PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JULY 30, 2009

Present: **Mayor Dana Williams; Council members Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson**

Tom Bakaly, City Manager; Mark Harrington, City Attorney, and Jon Weidenhamer, Economic Development Manager

1. Council questions/comments. Joe Kernan discussed the joint meeting with the County Council on transportation and expressed his appreciation of the information on bus rapid transit. Liza Simpson agreed and felt the meeting was very worthwhile. Jim Hier discussed the HMBA meeting where a subcommittee was formed to consider Main Street improvements. The Chamber contracted with Wikstrom Associates to update the 1997 tourism impact report which has been completed. The report is very informative and he encouraged people to pick up a copy. The Uniform Building Code committee also met during the week. Candace Erickson commented on the Wednesday night concert at Deer Valley which was very enjoyable and less chaotic than her previous experience. She noted that the golf course is in fantastic shape and explained a "big wheel" race in Evanston, Wyoming for adults which was extremely entertaining to observe and inexpensive to hold. Roger Harlan agreed with the positive comments on the transportation meeting and relayed that the Library Board met. He discussed revisiting the special event policy and number of events held in the community.

Mayor Williams congratulated the USSA on its grand opening at Quinns Junction and commented on the effective planning of this quadrant. He met with a solar company who is trying to work with municipalities and private industry in developing renewable energy projects on public facilities with private industry benefitting from the tax breaks the city can't apply. He met with United Way and members of the Planning Commission on their extended meeting schedule. The Air Force Team continues to meet and the Mayor relayed that he also met with an assisted living developer during the week.

2. SR248 Tunnel. Jon Weidenhamer explained that the preliminary cost estimate is $1.1 million while the placeholder is $3 million in the walkability bond funding. He commented on the rationale for selecting the Comstock location for the tunnel. WALC recommends placing the approximate $2 million in a contingency. He referred to eight options outlined in the staff report and suggested placing the money in a contingency with a commitment that it will be spent on walkability projects, acknowledging it could create an arbitrage situation. Another option is moving projects up on the five year plan schedule.

In response to a question from Jim Hier about the $15 million bond, Mr. Weidenhamer explained that $7.7 was released in April. Councilmember Hier suggested not spending the $2 million and taking credit for the savings. This is one of many projects and there may be cost overruns on others. He stated that he supports Alternative 1. Roger

Harlan favored Alternative 2, direct staff not to spend the money, but it may be wise to invest in walkability projects in the future which may not be known at this time.

Candace Erickson emphasized that the bond was not unanimously supported by all taxpayers and if all of the walkability projects can be achieved with $10 million and the full $15 million is not needed, there should be a discussion about not issuing the remaining $5 million. Joe Kernan referred to the good ideas for projects set forth in the staff report and felt it appropriate to reconvene WALC to consider a larger scope of projects. He stated that these projects are a good investment and pointed out that the *Dans to Jans* corridor needs attention. Mr. Weidenhamer explained that UDOT is concerned about the SR224 crossing near Albertson's. There is a placeholder for a traffic light but UDOT feels that is not enough and a separated crossing is necessary. Liza Simpson recalled that WALC set aside a significantly large chunk of money for the Dans to Jans project area. She stated that she supports Alternative 1 and spoke about WALC recognizing the need to conduct a study because of the potential scope of work and expense.

Mayor Williams disclosed that he received an email from Michael Watson upset that the effort is called walkability not *walkability/bikeability*. He stated that he was vey pleased to see different staff opinions in the staff report and added that witnessing a police sting operation at the crosswalk at Albertson's was frightening because it is so dangerous. Connections are important but safety is more important. The crosswalk at the high school is still a *cluster* and he suggested WALC look at these issues and prioritize projects. The Mayor stated that he supports Alternative 1, the contingency fund.

Tom Bakaly clarified that Alternative 1 does not contemplate reconvening WALC and charging them with new projects. Candace Erickson pointed out that there is probably three to four years worth of work and if estimates continue to come in under earmarked amounts it is possible that the contingency could significantly increase and this would be the time to reconvene WALC. Traffic may change in four years or improvements may result in unanticipated impacts that need to be addressed. Discussion ensued on installing a tunnel under Park Avenue. Roger Harlan expressed the benefit of observing the effectiveness of the Comstock Tunnel before considering another tunnel project. The consensus choice was Alternative 1.

3. **<u>Historic Preservation Board interview</u>** – Members interviewed Brian Guyer.

