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

July 18, 2019

The Council of Park City, Summit County, Utah, met in open meeting on July 18, 2019, at 3:00 p.m. in the City Council Chambers.

Council Member Ware Peek moved to close the meeting to discuss property and personnel at 3:00 p.m. Council Member Worel seconded the motion.

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

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 4:10 p.m. Council Member Joyce seconded the motion.

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

WORK SESSION

Interviews for Historic Preservation Board Vacancy:
Mayor Beerman and the City Council interviewed Dalton Gackle, Tana Toly, and Ivan Knauer for a vacancy on the Historic Preservation Board.

Discuss PCMC Financial Contribution for Friends of the Children's Justice Center (CJC):
Jed Briggs, Budget Manager, presented this item and proposed the contribution for the Children's Justice Center. The funds would come from the contingency funds from last year's budget and Briggs noted the use of these funds would require an amendment to the budget. He indicated the CJC needed to pay down the mortgage on the facility before utilizing it, and therefore had started a capital campaign. He also noted that the City used this facility for some of its police investigations. Mayor Beerman reviewed that staff had suggested using these unused funds to help the CJC and indicated the funds were not restricted like the funds used for special service contracts.

Council Member Joyce stated there was a process where Council reviewed requests for other entities, referring to service contracts, and this appeared to be a one off. He indicated staff did not have the opportunity to look at any other options for this money. He noted the request was for a good cause, but he was struggling to know that it was the right thing to do.

Council Member Ware Peek asked why this request didn't come before Council during the budget process. Council Member Joyce reviewed the special services contract process. With regard to the general contingency account, Council Member Worel asked if there was flexibility to donate a higher amount. Briggs stated there was additional money in that fund due to overages from other departments within the General Fund.

Council Member Gerber asked Mayor Beerman what the City did for Peace House. Mayor Beerman stated the City waived building permit fees and also bought the old Peace House facility. It was indicated the City also waived fees for the Park City Museum when they were building a new education center. Council Member Gerber stated that since this was not in the City limits, fees could not be waived but noted the Council occasionally did one offs. She supported this as a one off.

Mayor Beerman opened the meeting for public input.

Cheryl Dejno, Summit County resident, responded to Council Member Joyce's question on the benefit to Park City. She explained her 2.5 year old son was sexually abused and reviewed the sexual abuse statistics for Park City and Summit County. She thought there was a great benefit to having the CJC in Summit County.

Roger Armstrong stated he was passionate about the cause of the CJC and reviewed the history behind it. He stated last year there were 60 cases in the Park City limits and 26 cases so far in 2019. He related a personal story with regard to his law career as he was involved in children's rights to show the importance of the CJC. He indicated this request was not for a building, but was to help children. The task of legislators was the health, safety and welfare of their citizens.

Tracey Walton, Friends of CJC board member, stated $37,000 had been raised so far and they had received a $50,000 grant. She appreciated any help the City could give.

Margaret Olson, Summit County attorney, stated this CJC would truly be a community center, and she thought Park City Municipal would be proud to be a contributor.

Nicole Kennedy was a pediatric nurse for 14 years and was passionate about CJC. She was molested as a teen and had spent her life trying to get over the trauma. CJC provided medical care, counseling and other support for the entire family. It was important that children know adults care.

Mayor Beerman closed the public input portion of the meeting.

Council Member Henney supported this contribution and was happy the funds were available. Council Member Worel stated there was a moral obligation to protect the vulnerable in the community. She requested to increase the donation amount to $100,000. Council Member Ware Peek agreed with the other comments.

Council Member Gerber favored supporting the CJC and increasing the donation to $100,000 as well. She also suggested the CJC apply for a special service contract in the future. Council Member Joyce agreed. Mayor Beerman was supportive of this donation. He stated the positive side of fundraising was to educate the community on the need for this facility.

Carbon Footprint Update- Buildings & Outdoor Lights:
This item was moved to the regular agenda. See below.

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Lynn Ware Peek Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	**Present**
None	**Excused**

II) APPOINTMENTS

1. Consideration to Appoint Eden Cooper, Emma Garrard and Meg Steele to the Recreation Advisory Board (RAB) for a Term Expiring July 2022:
Tate Shaw, Assistant Recreation Manager, presented this item and requested Council's approval for the three appointees.

Council Member Ware Peek supported the appointment of all three and noted they offered different talents and skills that were very diverse.

Mayor Beerman opened the public input portion of the meeting. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Ware Peek moved to appoint Eden Cooper, Emma Garrard and Meg Steele to the Recreation Advisory Board (RAB) for a term expiring July 2022. Council Member Gerber seconded the motion.

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

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
The Council members reviewed the events and activities they participated in since the last meeting. Mayor Beerman congratulated Council Member Worel for an award she would be receiving for her work done with neurodiverse individuals from Utah Development Disabilities Advocates.

Staff Communications Report:

1. Free Wireless in City Park
Mayor Beerman stated having free internet was a little thing the City could do that helped with social equity.

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

Mayor Beerman opened the meeting for public input on matters not being addressed on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

VI) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute Amendment No. 2 to the Agreement, in a Form Approved by the City Attorney, with Alder Construction Company for Design Support and Shop Drawing Process Services in an Amount Not to Exceed $61,336.00:

2. Request to Authorize the City Manager to Sign a Professional Service Agreement, in a Form Approved by the City Attorney, with AJM & Associates for a Summer On Board Transit Survey in an Amount Not to Exceed $39,803.00:

Council Member Joyce moved to remove Item Two from the Consent Agenda. Council Member Ware Peek seconded the motion.

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

Council Member Ware Peek moved to approve Consent Agenda Item One. Council Member Gerber seconded the motion.

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

2. Request to Authorize the City Manager to Sign a Professional Service Agreement, in a Form Approved by the City Attorney, with AJM & Associates for a Summer On Board Transit Survey in an Amount Not to Exceed $39,803.00:
Council Member Joyce stated there was no problem with the requested money, and asked when Council would see the list of changes resulting from the surveys. He also referred to people that chose not to ride transit, and asked what it would take to get them on the bus. Knotts stated changes had already been made, as seen in the organizational structure, and noted the structure was intended to focus on the key customer service areas as well as on-time performance. The survey also fulfilled Title Six requirements. Currently within the organizational structure his team hired a Transit assistant manager and was in the process of hiring a transportation community outreach specialist, and both would be using the survey results in their jobs. In response to the second question, Knotts stated that was a qualitative question and was harder to capture, but it could happen through the HOA survey process. He noted the County thought the surveys were very beneficial and wanted the HOA surveys expanded to the County.

