PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JULY 19, 2007

Present: **Mayor Dana Williams; Council members Marianne Cone; Candace Erickson; Roger Harlan; and Joe Kernan**

Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Eric DeHaan, City Engineer; Stacey Noonan, Sports Complex Manager; and Max Paap, Special Events Manager

Lanie Jones, H W. Lochner; Chris Crowley, and Tamara and Rob Castellano, Shindig; Kimberly Kuehn, PSSM; and Mike Sweeney, HMBA

Absent: **Council member Jim Hier**

1. Council questions/comments. Joe Kernan reported that his HOA, Silver Meadows, has voluntarily committed to reducing water usage by 20%. Roger Harlan remarked on the USSA ground-breaking ceremony. He referred to the mud slide situation in Draper and commented on the quality of the operation of the Chief Building Official's Office in protecting life and property. Additionally, he supports the fireworks ban mandated by the Fire Chief Kelly Gee. Marianne Cone thanked the Mayor for his earlier efforts in protecting Prospect Ridge, which was originally proposed for development under the Flagstaff annexation proposal. The mountainside is prone to slides and should be protected.

She spoke about attending the Alf Engen Ski Museum anniversary party, the HPB meeting and events at the NAC and ice rink. Ms. Cone invited the public to attend the green building session to be held tomorrow at 2 p.m. in the Council Chambers. Candace Erickson relayed that the Board of Health is likely to adopt the body art ordinance at its next meeting in August. The Board is plotting all water sources and septic systems in the County to compile a complete inventory and has discovered 6,000 septic systems at this point in the Hoytsville Valley alone. The Rally for the Cure was a tremendous success and Ms. Erickson thanked the golf course staff for their time and energy.

Mayor Williams also commented on the USSA ground-breaking and how pleased he is with the planning of the Quinns Junction quadrant as an entry corridor statement. He reported on the progress of the police facility, more specifically the efficiency of the HVAC system, and other great elements of the design. The Silver Creek stakeholders group met during the week and the Mayor asked about the City's policy for using the Richardsons Flats repository. Tom Bakaly stated that hazardous waste from the parking garage is stored there as well as materials from private projects. The Chief Building Official is working with Talisker on what can be stored at Richardsons and Mr. Bakaly indicated that the EPA seems agreeable with storing hazardous materials from

Silver Creek at that location. The question is capacity at the site and using the Anchor site is being explored by staff. The Montage project, for instance, is conditioned to use Richardsons but that is being again studied.

Mayor Williams referred to the frozen water line problems on Prospect Avenue which occurred after the City reconstructed the street in 2006. He felt that it is the City's responsibility to make the repairs, acknowledging that it could be as much as $10,000 per household. Candace Erickson believed the freezing was due to the reconstruction project and it is the City's obligation to return the system to the same working level for Prospect Avenue property owners. As a resident on Prospect, Marianne Cone, relayed the neighborhood's experience with running water to avoid freezing lines. Ms. Erickson pointed that running water is not an acceptable solution. Tom Bakaly suggested scheduling this for work session on August 9.

<u>Review of regular meeting</u>:

<u>Bonanza Drive consulting contract</u> – Eric DeHaan stated that Bonanza is slated for a water project in 2009 to deliver water to Empire Canyon. The City received a grant from UDOT in the amount of $1 million to augment the water line project for qualified improvements (unrelated to utilities). In response to requests to improve Bonanza Drive for pedestrians and bicycles, staff is recommending proceeding with a conceptual design early in the process so plans are finalized by 2009. Three firms responded to the RFQ and H W Lochner was selected by staff. Lochner is partnered with firms like Fehr & Peers who has worked with Park City to better facilitate producing a conceptual plan and a 20 year corridor plan. This plan will provide a basis for making decisions relating to walkability projects and relating to elements of the Park Bonanza zoning district. He clarified that the amount of the contract is $72,790.