4. **<u>Recreation Advisory Board interviews</u>** – Members interviewed candidates Richard Motto, Ray Freer, and Meechie White. Tina Smith and James Lee Van Lanen were scheduled but did not show up.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 30, 2009

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Library and Education Center on Thursday, July 30, 2009. Members in attendance were Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Phyllis Robinson, Public Affairs Manager; Wade Carpenter, Chief of Police; Tamara Lindsay, Water Analyst; Todd Touchard, Project Manager; Matt Twombly, Project Manager; and Heinrick Deters, Project Manager.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Council disclosure - Joe Kernan disclosed that Talisker is among his recycling customers.

2. Bonanza Drive reconstruction - Phyllis Robinson updated Council on the Bonanza Drive reconstruction project and the plan for outreach and to disperse information. An open house will be held on Tuesday, August 11 from 4 p.m. to 6 p.m. with area residents and businesses. Construction is scheduled to continue through October 15.

3. Swearing in Police Officers Mikel Archibeque and Rick Penrod – Police Chief Wade Carpenter introduced two new officers and relayed their work experience and credentials, adding that both are highly recommended. The Mayor administered the oath of office and welcomed them to the City.

III PUBLIC INPUT *(Any matter of City business not scheduled on agenda)*

1. Summerween Party at The Yard - Mary Cook, Homestake HOA, stated that the organizers followed through on their promises until about midnight. The noise wasn't loud but the bass sound was audible all night long. One of the owners went to the party at 8 a.m. the next day to ask that it be shut down. There were several people in *damaged* condition and this is not appropriate for a residential neighborhood; she alleged that there was drug use. Ms. Cook encouraged the organizers find another location next year.

Mike Sweeney, agent for The Yard, stated that he was present at the party until 2 a.m. and took sound measurements to make sure they were within the decibel limits. He also met with some of the neighbors living closest to the event to give them his phone number in the event there was a complaint or problem, but never received a call from anyone.

Joe Kernan stated that he visited The Yard at 7 a.m. and there were about 20 people still there.

2. Dealing with Police Department – Mary Cook spoke about her name appearing on the phone screen at the Police Department when she calls which is okay. But the police do not need to know her date of birth or any other part of her life history. She is *not the criminal*. These questions are not necessary when giving a statement. Ms. Cook felt there are residents at the Homestake Condominiums who are afraid to call the police and be labeled as trouble-makers. The Mayor encouraged Ms. Cook to visit with the Chief of Police who is available at the meeting.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF JULY 9, 2009

Roger Harlan, "I move approval the Work Session Notes and the Minutes from the meeting of July 9, 2009". Joe Kernan seconded. Jim Hier disclosed that he will be abstaining from voting as he was not in attendance. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Abstention
Joe Kernan	Aye
Liza Simpson	Aye

V NEW BUSINESS *(New items with presentations and/or anticipated detailed discussions)*

1. Consideration of a Resolution approving the Park City Municipal Corporation Water Conservation Plan – Tamara Lindsay explained that a Plan is required for cities by the Utah Division of Water Resources. The proposed Water Conservation Plan contains information about the water system, conservation, and new measures and technology. The Mayor encouraged staff to explore water conservation plans and ordinances in other desert communities and emphasized that he doesn't want to hold up the adoption of the Plan. Joe Kernan agreed and felt it important to address irrigation. Mayor Williams pointed out the watering violations he witnesses throughout town and Ms. Lindsay explained that the new equipment will better monitor this problem. Candace Erickson expressed the frustration of citizens who comply and Tamara Lindsay noted that there is a hotline number on the website to report violations and she receives a fair number of calls in her office. Liza Simpson asked for more information on the Weather-Trak study and Candace Erickson explained that the technology is tied into a weather tracking system and senses levels of moisture to adjust use. In response to other questions from her, Ms. Lindsay explained that the automated meter reading system will be completed by August 2010 and staff is exploring a rebate program. The Mayor opened the public hearing; there were no comments from the audience. Candace Erickson, "I move we approve the Resolution approving a Water Conservation

Plan for the Park City Municipal Corporation". Liza Simpson seconded. Motion unanimously carried.

2. Consideration the First Amendment to the Professional Services Agreement, in a form approved by the City Attorney, with Carollo Engineers, for the design of the Quinn's Water Treatment Plant in an amount of $124,000 – Kathy Lundborg explained the contract structure. She pointed out that sustainability elements include a heat exchanger which uses the processed water eliminating the need to drill holes for geothermal and wind turbines. Liza Simpson, "I move we approve the amendment to the agreement, in a form approved by the City Attorney, with Carollo Engineers for the design of the Quinns Water Treatment Plan in an amount of $124,000". Candace Erickson seconded. Motion unanimously carried.