Mayor Beerman stated the survey information had been requested by the Joint Transportation Advisory Board (JTAB) and was very beneficial. He also stated the HOA responses were different from the ridership surveys and provided valuable information. Council Member Henney stated Transit staff thought this was the first reliable data that had been received.

Council Member Gerber asked about the Onboard survey in the appendix on Page 3 and asked what the difference was between the 36% of Transit users with a household income under $25,000 and the 42% who had a household income under $25,000. Knotts stated the 42% included residents and commuters. Verson stated there was trouble with terminology so that would be cleared up in the future.

Mark Harrington requested the motion include verbiage to approve the addendum to the existing contract and not to exceed a total of $77,940, which was the combined cost of both winter and summer surveys, approved by the City Attorney.

Council Member Joyce moved to authorize the City Manager to sign an addendum to the professional service agreement, in a form approved by the City Attorney, with AJM & Associates for a Summer On Board Transit Survey in an amount not to exceed a total cost of $77,940. Council Member Ware Peek seconded the motion.

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

V) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from June 27, 2019:

Council Member Worel moved to approve the City Council Meeting minutes from June 27, 2019. Council Member Ware Peek seconded the motion.

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

Carbon Footprint Update- Buildings & Outdoor Lights (From Work Session):
Darcy Glenn and Luke Cartin presented this item. Glenn reviewed the scope definitions and discussed outdoor lighting. She stated the LED upgrades on outdoor lighting helped reduce the footprint. With regard to buildings, there were 23 new buildings, including Mine Bench, Arts and Culture, Affordable/Transit housing, and Creekside Water Treatment Plant, so electricity use increased. She noted 20% of the energy used at the buildings came from solar power. Glenn asserted the Quinn's Water Treatment Plant reduced its natural gas use by separating the building into zones, depending if humans were working in those areas. She hoped to incorporate the same tactics as Quinn's for the Mine Bench building. Glenn indicated City Hall needed a behavioral audit and noted thermostats could be relocated to make the building more energy efficient.

Cartin reviewed the energy used for the MARC bubble covering the tennis court, and indicated more energy was used the longer the bubble remained up. It was noted there was a leak in the pool which increased the natural gas usage. Now that the repairs had been made, the energy usage dropped significantly. The library was designed as an energy efficient building, but some people left doors open which affected the heating and cooling systems. Cartin stated the focus for this year was to send out the year over year comparison to each building, focus on the Mine Bench, and review the behavioral audit to see how users interacted with their respective buildings.

Council Member Ware Peek indicated the reduction of natural gas was important in reaching the carbon neutral goal and she suggested temperatures be raised in the summer since people wore fewer layers of clothing.

Council Member Gerber asked if there were smart thermostats. Cartin stated there were advanced systems and Mike Lennon had control of those. The MARC was a unique building, but efforts had been made to control various parts of that building so the entire building was not lit or off.

Council Member Gerber asked if affordable housing units impacted the City's natural gas use. Cartin stated Rocky Mountain Power would sign the contract when the buildings were completed, and then the City would sign over the natural gas when the owner moved into the unit.

Council Member Joyce stated the fuel, water, and energy use was up on City-owned facilities and yet money was being spent to counter those increases. He hoped to see the decrease beginning this year. Cartin indicated it was a tricky balance, things would break and the process was reactive. He was prepared to fight the climb of energy use by working on the additional buildings and with the City's ongoing expansion. Council Member Joyce thought new projects should have an energy portion to the discussion, and hoped energy would be considered in maintenance projects because they had huge impacts.

Mayor Beerman stated last year he requested carbon impacts as well as financial impacts on projects and hoped to see those in the future.

VII) NEW BUSINESS

<u>1. Consideration to Approve Ordinance 2019-40, an Ordinance Approving the 526 Park Avenue Plat Amendment Located at 526 Park Avenue, Park City, Utah:</u>
Liz Jackson, Planner I, stated there was a correction on Page Two of the staff report in the Background section; the second sentence should state it was actually deemed completed on July 10, 2019. She indicated these lots would be combined and the interior lot line removed.

Council Member Gerber asked how a historic structure could be turned into a garage and still retain the historic designation. Jackson stated it was a garage that was turned into a house and now it would be restored to a garage. Council Member Gerber asked if there was the same historical standard for a garage as there was for a house. Hannah Tyler stated a house and a garage were given the same weight when being considered historic.

Council Member Joyce stated there was no Exhibit H. Jackson stated Exhibit H was a hyperlink to the Historic Site Inventory and was found in the staff report.

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

Council Member Worel moved to approve Ordinance 2019-40, an ordinance approving the 526 Park Avenue Plat Amendment located at 526 Park Avenue, Park City, Utah. Council Member Ware Peek seconded the motion.

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

2. Consideration to Approve Ordinance 2019-41, an Ordinance Approving the Hulbert Subdivision Located at 1503 Park Avenue, Park City, Utah:
Liz Jackson, Planner I, stated this was a four-lot subdivision. Planning Commission combined the review requirements for preliminary and final plat approvals so this would be the final plat approval. She indicated the owner would be dedicating a portion of the property to the 15th Street right-of-way.

Council Member Joyce asked about the original density. Jackson stated single family dwellings could be on each lot. Council Member Joyce stated currently it was two parcels and asked if only two houses could be there without the plat amendment. Hannah Tyler, Senior Planner, stated it depended on the RC zoning district, which allowed the owner to build whatever density they wanted within the zone guidelines. She stated the larger lot would accommodate a larger building with a 1.0 Floor Area Ratio (FAR). Since there was a landmark structure on one lot, having single family dwellings on the other lots was more compatible than a large building.

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

Council Member Worel corrected part of the ordinance noting the Planning Commission approved this on June 26, 2019, not July 26, 2019. Jackson made note of that typo.

Council Member Worel moved to approve Ordinance 2019-41, an ordinance approving the Hulbert Subdivision located at 1503 Park Avenue, Park City, Utah. Council Member Ware Peek seconded the motion.

