway House" in Park City during the 2002 Olympics. Since Norway has one of the largest and most prestigious delegations in the Winter Olympics, a facility of considerable size was necessary. Other considerations included a location central to the Olympic activities in the City, a location that could be secured in the event of visiting heads of state, and a facility with meeting space sufficient for coaches, athletes, and officials from the Norwegian delegation. Initially, Miners Hospital was the desired location, but because of potential conflicts with SLOC, and the limited size and capacity of Miners, the Library and Education Center became the preferred site.

For purposes of this agreement, the Norwegian Trade Council, with offices in New York City, represents the Norwegian Olympic Committee, its governing board, and the Norwegian national government, and is considered the "Temporary Tenant".

The agreed upon rental rate for a period during the Games not to exceed 30 days is $200,000, payable in two equal installments due upon execution of this lease with the City and prior to the desired February 1, 2002 occupancy.

There are a number of conditions in the agreement that insure uninterrupted operation of the Park City Municipal Library.

C. Analysis: One of the goals of the City's Olympic Plan is to identify opportunities to attract some of the signature national teams and sponsors in the Games to our community. Doing so helps insure that Park City itself will be a vibrant and exciting Olympic venue outside of the areas of actual competition. This helps with our community celebration and Olympic legacy.

One of the goals of our Olympic Financial Plan is to offset some of our Olympic expenses by renting or using some of our public facilities and spaces for Olympic purposes. Thus, leasing portions of the Library and Education Center is consistent with both the Olympic Master Plan and Financial Plan previously adopted by the City Council.

It is believed that the Norwegian delegation brings to Park City not only one of the largest groups in the Winter Olympics, but a delegation steeped in the spirit of our Alpine events (and those of Wasatch County), and a delegation that is willing, able, and excited to help Park City with its celebration of international culture and arts in connection with the Games.

Every effort has been made through this agreement to protect the interests of the Park City Library and other current tenants in the building whose leases have clauses requiring the vacation of their premises for temporary Olympic purposes when determined appropriate by the City.

It should be noted that for the most part, the portions of the building occupied by the Norwegians will be private, though invitations may be issued periodically to the community for performances, receptions, or cultural exchanges during the Games.

D. Department Review: The Olympic Services Department, Legal Department, Department and City Administration have been involved in the preparation of this Agreement. The Library Board has been advised and consulted.

ALTERNATIVES:

A. Approve the Lease Agreement: Approval of the Lease Agreement as proposed will set the terms and conditions set forth in the document in motion.

B. Deny the Approval: Denial will essentially kill the Agreement. The Norway House will have to find another site. Since the community lacks other suitable sites, the Norway House would likely relocate to Salt Lake City.

C. Continue the Approval Subject to Further Negotiations: Through our negotiations with the Norwegian Trade Council, staff has attempted to design a lease agreement that fits the needs of the NTC while protecting a wide variety of public interests with respect to the buildings, its users, and its existing tenants. As with any agreement, some terms are "deal breakers", while other conditions might be changed or "tweaked" to more appropriately address specific issues. This agreement could be continued pending further negotiations. It should be noted, however, that the Norwegian delegation has little time to find another site. The Trade Council needs to know whether or not they can count on having the property in the very near future.

D. Approve the Agreement Contingent on Certain Modifications: If there are terms and conditions troublesome to Council which do not adversely impact overall approval of the Agreement, minor modifications could be made and incorporated into the final document. This would be consistent with Council's actions on the lease of City Park, and would allow time for the completion of the Exhibits addressing specific use issues.

SIGNIFICANT IMPACTS:

If approved, this lease agreement triggers several significant impacts, most of which, in the opinion of staff, are beneficial to Park City.

1. The City will benefit financially. The $200,000 rental fee coincides with projected Olympic revenues as outlined in the City's Olympic Financial Plan adopted by the Council in 1999.