3. Consideration of a Construction Agreement, in a form approved by the City Attorney, with Allied Construction for the construction of the Quinn's Raw Waterline for a lump sum amount of $2,183,495 – He pointed out the boring locations under SR248 and US40 and the proposed trail on top of the pipeline. He advised that the City is still in the process of procuring easements. In response to a question from Roger Harlan, Mr. Touchard explained the reversing pump used for generating electricity which will produce power for the plant. The cost was discussed and Mr. Touchard indicated that staff is applying for a grant. Heinrick Deters discussed negotiations with IHC about completing its trail obligation late fall. IHC was not prepared to construct the trails until next year since the PRI purchase was not anticipated. Todd Touchard noted that the contractor has indicated his desire to complete the project by the fall. Roger Harlan asked if the outstanding easements will create a problem and Mr. Touchard noted that it won't affect this stage. Kathy Lundborg stated that verbal approval has been given but not finalized. Roger Harlan, "I move approval of a construction agreement, in a form approved by the City lawyer with Allied Construction for the Quinn's Raw Waterline for a lump sum of $2,183,495". Joe Kernan seconded. Motion unanimously carried.

4. Consideration of a construction contract, in a form approved by the City Attorney, with Kilgore Paving and Maintenance LLC in the amount of $842,485 for the Little Kate and Lucky John Sidewalk and Roadway Improvements Project – Matt Twombly explained that this is a walkability project that has increased in scope to include some pavement management work that was scheduled later but the project remains within the budget. The completion date is October 15. Jim Hier referred to the no parking intended for Lucky John between Monitor and Little Kate which may cause problems for football games and church conferences. Mr. Twombly responded that he is working with the schools where there is plenty of parking for football games. There is an issue with parking there currently for the buses and conflicts with the bicycle lanes. The schools are aware of the no parking program and Jim Hier requested that staff contact the LDS ward about limited parking. Mark Harrington understood that the church applies for a special event license where parking regulations can be modified. In response to another question from Mr. Hier, Heinrick Deters explained that he has gone door to door in the neighborhood to contact residents about the project. Mr. Hier felt

that if pavement management work is being done, it should be funded with that budget not the walkability bond. Tom Bakaly explained that if pavement management funds were used for this portion, there would be a timing problem and taking money from other streets.

Joe Kernan suggested that Lucky John may be better used for parking during football games than for bike lanes. Jim Hier explained that game parking has created a dangerous situation because only one car can get by because people park on both sides of the street. In response to a question from Candace Erickson, Matt Twombly reported that one mature will be lost on the right-of-way in front of the Warren property but the City will plant a mature tree on their property to replace this one. Joe Kernan suggested allowing parking on one side of the street for football events.

Matt Twombly explained that the irrigation is line being installed as part of the project so the road is not torn up next year and will be paid for by the Water Fund. Liza Simpson, "I move we approve a construction contact, in a form approved by the City Attorney, with Kilgore Paving and Maintenance LLC in the amount of $842,485 for the Little Kate and Lucky John Sidewalk and Roadway Improvements Project". Jim Hier seconded. Motion unanimously carried.

VI OLD BUSINESS (Continued items)

1. Consideration of an Ordinance approving The Knoll Estates (fna Deer Valley Club Estates) Lots 17 and 18 Amended Subdivision Plat, 7888 Aster Lane, Park City, Utah – The Mayor opened the public hearing; there were no comments from the audience. He requested a motion to continue to August 6th. Roger Harlan, "I so move". Jim Hier seconded. Motion unanimously carried.

2. Consideration of an Ordinance annexing approximately 286.64 acres of property located at the southwest corner of the SR248 and US40 interchange in the Quinn's Junction area, known as the Park City Heights Annexation, into the corporate limits of Park City, Utah, and approving a Water Agreement, and amending the Official Zoning Map of Park city to zone the property in the Community Transition Zoning District (CT) – The Mayor opened the public hearing; there was no input. He requested a motion to continue to August 20th. Candace Erickson, "I so move". Liza Simpson seconded. Motion unanimously carried.

VII ADDITIONAL DISCUSSION – AGENDA ITEMS

VIII ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 12:30 p.m. Members in attendance were Mayor Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Staff present was Tom Bakaly, City Manager; and Mark Harrington, City Attorney, Kathy Lundborg, Water Manager; Diane Foster, Environment and Sustainability Manager; Tom Daley, Deputy City Attorney; Jon Weidenhamer, Economic Development Manager; and Phyllis Robinson, Public Affairs Manager. Liza Simpson, "I move to close the meeting to discuss property, personnel and litigation". Joe Kernan seconded. Motion carried unanimously. The meeting opened at approximately 3 p.m. Jim Hier, "I move to open the meeting". Joe Kernan seconded. Motion unanimously carried.

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

Janet M. Scott, City Recorder