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

3. Consideration to Approve Resolution 16-2019, a Resolution Regarding Park City's Position on the Preferred Alternative Identified in the State Route 248 Environmental Assessment:
Alfred Knotts, Transportation Manager, related that SR248 was a project and asked Council to keep an open mind because UDOT was not the bad guy. He indicated the County Council approved the joint resolution last night. He reviewed the points of the resolution and noted the City was already doing these improvements on its corridors. He stated he would take the resolution to UDOT and work on incremental improvements.

Mayor Beerman stated the working relationship with UDOT was excellent. When Park City came to UDOT with the SR248 problem, UDOT evaluated it and gave the alternatives. Most communities would welcome the preferred alternative, but Park City wanted to go a different way. The resolution was carefully crafted to protect the process.

Council Member Henney stated there were parallels drawn from this process, and referred to the City working with Rocky Mountain Power (RMP). At first, it was doubtful that RMP would accommodate the City's need. But over time, the City worked in harmony with RMP. He thought the same would be true with UDOT and was hopeful the City would receive similar outcomes. Council Member Henney thought UDOT liked to tout the use of electric buses.

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

Council Member Joyce moved to approve Resolution 16-2019, a resolution regarding Park City's position on the Preferred Alternative identified in the State Route 248 Environmental Assessment. Council Member Gerber seconded the motion.

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

Council Member Worel moved to close the meeting to discuss personnel at 7:00 p.m. Council Member Joyce seconded the motion.

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

CLOSED SESSION

Council Member Ware Peek moved to adjourn from Closed Meeting at 7:15 p.m. Council Member Gerber seconded the motion.