2. The Norway House will attract several hundred Olympic team members, Norwegian government officials, family members, and international sponsors and media to Park City during the course of the Olympics. These Olympic visitors will presumably patronize our businesses, stay in our lodging, and otherwise invest their time and resources into our community.

3. The Norway House will help create a community wide Olympic environment and provide a link between the competition venues and our business, arts, and cultural community.

4. The Norway House is not a "party house" in the fashion of some other Olympic teams. The purpose of this lease is to establish a cultural base of operations and reception area for the Norwegian delegation. Several conditions of the lease address the need for behavior appropriate to a public educational complex in a residential neighborhood. The Norwegians have agreed to provide the City with a schedule of planned events by January 1, 2002.

5. Given the conditions of the lease, and the manner in which the building is intended to be used by the Norwegians, neighborhood impacts and inconveniences should be minimal. The Norwegians will receive 20 parking places in the existing lot, and most visitors will either walk to the facility or arrive in official vehicles. At the direction of the Council and staff, plans are either in place or are being developed to mitigate impacts here as well as other Olympic sites around the City. However, that does not mean that everyone will be happy with the project or our efforts. In conjunction with SLOC's lease of a portion of City Park, the City will assign a site manager to the facility to quickly address problems as they arise.

6. Closing the second and third floors of the Library and Education Center during the exclusive use period of the Norwegians will displace some community functions. The University of Utah will not be in session anyway, and the Montessori School will either close or occur someplace else during the Olympics. Other offices and those operating on subleases will be displaced. The Norwegians have pledged to work with existing tenants to minimize disruptions.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the approval is denied, it is doubtful that this project could be resurrected in another location, at another time, or under significantly different circumstances. It is likely that the proposal would die and the Norway House not be established in Park City.

RECOMMENDATION:

Staff recommends approval of the Lease Agreement as written or approval contingent on minor language changes, inclusion of exhibits, or resolution of issues that do not jeopardize the concept as a whole.

MEETING RECOMMENDATIONS

PARK CITY
1884

COUNCIL AGENDA REPORT

DATE: August 24, 2000
DEPARTMENT: Office of Capital Management and Budget
AUTHOR: Tom Bakaly
TITLE: Bond Parameters Resolution - General Obligation Bonds, 2000 Series
TYPE OF ITEM: Legislative/Administrative

SUMMARY RECOMMENDATIONS: The City Council should:

1) Consider and approve the attached Parameters Resolution relating to the issuance of General Obligation Bonds, 2000. These bonds will be used to finance the purchase of undeveloped park and recreational land and amenities.

2) Authorize the City Manager to execute a contract with Chapman & Cutler for bond counsel services in an amount of $30,000 plus expenses and Lewis Young, Robertson & Burningham for Financial Advisor Services in an amount of $10,000 plus expenses.

DESCRIPTION:

A. Topic: The attached resolution grants preliminary authorization to issue the G.O. bonds. Before bonds are issued, the City Council needs to approve the "Final Bond Resolution."

B. Background:

On November 3, 1998, Park City voters approved the issuance of $10 million in General Obligation bonds to acquire and forever preserve undeveloped park and recreation land and amenities. On September 24, 1998, the City Council passed a resolution forming the Citizens Open Space Advisory Committee (COSAC). The purpose of this committee is to investigate and recommend a strategy for the acquisition of open space. In August of 1999, the City issued $4,085,000 of the Open Space general Obligation Bonds. Roughly $400,000 of those first bonds remain. COSAC recommended that the remaining $5,915,000 be issued this year. In June, 2000 City Council adopted a budget and certified tax rate that contemplated issuing the remaining bonds.

C. **Analysis**:

Staff and the City's financial advisor have performed analysis based upon expected expenditure of the bond proceeds to determine whether or not to issue the remainder of the $10 million that was authorized by the voters. COSAC reviewed their Open Space acquisition program and recommended issuance of the remaining bonds that were authorized by the voters.