Consultant Lanie Jones relayed that Lochner will initiate a public involvement program by engaging businesses and the general public and will scientifically examine bike and pedestrian needs. The 20 year corridor plan will recommend both pedestrian and traffic improvements like raised medians or consolidating driveways to improve traffic flow. She explained that there will be a recommendation on environmental clearances tied to the UDOT grant. Candace Erickson suggested that counts be expanded and pointed out that Fehr & Peers may lack a fresh new perspective on Park City streets since it has collected so much information on the City over the years. Ms. Jones clarified that the staff person she will be working with at Fehr & Peers is a bike expert and not a traffic engineer. There was discussion about installing a round-about in the Park Bonanza area and Mr. DeHaan emphasized the conflicts with pedestrians and bicyclists and also rights-of-way issues.

Roger Harlan asked about Lochner's experience with mountain towns. Ms. Jones explained that they have done work for Talisker and she is personally very familiar with Park City. It is actually very common for the firm to examine corridors and uses, recommend improvements and provide a plan for the future. Marianne Cone discussed the importance of including affected property owners in the planning process. Eric DeHaan interjected that there will also be a plan to get patrons to businesses during the 2009 construction project. Joe Kernan discussed the challenge in accommodating uses without widening the road and is looking forward to learning the results of the study and possible options. Marianne Cone believed that the number of street cuts makes Bonanza more challenging and wondered if accesses could be consolidated. Eric DeHaan explained that driveway locations are reviewed by the Planning Commission and a future plan will provide better information for these types of decisions. Joe Kernan hoped there is a recommendation to improve the intersection at Park City Plaza. Eric DeHaan emphasized the limited right-of-way on Bonanza, but there will be opportunities in the 20 year corridor plan for redeveloped properties. He spoke about redeveloping the Anderson Lumber properties and improving the Homestake Road experience for residents. He emphasized that a master plan design for Bonanza Drive is not the work product.

<u>Naming rights contract</u> – Stacey Noonan introduced Chris Crowley, and Tamara and Rob Castellano of Shindig Inc. She explained that Council members have expressed an interest in naming rights over the past two years for the Park City Sports Complex and one of the goals in the strategic plan, adopted in February, identifies seeking a sponsor for this purpose. Locals were given a chance to step forward, but there was no interest. The next step was proceeding with an RFP and in March, she again presented the proposal to Council and funds were allocated to the project. Ms. Noonan explained that the contract term is one year in the amount of $52,750; $10,750 is for sales and marketing materials and the other $42,000 represents a $3,200 per month draw. This amount will be repaid by Shindig if and when the naming rights are sold. Shindig will develop the Sports Complex's marketing and sales materials in the next 60 days and focus on the naming rights for the remaining ten months. If the City feels that Shindig is not performing, there is an ability to cancel the contract within 30 days. Ms. Noonan felt that the timing is more ideal now since the rink has been operation for over a year.

In response to a question from Roger Harlan about the allocation of time to marketing and soliciting naming rights, Tamara Castellano explained that the sales and marketing program is a small part of the scope of services. A marketing approach will be developed in the first 60 days. Shindig will probably begin targeting corporations in Utah first for naming rights and then branch out to other areas.

Mayor Williams stated that he is not interested in selling the naming rights anymore and wants the Sports Complex *to be ours*. He emphasized that this has nothing to do with

Shindig. Marianne Cone described Chicago's Millennium Park where everything is named after a corporation Candace Erickson felt that Council should give the proposal a chance. Maybe no one will want to acquire the naming rights to the entire facility but may be inclined to sponsor other features of the Sports Complex or it may be that the Council ultimately declines offers from corporations. She referred to the process for this project and the fact that Shindig has been before Council a couple of times. Ms. Castellano explained that the facility may remain the Park City Ice Arena *presented by*. . .or there may be assets inside the building or on the fields that may be more appropriate to sell to raise revenues. She strongly felt that the integrity of the facility can be protected. Rob Castellano explained that there are ways to avoid the look of Millennium Park. Chris Crowley added that Shindig is looking for a partner who will potentially underwrite programs and/or events at the facility. Candace Erickson felt that a subsidy in the lean years or an endowment for a second sheet is significant. Roger Harlan expressed his interest in proceeding with the contract. Joe Kernan anticipated that Shindig will return with proposals and Council members will make a final determination and Ms. Castellano pointed out that the contract includes reporting deadlines. Tom Bakaly assured members that they will be updated on the status of the naming rights project.