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

IX) ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

PCMC Carbon Footprint- Lights & Buildings

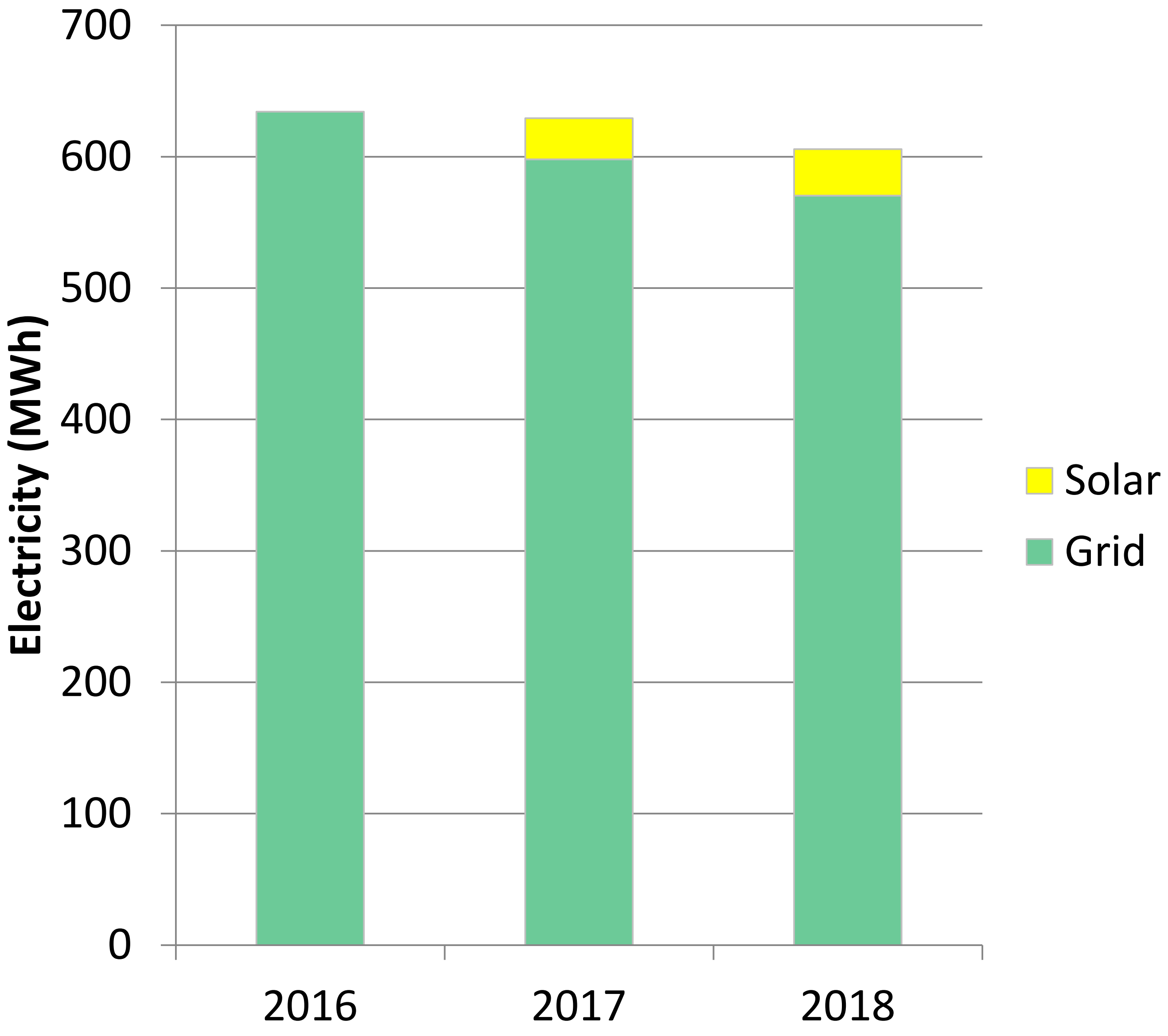
Scope 1

Scope 2

Scope 3

Outdoor Lights

Outdoor Lights



Buildings & Facilities