On June 15, 2000, the City Council authorized the Director of Capital Management and Budget to calculate the tax rate for 2000 such that it would generate enough revenue to pay the debt services associated with an additional $6 million G.O. Bond issue. Assuming current interest rates and assessed values, the $6 million issuance would cost a primary resident roughly $11 per $100,000 of assessed value.

The attached resolution grants preliminary authorization to issue the G.O. bonds. Before bonds are issued, the City Council needs to approve the "Final Bond Resolution." Staff anticipates returning to City Council with the "Final Bond Resolution" during October. The Parameters Resolution gives advance notice that the City intends to issue these bonds and starts an appeals period. The resolution also authorizes the preparation and distribution of the Preliminary Official Statement (POS). The POS is the document that investors, the bond rating agencies, and the bond insurance companies use to evaluate the credit worthiness of the bonds. Staff is finalizing the POS and plans to distribute it in September. Lastly, the resolution sets the following general parameters for the bond issue:

1) Size: The resolution sets the maximum amount of the bonds at $5,915,000,000. This amount is slightly less than $6 million due to the fact that the City issued $4,085,000 last year and the total cannot exceed $10 million.

2) Length to Maturity: The resolution states that the maximum length to maturity cannot exceed 15 years as approved by the voters. The 15 year limit begins from the point of issuance for each series. This means that this second issuance would mature in 15 years.

3) Interest Rates of the Bond Coupons: The resolution states that no single coupon of the bond issue can exceed 7.5%. When the bonds are sold, they will be structured in such away that different maturities will have different interest rates. This parameter means that the coupon with the longest maturity will not have an interest rate of greater than 7.5%. In addition, the resolution sets the maximum amount of discount for which the bonds can be sold. The 5% parameter is again conservative, and the discount rate should be less than that amount. As far as an interest rate fore the entire issue, staff is confident that it will be less than the 7%.

The Financing Team: Through a Request for Proposal (RFP) and selection process that involved COSAC members, the City has selected Lewis, Young, Robertson & Burningham as the financial advisor for the Open Space General Obligation Bond issue. Laura Lewis will be the point of contact. The City Attorney's Office selected Richard Scott and the law firm of Chapman & Cutler as bond counsel for the transaction.

D. Department Review: The Parameters Resolution has been reviewed by the City Manager's Office and the Legal Department.

ALTERNATIVES:

A. **Approve the Request:** Adopting the resolution will allow the City to proceed with the bond issue and be able to finance open space projects in a timely manner.

B. **Deny the Request:** A Parameters Resolution is not required to issue bonds, but is generally recommended. If the City Council does not wish to issue bonds, Staff and City Council would then need to address funding strategies for the open space purchases.

C. **Continue the Item:** Continuing action on the resolution could delay the overall issuance of the bonds. Because there are timing and funding issues associated with the purchases, staff would need to elaborate further on the consequences of continuing this item. A one-week continuance probably would not present significant problems.

D. **Do Nothing:** This would have the same effect as denying the request.

SIGNIFICANT IMPACTS: Adoption of this resolution will allow the City to proceed with the issuance of the bonds in timely and efficient manner. Swift completion of the bond issuance is needed to take advantage of favorable interest rates and meet the financing needs of the purchases.

CONSEQUENCES OF NOT TAKING RECOMMENDED ACTION: Not adopting the resolution will impact the City's ability to issue the GO bonds and finance the purchases.

RECOMMENDATION: Adopt the attached Parameters Resolution relating to the issuance of General Obligation Bonds, Series 2000. Approve the financing team and authorize the City Manager to execute contracts.

Chapman and Cutler
Draft of 08/21/00

RESOLUTION NO. ____-00

A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF UP TO $5,915,000 AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS OF PARK CITY, SUMMIT COUNTY, UTAH FOR THE PURPOSE OF ACQUIRING AND FOREVER PRESERVING UNDEVELOPED PARK AND RECREATIONAL LAND AND AMENITIES; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE THAT THE BONDS MAY BEAR AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; PROVIDING FOR THE PUBLICATION OF A NOTICE OF BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING THE ADVERTISEMENT FOR SALE OF THE BONDS AND THE CIRCULATION OF AN OFFICIAL STATEMENT WITH RESPECT THERETO; AND PROVIDING FOR RELATED MATTERS.