<u>Park Silly Sunday Market event update and amendment to the MFL</u> – Max Paap explained that this proposed second amendment to the MFL relates to allowing amplified music. He explained the elements of the special event, the original application and approved modifications since this concept was introduced in August 2006. Response to the Sunday Market has been larger than anticipated and about 1,000 patrons have been attending the four markets held to this date. Staff has been meeting with the organizers on a weekly basis since February 2007. Mr. Paap felt that most market goers are satisfied with the event product and there are consistently between 75 and 90 vendors every week. At a recent HMBA meeting, there was discussion about the event drawing people to Main Street and improved sales for restaurants and stores. He acknowledged a few challenges but the weekly debriefings are helpful in addressing problems immediately.

Mr. Paap emphasized that programming the street every week is a major undertaking and the applicants have done a great job in complying with conditions of their MFL. He explained that the request for amplification is for demonstrations and music from 9 a.m. to 3 p.m. and there are potentially six stage areas. This application is consistent with other approvals where a program manager is required on site to manage the stage; the maximum decibel level is 90 measured 25 feet from the front of the stage. Ms. Kuehn urged Council to favorably consider this amendment and clarified that amplified music will not be programmed at all five stages at once. Amplification will also be helpful for cooking demonstrations, etc. In response to a question from Candace Erickson about notifying adjacent property owners, Ms. Kuehn stated that she hasn't talked to the

Marriott but she has discussed the application with tenants and lower Main Street merchants.

Marianne Cone suggested reducing the maximum decibel level to something less than 90. Mike Sweeney interjected that it has been his experience that 90 decibels on average is reasonable and workable. Being able to hear the music is important. Ms. Kuehn added that the stages will be oriented away from residences. Roger Harlan felt the applicants have done a great job up to this point and supports the request. Marianne Cone felt that providing a variety of vendors every week adds to the success of the event. Joe Kernan also expressed his support.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 19, 2007

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, July 19, 2007. Members in attendance were Dana Williams, Marianne Cone, Candace Erickson, Roger Harlan, and Joe Kernan. Jim Hier was absent and excused. Staff present was Tom Bakaly, City Manager; Polly Samuels McLean, Assistant City Attorney; Kirsten Whetstone, Planner; and Max Paap, Special Events Manager.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Buy Local Campaign - Candace Erickson commended the Chamber for its *Buy Local* Promotion.

2. Resolution proclaiming the Mayor's and City Council's appreciation of Spc. Robert Adam Kelley's patriotic commitment to serve our country – The Mayor read the proclamation and presented it to Jim and Carl Santy, grandparents of Spc. Kelly.

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

Promoting bicycling in Park City - Michael Watson encouraged Council to maintain its commitment to bikeability within Park City. He felt that the City should follow the County's example with support of bike projects like widening a portion of Old Ranch Road for a bike lane and signing the US40 frontage road as a bike lane.

IV CONSENT AGENDA PUBLIC HEARINGS *(items listed will be open for public hearing prior to consideration for adoption or rejection; hearings may also be continued by vote of the Council)*

1. Consideration of an Ordinance approving the 337 Daly Avenue Subdivision **(motion to continue to August 16, 2007)** – The Mayor requested a motion to continue. Roger Harlan, "I so move". Marianne Cone seconded. Motion carried.

Marianne Cone	Aye
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Absent
Joe Kernan	Aye

2. Consideration of an Ordinance approving a plat amendment to the King Ridge Estates, located at 255 Ridge Avenue, Park City, Utah **(motion to continue to August 2, 2007)** - The Mayor requested a motion to continue. Marianne Cone, "I so move". Candace Erickson seconded. Motion carried.

Marianne Cone	Aye
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Absent
Joe Kernan	Aye

3. Consideration of an Ordinance approving a condominium conversion for the Caribou Lodge located at 522 Deer Valley Drive, Park City, Utah – Planner Kirsten Whetstone explained the application which will provide individual ownership of units. The Planning Commission forwarded a positive recommendation on July 11, 2007. There was public input dealing with the upkeep of the property which has been addressed. She urged approval based on the Ordinance included in the meeting packet. The Mayor opened the public hearing. Hearing no comments from the audience the Mayor closed the public hearing.

