PARK CITY 1884

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 15, 1999

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, July 15, 1999.

AGENDA

Employees Values Social - City Council Chambers - Lower Level

3:30 p.m. Reception

Work Session - City Council Chambers - Lower Level

4:30 p.m. Council questions and comments
4:45 p.m. Review of regular meeting
- Bonanza Drive intersection contract
- Direction on demolition of Park Avenue buildings
- Property acquisition
- Other meeting questions/comments

Closed Session - City Council Chambers - Lower Level

5:40 p.m. Property disposition

Regular Meeting - City Council Chambers - Lower Level

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF JUNE 17, 1999

V CONSENT AGENDA

1. Resolution adopting a Values Program and Mission Statement for Park City Municipal Corporation

2. Water extension agreement with National Abilities Center

3. Authorization to staff to enter into a professional service contract with Sear Brown for the design and construction monitoring of the pedestrian crossing project at Bonanza Drive in the amount of $17,090

VI NEW BUSINESS

1. Authorization to purchase the Richards Property, approximately 20 acres located adjacent to SR224, in the amount of $1.65 million

2. Direction and award of contract for the demolition of the Park Avenue properties

VII ADJOURNMENT

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 22, 1999

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah **will not** hold its regularly scheduled meeting on Thursday, July 22, 1999.

Posted: 07/12/99
See parkcity2002.org

PARK CITY
1884

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JULY 15, 1999

Present: **Mayor Pro Tem Hugh Daniels; Council members Roger Harlan; Shauna Kerr; Chuck Klingenstein; and Paul Sincock**

Toby Ross, City Manager; Eric DeHaan, City Engineer; Craig Sanchez, Director of Golf, Pat Putt, Planning and Zoning Administrator; Rick Lewis, Community Development Director; Bob Stephens, Administrative Services Director; Linda Cook, Project Manager

Tommy Youngblood and Phyllis Robinson, Mountainlands Community Housing

Absent: **Mayor Brad Olch**

1. **Council questions and comments.** Roger Harlan complimented the Library for being featured on the editorial page of the *Salt Lake Tribune* on its outreach program. There will be an open house hosted by UDOT on July 21. He disclosed that he was contacted by Mr. Shaftner about the simultaneous construction at Miners Park and Shirt Off My Back and visited the site and acknowledged that there was a lot of activity is close proximity. Chuck Klingenstein also visited the site and encouraged Mr. Shaftner to work with staff and the Main Street Merchants Association. He further explained that during the review of the General Plan, Council considered phasing projects if too much construction was to occur in an area, but there wasn't a lot of support for this concept during the public hearing process. (See public input session).

In response to a question from Paul Sincock about traffic counts on Heber Avenue, Eric DeHaan explained that they will be conducted in a few days after people get used to the new pattern. Jerry Gibbs reported that speed humps will begin to be installed next week. The City Manager advised the Council that there will be a request from the developer to modify the approval of Island Outpost with regard to density, which may be a mechanism to negotiate a different arrangement with regard to the driving range. The density would occur in the same buildings that are currently approved, but the units would be tighter and the a floor below grade is proposed for the condos. More subsurface parking would have to be provided and the surface parking on the driving range could become part of the subsurface parking plan. Craig Sanchez, Director of Golf, explained that the tee boxes will have to be moved forward because of the underground cart storage underneath the surface parking. Installing a small structure on the surface lot and hitting off of that to maintain the driving range distance is being considered, but getting most of the surface parking underground would be most desirable as this would allow for another practice green.

Paul Sincock referred to a letter from Mr. Plunkett regarding the Land Management Code. Pat Putt explained Mr. Plunkett's concerns at length and will report back in the Manager's Report. Shauna Kerr explained that she serves on the Growth Commission subcommittee which has a little over $3 million for open space acquisition. The subcommittee approved criteria for review and Ms. Kerr suggested that the Rail-Trail might be a suitable project. She described the make-up of the committee, which reviewed the applications for part of the principle funds of the Quality Growth Commission. There is approximately $255,000 available. Ms. Kerr explained that Envision Utah presented five projects which were for funding in addition to the RFP sent out for Phase A. The subcommittee expected the applications to be at that stage, and six of the seven requests were funded. Ms. Kerr stated that she felt the Envision Utah applications were bypassing the process as their projects fit more in the Phase B or C phases. For instance, Provo requested funding for its transportation corridor area, and although this is a good project, she voted against it and others because the subcommittee had not sent out a RFP to expend those types of funds yet. She encouraged staff to submit a request for funding Park City projects when the implementation process later occurs.