*** *** ***

WHEREAS, at the special bond election (the "*Special Bond Election*") duly and lawfully called and held in Park City, Summit County, Utah (the "*City*"), on November 3, 1998, the issuance of $10,000,000 principal amount of general obligation bonds was authorized for the purpose of acquiring and forever preserving undeveloped park and recreational land and amenities, the result of which election was declared by the City Council of the City (the "*Council*"), sitting as a Board of Canvassers, on November 12, 1998; and

WHEREAS, the City has heretofore issued and delivered $4,085,000 of the bonds voted at the Special Bond Election; and

WHEREAS, the City has determined at this time to authorize the issuance and sale of an additional $5,915,000 of the bonds voted at the Special Bond Election; and

WHEREAS, pursuant to the applicable provisions of Title 10 of the Utah Code Annotated 1953, as amended (the "*Utah Code*"), Chapter 14 of Title 11 of the Utah Code (the "*Utah*

Municipal Bond Act") and the authorization of the Special Bond Election, the City has the authority to issue its general obligation bonds for the purpose of paying all or a part of the cost of acquiring and forever preserving undeveloped park and recreational land and amenities; and

WHEREAS, Section 11-14-21 of the Utah Municipal Bond Act provides for the publication of a Notice of Bonds to be Issued, and the City desires to cause the publication of such a Notice at this time in compliance with said Section with respect to such general obligation bonds;

NOW, THEREFORE, Be It Resolved by the City Council of Park City, Summit County, Utah, as follows:

Section 1. The Council hereby finds and determines that it is in the best interests of the residents of the City for the City to issue its general obligation bonds (the "*Bonds*"), in an aggregate principal amount not to exceed $5,915,000, to bear interest at a rate or rates of not to exceed seven and fifty hundredths percent (7.50%) per annum, to mature over a period not to exceed fifteen (15) years from the date of their issuance, and to be sold at a discount from par, expressed as a percentage of principal amount, of not to exceed five percent (5.00%), pursuant to a resolution to be adopted by the Council authorizing and confirming the issuance and sale of the Bonds (the substantially final form of which is attached hereto as *Exhibit 1* and is herein referred to as the "*Final Bond Resolution*"). Therefore, the City hereby declares its intention to issue the Bonds according to the provisions of this Section and the Final Bond Resolution. The Bonds are to be issued for the purpose of acquiring and forever preserving undeveloped park and recreational land and amenities.

Section 2. The City Recorder of the City is hereby authorized to cause a notice of sale in substantially the form attached hereto as *Exhibit 2* to be published or disseminated by such means as the Mayor, the City Recorder or the Director of Capital Projects and Budget shall deem appropriate, said publication or dissemination to be made not less than seven (7) days prior to the date of said sale.

Section 3. The sale shall be held in accordance with the terms set out in the Official Notice of Bond Sale, in substantially the form attached hereto as *Exhibit 3*.

Section 4. The preparation and distribution of the Preliminary Official Statement for the Bonds in connection with the sale thereof is hereby authorized.

Section 5. The Council hereby authorizes and approves the issuance and sale of the Bonds, pursuant to the provisions of this Resolution and the Final Bond Resolution to be adopted by the Council authorizing and confirming the sale of the Bonds, with such changes to the Final Bond Resolution as shall be approved by the Council upon the adoption thereof, *provided* that the principal amount, interest rates, maturity and discount, if any, of and for the Bonds shall not exceed the respective maximums set forth in Section 1 hereof.