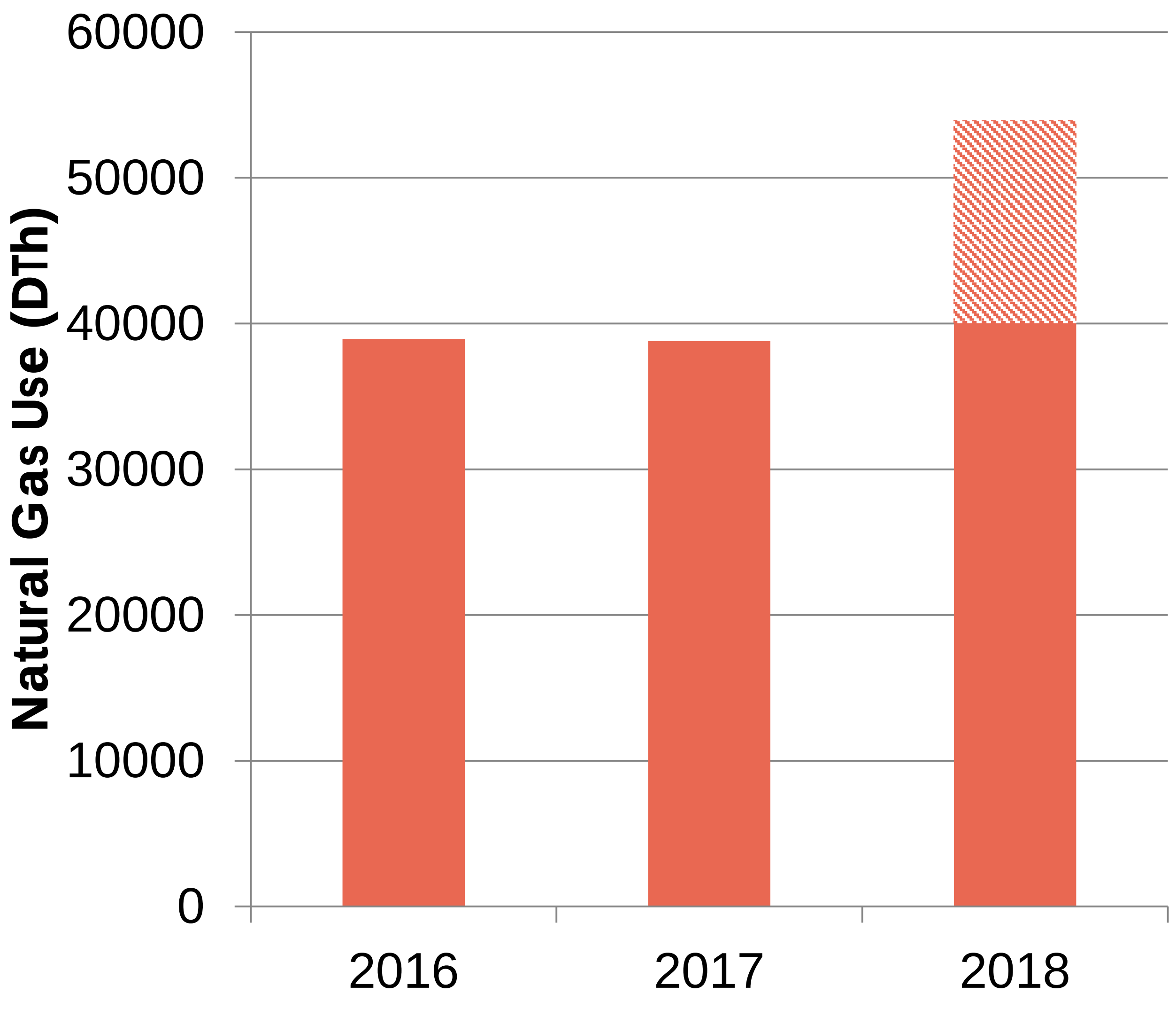
Electricity Only

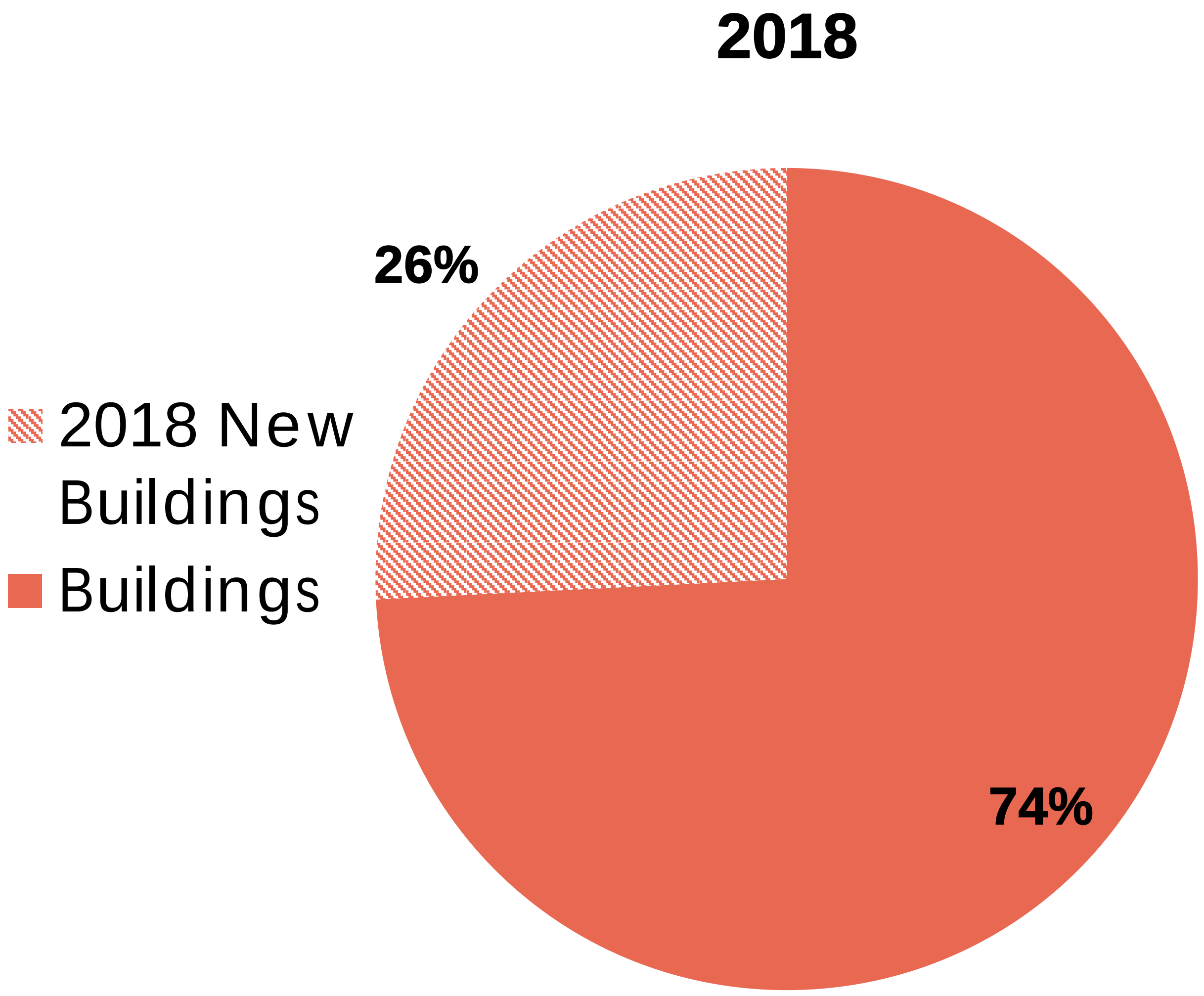
Natural Gas Only

2018 New Facilities

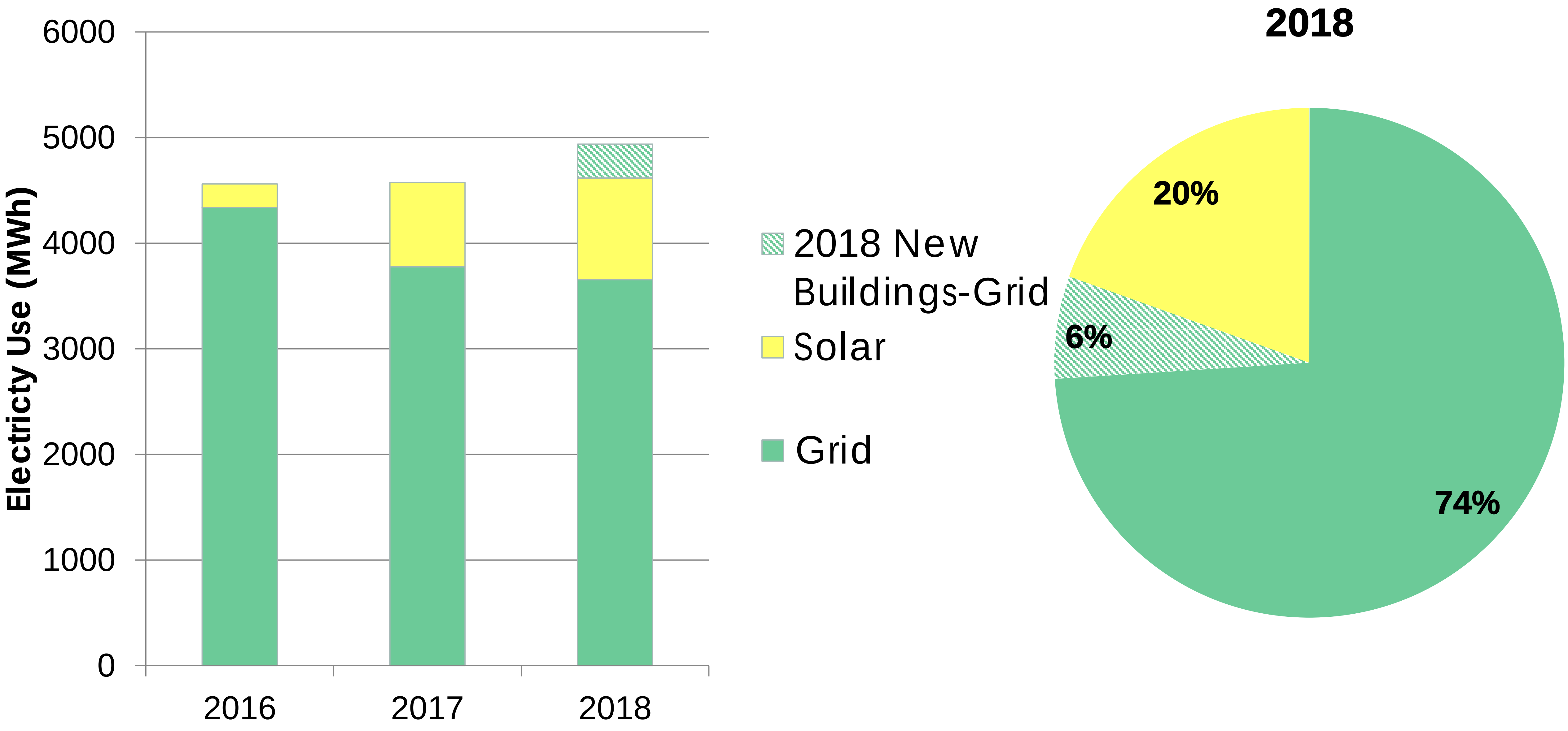
- Mine Bench (E & NG)
- Arts & Culture-6 buildings (E & NG)
- Affordable/Transit Housing- 15 buildings (NG)
- Creekside WTP (NG)