Ms. Kerr noted that the planting on the entryway looks great. Mr. Harlan discussed the enforcement effort on SR224 to check compliance of trucks. Chuck Klingenstein thanked Public Works for the work at the Bonanza Drive crossing. Last night Bev Evans and David Ure hosted a planning meeting on the September visit of the legislature and it appears there will be good attendance. Hugh Daniels reported that the Sports Advisory Committee met yesterday and the main agenda item concerned the impacts of the Olympics on venue communities. The presentation (see work session notes of July 1, 1999) was very well received by the committee, which membership include legislators. Mr. Daniels believed that the point that the state has already spent $18 million and to carefully look at the remainder of expenses both for venue communities and the state was well taken. Committee members asked that the venue communities and state Olympic officer come back with recommendations and there was also a request that an abbreviated presentation be given to the legislative leaders and management next week.

KPCW asked that Council participate in a pledge again this summer; Council agreed. Mr. Daniels questioned the need for a stop sign at 7th Street because of the closure of Heber Avenue. Rick Lewis explained that the purpose was to slow cars down as they travel down the hill, but it could be removed. There was discussion about a directional sign mounted on the stop sign and Mr. Lewis indicated that he will continue to work with Public Works. Hugh Daniels asked that staff prepare an update on the status of the construction and connection of trails. Tom Bakaly reported that the City's portion from the 1/8 of a cent sales tax is $40,000. Bob Stephens reported that the Council retreat will be held at Sundance the second week in January.

2. Review of regular meeting.

Bonanza Drive intersection contract. Jerry Gibbs explained that staff's recommendation to hire Sear Brown was based on its election to use lower level people to conduct the project at a reduced cost. The City Engineer is confident in Sear Brown's capabilities. The City Manager added that although the contract amount is less than $17,000, the Council should be aware of it because the overall project is significant and this is the design phase. Mr. Gibbs noted that the total project with engineering, is estimated to be between $80,000 to $85,000, and staff wants to make sure that Council is still committed to this project. It is anticipated that the design will take 30 to 40 days and the balance of the project approvals will be before Council in September. It is hoped that it will be built by late November or early December. The median will be permanent. Roger Harlan stated that the pedestrian counts have been low and questioned if there are sufficient cost benefits to the taxpayers. Paul Sincock believed that more people use this area than just the users of the Rail-Trail and crossing the street is difficult. Jerry Gibbs continued that part of the project is to install a sidewalk on the east side which would connect into the Iron Horse Condos. The City does not own the 700 foot section of the railroad right-of-way between Bonanza and the Rail-Trail. He agreed with Mr. Harlan, that if that area develops, it no longer becomes a priority crossing for people because they won't have access to the Rail-Trail. Shauna Kerr expressed that that is somewhat of a concern for her and it probably is appropriate to proceed with the design, but until the property is tied up it isn't wise to expend the money, although there seems to be an increase in use. Mr. Klingenstein emphasized that there are problems in the area, regardless of the Rail-Trail, and there isn't one pedestrian crossing in the area. He is willing to support the project and is hopeful to obtain an easement as a part of the trails master plan process. The number of pedestrians continue to increase and this is an important crossing. Ms. Kerr pointed out that the intersections in the Kearns and Bonanza area don't line up and it may be better to design a solution for the intersections. Jerry Gibbs explained that these are two separate issues. Hugh Daniels felt this is an important link and there may be an option to obtain an easement. Since Council encourages people to walk, bike and use transit, there should be a safe way to get around our streets and he felt that the expenditure is appropriate.

Direction of demolition of Park Avenue buildings. The City Council supported the demolition of the Mawhinney and Snug buildings. In response to a question from Paul Sincock, Tommy Youngblood, board member of Mountainlands Community Housing, believed the cost of moving the house is in the range of $30,000 to $40,000. Linda Cook clarified that the Parks and Recreation Board did not take formal action on this and would consider its action as not having any opposition and deferring a decision to the City Council. Shauna Kerr felt it important to save the Offret House as it is good affordable housing as it is close to services and supported having two rental units, with the upstairs unit handicap accessible. Chuck Klingenstein disclosed that he is a liaison to Mountainlands and has mixed feelings about the property. It is the visual connection to the park and he had hoped that the Parks and Recreation Board would have rendered a recommendation, because of its work on the master plan of City Park. Without strong direction from the Board, Mr. Klingenstein deferred toward the housing option as there is not enough affordable single family housing in town and preferred it stay with the City to maintain key employees.

Mountainlands could still manage the property. The City Manager interjected that the management issue does not need to be made at this time and it has not been internally discussed.