4. Consideration of an amendment to the Master Festival License for the Park Silly Sunday Market to allow amplified music – Max Paap explained the request for amplification for art and cooking demonstrations and music from 9 a.m. to 3 p.m. The Mayor opened the public hearing and with no comments, closed the hearing.

5. Consideration of an Ordinance approving a plat amendment to remove a plat note from the Parcel 2- Amended Walter Daniels Subdivision Plat, located at 615 and 621 Woodside Avenue, Park City, Utah – Kirsten Whetstone explained that the application was filed in September 2006 and since that time the staff and Planning Commission have worked through a number of issues. The property at 621 Woodside was a care-taker unit for the Miner's Lodge, located at 615 Woodside, and included a parking easement for the Lodge. Since this is now a private residence and not tied to the Lodge, staff is recommending removal of the plat note as conditioned in the Ordinance. Dana Williams disclosed that the applicant is an employee at Coldwell Banker. The Mayor opened the public hearing and with no comments or questions from the public, closed the hearing.

V CONSENT AGENDA *(items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon under "Additional Discussion – Agenda Items")*

Joe Kernan, "I move to remove Item 6 from the Consent Agenda and approve Items 1 through 5 and Item 7". Marianne Cone seconded. Motion carried.

Marianne Cone	Aye
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Absent
Joe Kernan	Aye

1. Resolution proclaiming the Mayor's and City Council's appreciation of Spc. Robert Adam Kelley's patriotic commitment to serve our country – See Council Communications and staff report.

2. Amendment to the Master Festival License for the Park Silly Sunday Market to allow amplified music – See staff report, work session notes, and public hearing.

3. Ordinance approving a condominium conversion for the Caribou Lodge located at 522 Deer Valley Drive, Park City, Utah – See staff report and public hearing.

4. Ordinance approving a plat amendment to remove a plat note from the Parcel 2-Amended Walter Daniels Subdivision Plat, located at 615 and 621 Woodside Avenue, Park City, Utah – See staff report and public hearing.

5. Authorize the City Manager to enter into a one-year contract, in a form approved by the City Attorney, with Koda, Inc. dba Shindig Marketing & Events, in the amount of $52,750 to pursue the sale of naming rights for the Park City Ice Arena and Sports Complex – See staff report and work session notes.

6. Authorize the City Manager to enter into a three-year contract renewable annually, in a form approved by the City Attorney, with Resort Commercial Property Management for janitorial services in the amount not to exceed $119,775 per year – See staff report and New Business.

7. Authorize the City Manager to enter into a professional engineering services agreement with H W Lochner Inc., in a form approved by the City Attorney, to provide a concept design and a 20 year corridor plan for Bonanza Drive in the amount of $73,000 – See staff report and work session discussion.

VI NEW BUSINESS

Authorize the City Manager to enter into a three-year contract renewable annually, in a form approved by the City Attorney, with Resort Commercial Property

Management for janitorial services in the amount not to exceed $119,775 per year – In response to a question from Joe Kernan, Pace Erickson explained that local businesses are given higher preference than outside contractors. There was discussion regarding level of service for restrooms in municipal buildings, facilities and parks. Mr. Erickson explained that Miners Park restrooms are cleaned every day but during special events, may be cleaned six to ten times a day and the contract addresses additional services during special events or occasions. He relayed that contracting general cleaning services has proved more economical than using staff and has worked well over the past five years. Marianne Cone felt the City does a good job of providing a number of public restrooms to the public that are accessible and unlocked. Roger Harlan, "I move that we authorize the City Manager to enter into a three-year contract renewable annually, in a form approved by the City Attorney, with Resort Commercial Property Management for janitorial services in the amount not to exceed $119,775 per year". Marianne Cone seconded. Motion carried.

Marianne Cone	Aye
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Absent
Joe Kernan	Aye

VII ADDITIONAL DISCUSSION – AGENDA ITEMS

None.

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 4:30 p.m. Roger Harlan, "I move to close the meeting to discuss personnel". Candace Erickson seconded. Motion carried. The meeting opened at approximately 4:45 p.m. Joe Kernan, "I move to open the meeting". Roger Harlan seconded. Motion carried.

Marianne Cone	Aye
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Absent
Joe Kernan	Aye

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, City Recorder

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