Section 6. In accordance with the provisions of Section 11-14-21 of the Utah Municipal Bond Act, the City Recorder of the City shall cause the "Notice of Bonds to be Issued," in substantially the form attached hereto as *Exhibit 4*, to be published one time in *The Park Record*, a newspaper published and of general circulation within the City, and shall cause a copy of this Resolution (together with all exhibits hereto) and of the Final Bond Resolution to be kept on file in her office for public examination during the regular business hours of the City until at least thirty (30) days from and after the date of publication thereof. The *Park Record* is hereby designated pursuant to Section 11-14-21 of the Utah Municipal Bond Act as the "official newspaper" of the City for purposes of any notices to be published in accordance with the Utah Municipal Bond Act.

For a period of thirty (30) days from and after publication of the Notice of Bonds to be Issued, any person in interest shall have the right to contest the legality of this Resolution (including the Final Bond Resolution attached hereto) or the Bonds hereby authorized or any provisions made for the security and payment of the Bonds. After such time, no one shall have any cause of action to contest the regularity, formality or legality of this Resolution (including the Final Bond Resolution) or the Bonds or any provisions made for the security and payment of the Bonds for any cause.

Section 7. It is hereby declared that all parts of this Resolution are severable, and if any section, paragraph, clause or provision of this Resolution shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause or provision shall not affect the remaining sections, paragraphs, clauses or provisions of this Resolution.

Section 8. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 9. This Resolution shall take effect immediately upon its adoption.

ADOPTED AND APPROVED this 24th day of August, 2000.

By ______________________________
Mayor

[SEAL]

ATTEST AND COUNTERSIGN:

By ______________________________
City Recorder

PARK CITY
1884

RESOLUTION PROCLAIMING THE MONTH OF SEPTEMBER AS CHILDREN'S JUSTICE CENTER MONTH IN PARK CITY, UTAH

WHEREAS, a Chidren's Justice Center is a homelike facility that serves children who have been physically or sexually abused and designed to help children feel safe and comfortable during the interview and investigation process; and

WHEREAS, the Centers serve child abuse victims as well as the victims' families by providing help to recover from the abuse experience. Programs facilitate a multi-disciplinary approach to investigations and prosecutions of child abuse cases based on the best interest of the children resulting in less trauma; and

WHEREAS, federal and state dollars are available for operations of a Children's Justice Center if a community provides a facility; and

WHEREAS, every year, dozens of children in Summit and Wasatch Counties are sexually or physically abused. There are currently twelve Children's Justice Centers in the state of Utah with the goal to create the State's thirteenth Center in the Summit/Wasatch County area;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council acknowledges the tremendous benefits of the Children's Justice Center Program and proclaims

THE MONTH OF SEPTEMBER AS CHILDREN'S JUSTICE CENTER MONTH IN PARK CITY, UTAH

and encourage citizens to not only be aware of the problems and horrors of child abuse, but the possibilities and successes of innovate programs for a better tomorrow.

PASSED AND ADOPTED this 24th day of August, 2000.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

OUR GOAL: A CHILDREN'S JUSTICE CENTER

To Serve Child Abuse Victims in Summit and Wasatch Counties

11/99

What is a Children's Justice Center?

A Children's Justice Center is a homelike facility that serves children who have been physically or sexually abused. The Centers are designed to help children feel safe and comfortable while they are being interviewed regarding the alleged abuse. The atmosphere is child-friendly and the interview rooms are designed with children in mind. Children visit the Center while investigators meet with them and their parents. A multi disciplinary team coordinates the interview process and assesses the needs of the children and the family.

Why do we need a Justice Center in Summit/Wasatch Counties?

Every year, dozens of children in Summit and Wasatch Counties are sexually or physically abused. Currently, these children are interviewed in adult centered environments - the police station, an office at the Division of Child and Family Services, the school principal's office, etc. These children are often interviewed more than once, resulting in unnecessary re-traumatization by the very people who are trying to help the child. Without a local Children's Justice Center, children are transported away from their home community - to Children's Justice Center's in Salt Lake or Provo - to be interviewed.