Chuck Klingenstein believed that the renovation numbers are too low for the Offret House. Phyllis Robinson of Mountainlands explained that its estimates range from \$10,000 to \$40,000. Roger Harlan believed that the property exceeds \$300,000 in value and the house is in bad shape and lacks landscaping. In consideration of the purchase price of a Silver Meadows unit, there is a disparity of taxpayer dollars that is not justified and this project does not pencil out. Hugh Daniels emphasized that if the City invests \$50,000 into the house, another unit can not be built or purchased at that cost. The City Manager reminded the Council that the land is worth \$250,000. Roger Harlan stated that he would rather take the money proposed to invest in the structure and have it available for the next Silver Meadows unit. Hugh Daniels argued that a Silver Meadows unit could cost as much as \$150,000 while the renovation may be \$50,000. Shauna Kerr added that not everyone wants to live at Silver Meadows and the Offret House offers an alternative product. She expects that the renter would donate some sweat equity and Paul Sincock noted that renters don't typically do that. Tommy Youngblood pointed out that if Mountainlands had a long-term lease, that the money would be allocated from its budget. He added that people are a valuable asset, and although adding the property to the park would be nice, providing housing is more important. Paul Sincock agreed that he would have liked a recommendation from the Parks and Recreation Board, but the land is now owned by the City and the incremental cost to create a housing unit is only \$50,000. He did not support a 15 year lease with Mountainlands as the future uses in the park may negatively affect renting the house and the City's options should be flexible. Phyllis Robinson explained that the reasoning with the long-term lease was based on amortizing a \$50,000 investment on the part of Mountainlands. Hugh Daniels expressed the importance of having another affordable housing unit on line. The Parks Master Plan is conceptual and once the two structures are gone, there will be a tremendous amount of open space. He agreed that it should be kept in City ownership and adding to the housing pool is a positive action.

With regard to the demolition of the two buildings, Linda Cook explained that environmental issues will be addressed. The City Manager continued that staff will prepare options and cost estimates for refurbishing the house for Council review.

Richards property acquisition. Myles Rademan explained that this purchase has been in negotiations for some time. This 20 acre parcel will provide a continuous open space buffer from the barn to Payday Drive. Paul Sincock expressed his appreciation of everyone involved in acquiring this prime piece of property.

With no further questions or comments on the regular meeting, the work session adjourned and a closed session convened. See regular meeting minutes.

Prepared by Janet M. Scott

PARK CITY
1884

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 15, 1999

I ROLL CALL

Mayor Pro Tem Hugh Daniels called the regular meeting of the City Council to order at approximately 6:10 p.m. at the Marsac Municipal Building on Thursday, July 15, 1999. Members in attendance were Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Mayor Brad Olch was excused. Toby Ross, City Manager was also present.

II PUBLIC INPUT

The Mayor Pro Tem invited the public to comment on any matter not scheduled on the agenda.

1. Heber Avenue street closure - Kerri Hays Walzer, resident, stated that she is representing her neighbors on upper Park Avenue, who have some concerns about the closing of Heber Avenue. Last weekend, there was non-stop traffic all day and evening and a dog was hit. It was very disturbing and there is significantly more traffic during the week as well. The most preferable solution is to make Park Avenue one-way like it is in the winter, perhaps one-way south from 7th Street. In her discussions with Hugh Daniels, she understood that there would be an island with signage by the park which didn't occur. The small blue signs are hard to see and are confusing. There was discussion about changing Park Avenue one-way year-round, but not this year with the construction on Woodside Avenue. Ms. Walzer also suggested speed bumps on Park Avenue. Hugh Daniels pointed out that this was discussed in work session where staff was asked to look at the situation. The Council is interested in hearing from the public on one-way, but reiterated the difficulties this year with construction on Woodside Avenue. He understood that there is an effort to organize a Park Avenue home owners association. Ms. Kerr urged Ms. Walzer to continue to monitor the situation as the number of cars should decline. Paul Sincock stated that if the closure of Heber Avenue is permanent that one-way on Park Avenue makes a lot of sense in the future. Ms. Walzer asked that for now, better signage is needed. Mr. Sincock also noted that there will be traffic counts conducted.