Building & Facilities- Natural Gas Use





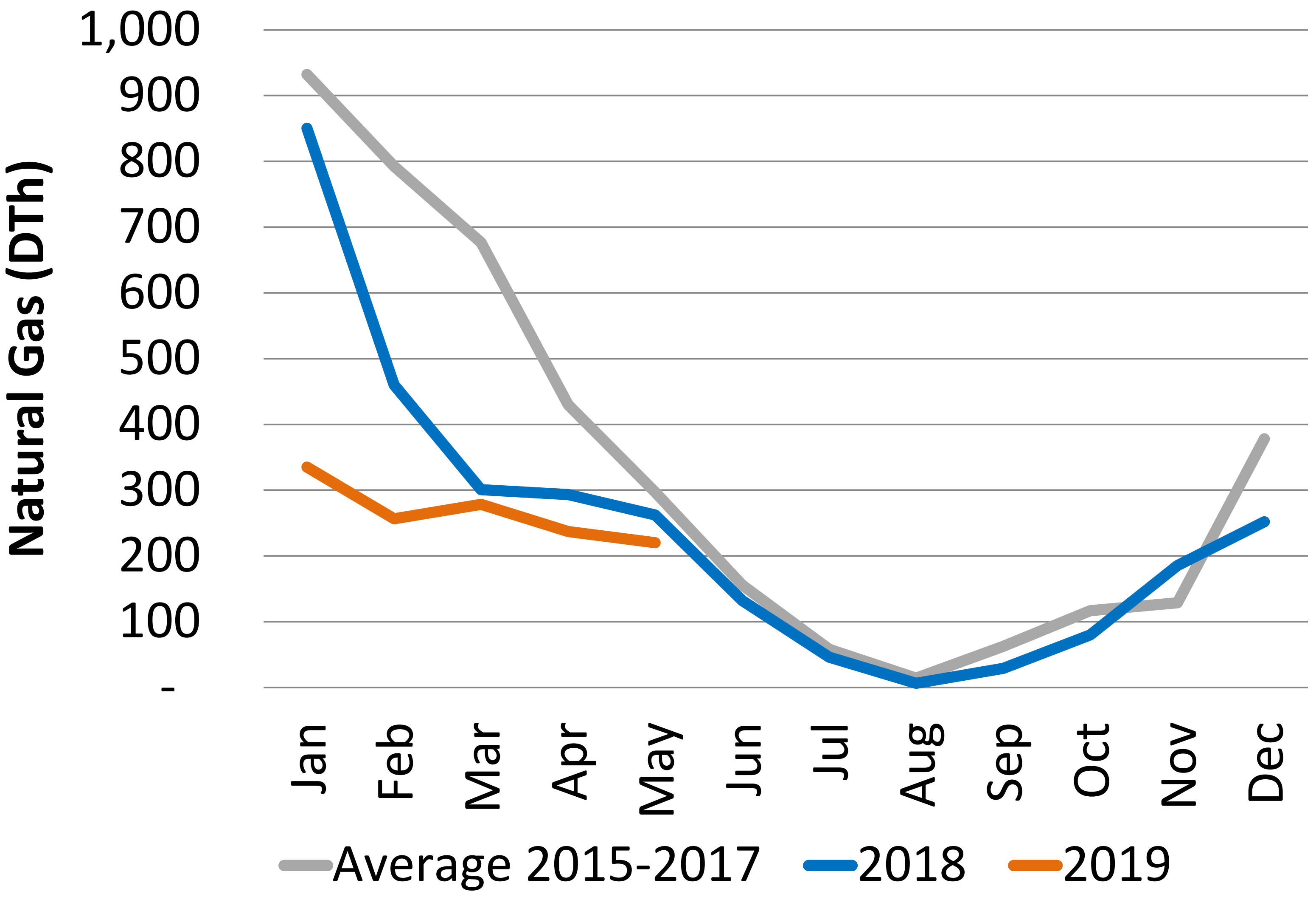
Building & Facilities- Electricity Use



Quinn’s Water Treatment Plant

- Heating zones
- Heat for use
- Jackets
- Solar wall
- Reducing loading door