Who does a Children's Justice Center serve?

Principally, a Children's Justice Center serves the child abuse victim. But the Center also serves the victim's family by providing help to recover from the abuse experience. Information about counseling, crisis intervention, parenting skills and coping skills are available at the Center. In addition, the Center facilitates a multi-disciplinary approach to the investigation and prosecution of child abuse cases based on the best interests of the child victim. This effort results in better coordination, better forensic interviews, enhanced success in prosecution and less trauma to the child.

How many Children's Justice Centers are there in Utah?

There are currently twelve Centers in Utah. The Centers are located in the large urban areas of Salt Lake, Ogden and Provo. There are also Centers in rural Utah, including Roosevelt, Vernal, Moab, Price and Saint George. Our goal is to create the State's thirteenth Center, in Summit/Wasatch Counties.

Who funds a Children's Justice Center?

Federal and state dollars are available for the operations budget of a Children's Justice Center. But before a Center is operational, the community must raise the funds to purchase land and construct the Center or, more commonly, to purchase an existing home and remodel the home for service as a Center.

The Community fund raising effort provides the opportunity for a community to demonstrate its interest in and commitment to the Center. Our goal is to raise $300,000.00 for the Summit/Wasatch Children's Justice Center.

PARK CITY

DATE: August 24, 2000
DEPARTMENT: Office of Capital Management and Budget
AUTHOR: Matthew Twombly
TITLE: Tenth Street Stairs Phase I
TYPE OF ITEM: Award of Construction Contract

SUMMARY RECOMMENDATIONS: Approve entering into a construction contract with Thiede Construction Corporation for the Tenth Street Stairs Phase I in the amount of $92,847.00.

DESCRIPTION: Since Council's determination that the Old Town Stairs were a high priority, staff has proceeded with the reconstruction of the Old Town Stairs. These improvements will result in enhanced pedestrian safety and maintenance cost savings. The project will replace the concrete stairs and steeply sloped sidewalks with galvanized steel treads and wood nosing and new concrete steps and sidewalk.

A. Analysis: The project entails the reconstruction of the Tenth Street stairs between Woodside and Norfolk, and the construction of new stairs between Norfolk and Empire Avenue within the Right of Way. The project completion date is January 17, 2001. The advertisement to bidders ran in the legal notices of the Park Record on August 2nd and August 5th, 2000, and the sealed bids were opened publicly on August 17, 2000. The lowest responsible bid is by Thiede Construction Corporation for $92,847.00. The other bids were from Workman Construction for $149,863.00, Veritas Inc. for $182,190.00 and Cal Wadsworth for $155,270.00. The engineer's estimate with 15% contingency was $94,645.00.

B. Department Review:
Office of Capital Management and Budget

ALTERNATIVES:

A. Approve the Request: Award the construction contract to Thiede Construction Corporation for $92,847.00 and enter into a construction agreement drafted by the City Attorney's office.

B. Deny the Request: This alternative appears to be an option if construction bids are unreasonably high as determined by the City Council. Should the Council decide not to award a contract to reconstruct the Tenth Street Stairs, the stairway will remain in its present condition which is potentially hazardous to the public and costly to maintain.

C. Continue the Item: The bids may require more extensive analysis than time allows in the August 24, 2000 meeting. If this is the case, there is no set time before the bids expire. The consequence of continuance will likely impact the present construction schedule.