Quinn's Water Treatment Plant

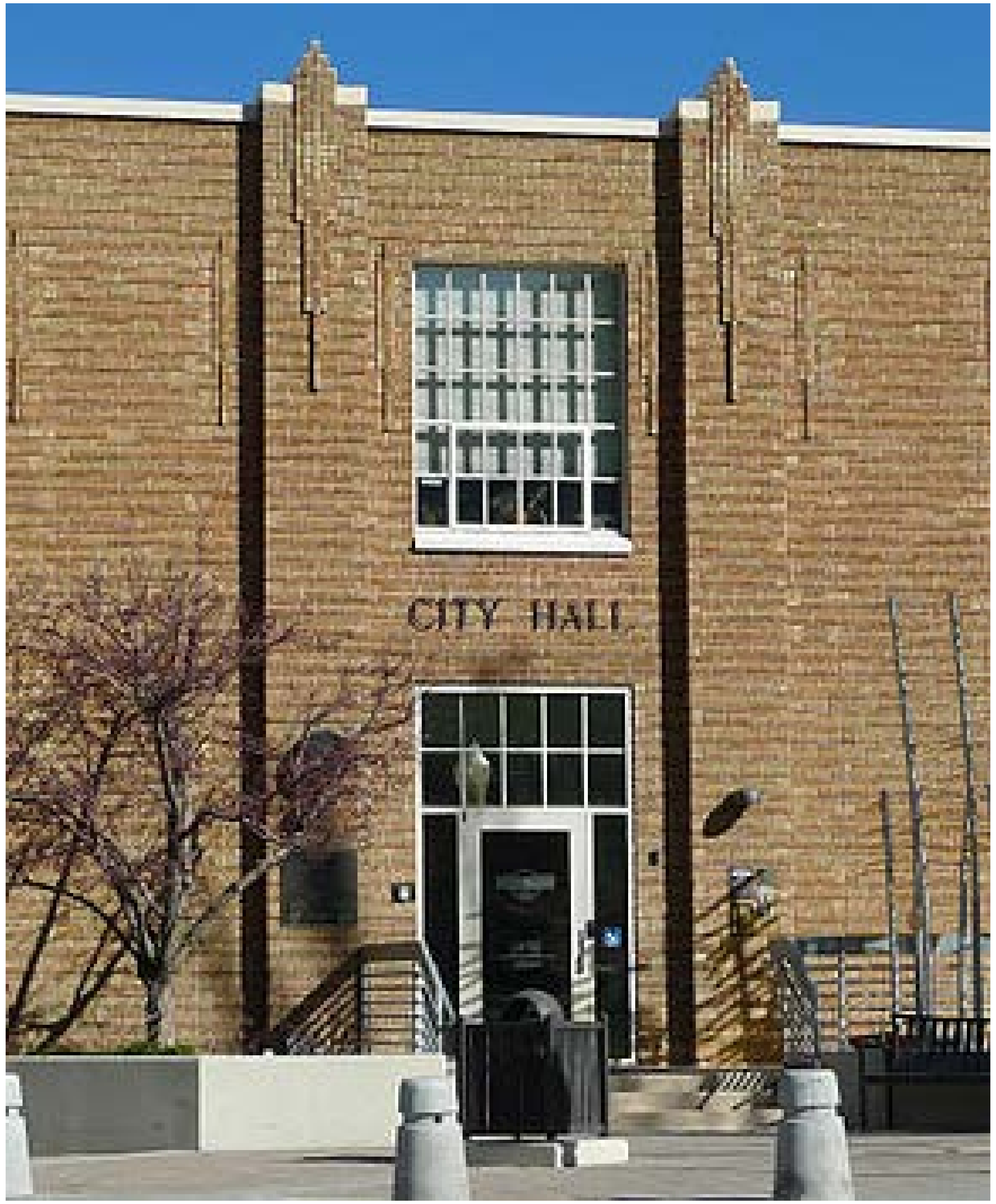


Mine Bench

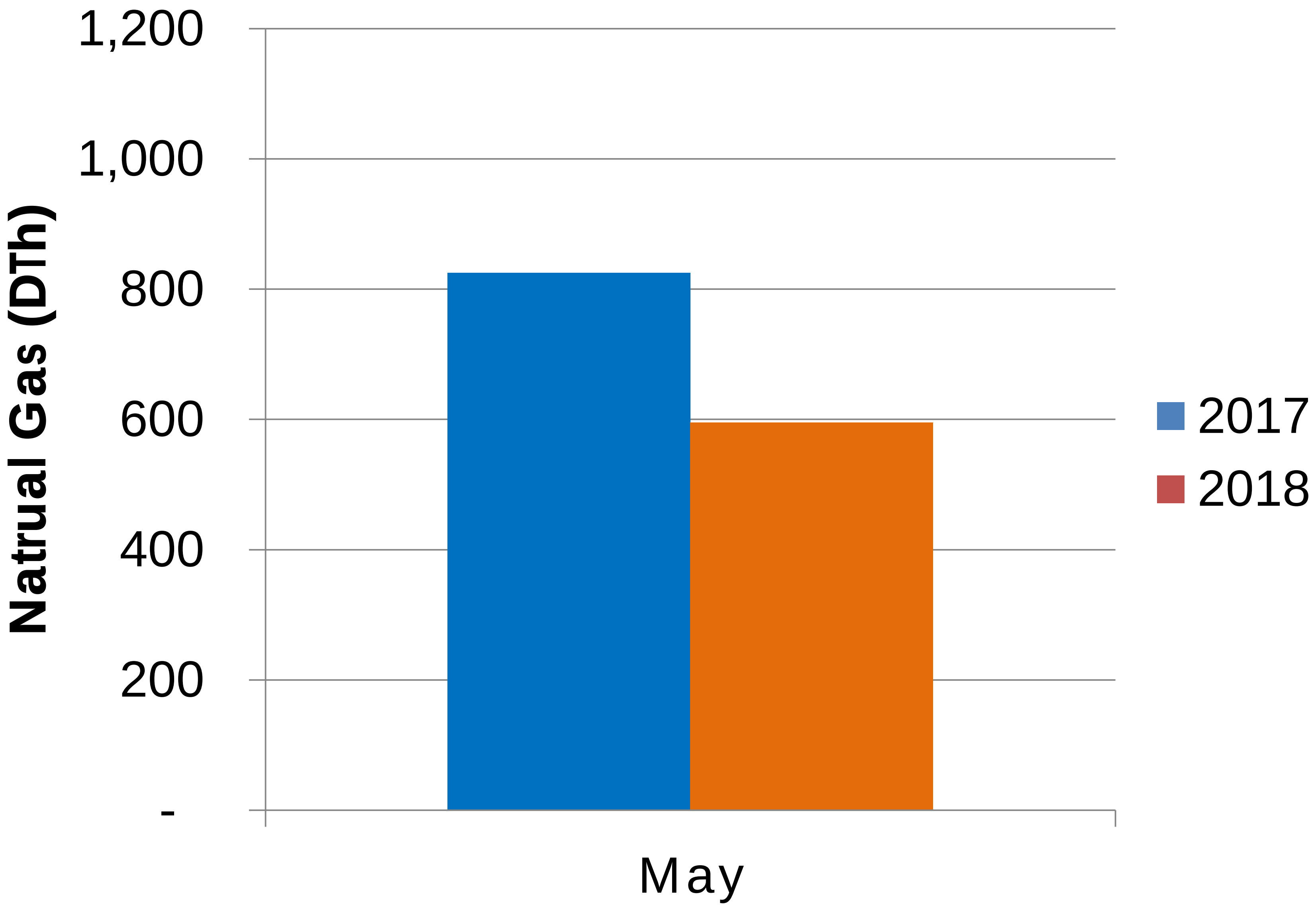
- Open spaces
- Single air vent for open space
- Low/No insulation
- New offices- zoned with high efficiency heaters

City Hall

- Designed to be a high efficiency building
- Behavioral audit

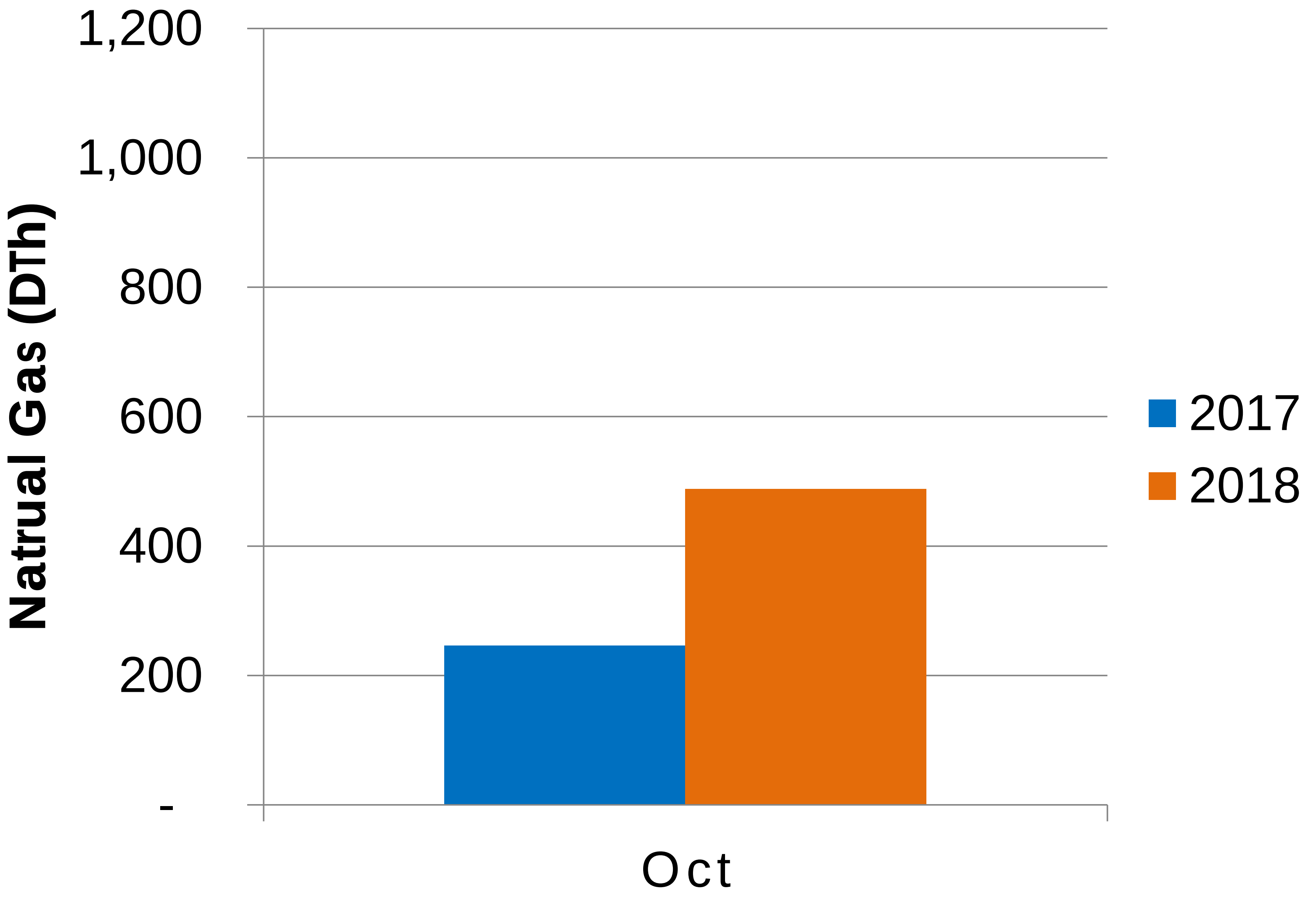


MARC Bubble- May



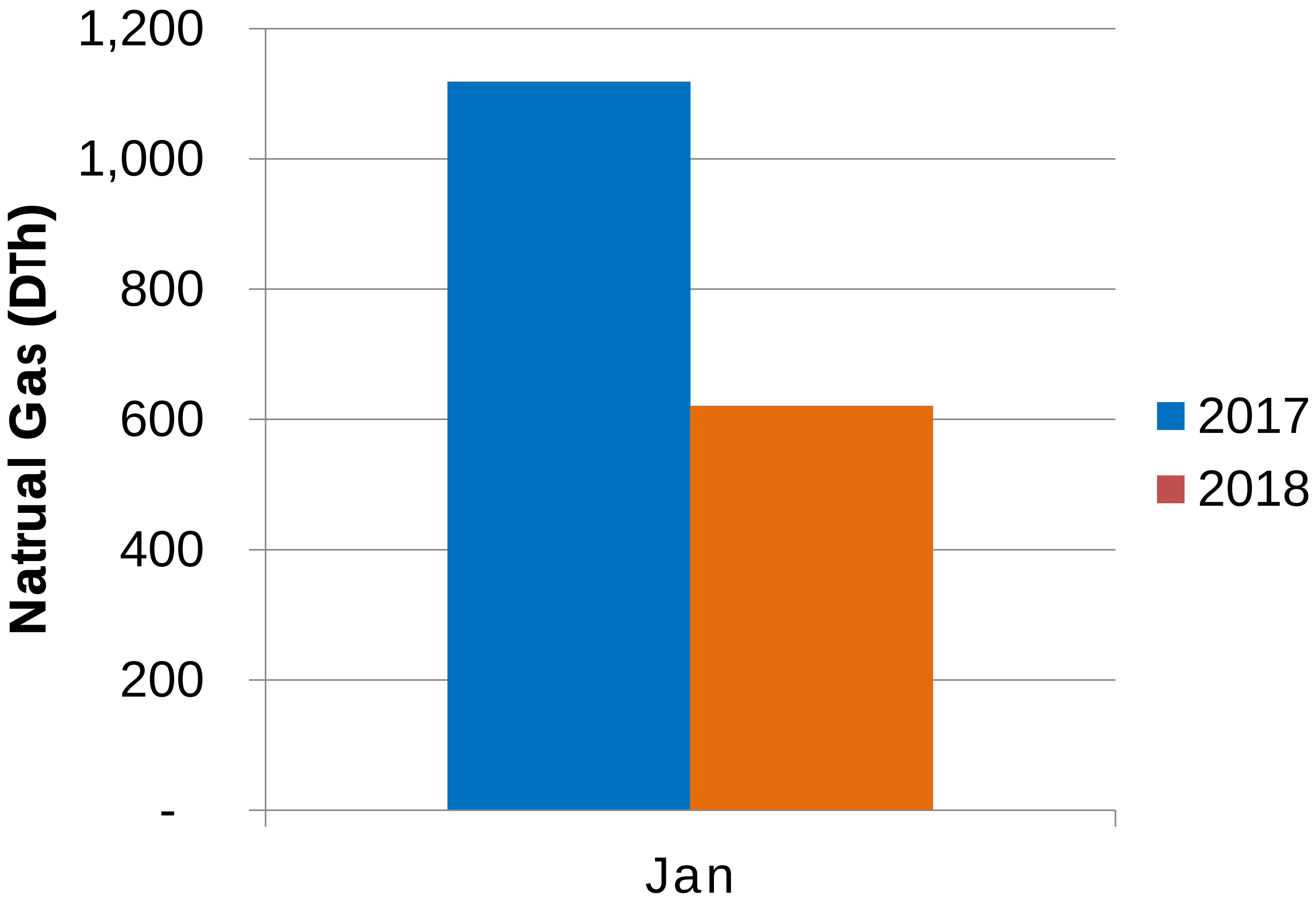
≈4 days

MARC Bubble- October



9 days

MARC Bubble- January



≈1 month

Questions?