SIGNIFICANT IMPACTS:

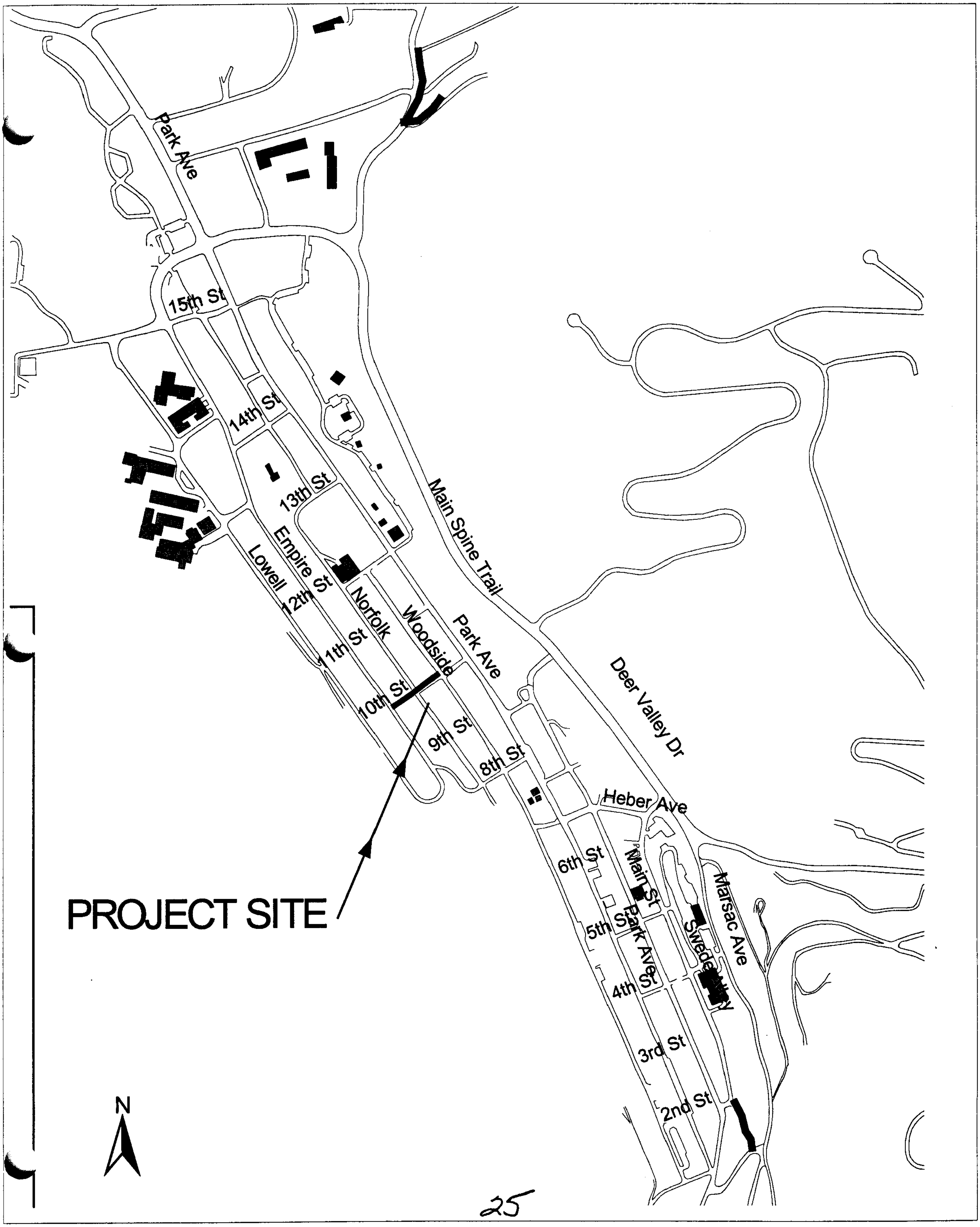
Fiscal

There is currently a total of approximately $354,820 available in applicable Old Town Stairs accounts.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: In the event that the City Council determines the bids to be unreasonably high then the bid process would need to begin anew which would impact the construction schedule.

RECOMMENDATION: Staff requests that the City Council review the reasonableness of the bids and consider awarding the contract, so that the tentative construction schedule can be met. Staff recommends that the City Council award the construction contract to Thiede Construction Corporation and authorize staff to proceed with the Tenth Street Stairs Phase I.

Attachment - Location Map



10 th Street Stairs Reconstruction