2. Miners Park/The Shirt Off My Back construction - Dave Shaftner, 15 year resident and business owner, felt that the current construction on Main Street is out-of-hand. He asked how the construction companies or developers lobbied the Council that anything they do is in the best interest of everybody. Chuck Klingenstein explained that when he talked with Mr. Shaftner, he relayed that during the General Plan process that there was a proposal to phase adjacent projects. The process was public and the contracting community felt this was onerous. Mr. Shaftner complained that all he has heard is reasons and excuses that don't make sense. Ms. Kerr interjected

that the issue is the construction on Main Street; the City has a contract for the park and another business has a building permit in close proximity, which is unfortunate. She asked what he wants Council to do. Mr. Shaftner referred to Council's project of paid parking, which has had a negative effect on businesses on Main Street, to get the cars off of Main Street. He urged Council to put the same level of effort into the condition of businesses on Main Street. Ms. Kerr believed the City is doing this in its beautification of Main Street and although the park is in the midst of construction, it will be an asset. The City and Main Street Merchants, through the task force, attempt to invite people to Main Street through projects. She encouraged Mr. Shaftner to "grin and bear" it and he countered that she doesn't have a business on Main Street. Ms. Kerr added that she has yet to see a construction project that has been enhanced by delays. Mr. Shaftner complained about the timing of the project and was told by the Main Street Business Alliance that it was to be completed by July 1. He complained about the review of this project. Hugh Daniels explained that there was an appeal and the City is not allowed to ignore the laws. Paul Sincock understood from his voice message that there was a truck problem, yet there are many projects on Main Street contributing to the problem but Mr. Shaftner is singling out the City.

Mr. Shaftner criticized the Council for not visiting the site. Chuck Klingenstein stated that Shauna Kerr and Roger Harlan dropped what they were doing and went to Main Street when he called. Mr. Shaftner disagreed and asked that statements be accurate. Ms. Kerr commented that she went there and there were workers sweeping up the dirt in the street. Mr. Shaftner insisted that no one from the City has been on Main Street to assess the problem. Roger Harlan, upon visiting the site, stated that the traffic situation is difficult and there is no solution in the short term. There is nothing the City can do during the middle of construction to ameliorate the issues. Ms. Kerr suggested that Mr. Shaftner let the contractors and the staff do their jobs and not unduly interfere with getting the park finished. Mr. Shaftner believed there should be compensation for the businesses affected. Chuck Klingenstein added that he visited the site and spent about an hour with Mr. Shaftner and to imply that the Council doesn't care is not a fair comment. Mr. Shaftner insisted that the Council should take some responsibility so that it doesn't happen again, and should compensate businesses. He criticized the delays and felt the City should investigate the reasons by calling a meeting with everyone and that the Council accommodates developers. Mr. Shaftner complained that the only public restroom on Main Street is blocked and that Council should put as much effort as it did in paid parking in getting people in Main Street stores.

III COMMUNICATIONS FROM COUNCIL AND STAFF

Eric DeHaan reported that UDOT is working on getting the signal in operation on Comstock and SR248 by August 15 to coordinate the school opening. He described progress on SR224 and the Rossi Hill Drive and Deer Valley Road area. Sidewalks are being prepared on Park Avenue and the Rail-Trail is being improved. The Woodside Avenue construction project and activities at the Park City Mountain Resort were discussed.

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF JUNE 17, 1999

Chuck Klingenstein disclosed that he was not in attendance and will be abstaining from voting. Hearing no omissions or corrections, the Mayor Pro Tem requested a motion to approve. Paul Sincock, "I so move". Shauna Kerr seconded. Motion carried.

Hugh Daniels	Aye
Roger Harlan	Aye
Shauna Kerr	Aye
Chuck Klingenstein	Abstention
Paul Sincock	Aye

V CONSENT AGENDA

Shauna Kerr, "I move approval of Consent Agenda Items 1 through 3". Paul Sincock seconded. Motion carried.

1. Resolution adopting a Values Program and Mission Statement for Park City Municipal Corporation - See staff report.

2. Water extension agreement with National Abilities Center - See staff report.

3. Authorization to staff to enter into a professional service contract with Sear Brown for the design and construction monitoring of the pedestrian crossing project at Bonanza Drive in the amount of $17,090 - See staff report and work session notes.

Hugh Daniels	Aye
Roger Harlan	Aye, Nay Item 3 only
Shauna Kerr	Aye
Chuck Klingenstein	Aye
Paul Sincock	Aye

VI NEW BUSINESS

1. Authorization to purchase the Richards Property, approximately 20 acres located adjacent to SR224, in the amount of $1.65 million - See staff report and work session notes. Chuck Klingenstein, "I move approval". He thanked everyone involved and noted how important it is to obtain this key piece of property on the entry corridor. Roger Harlan added that this is a magnificent acquisition of open space and supporters of the bond issue will be pleased. Other Council members agreed. Paul Sincock seconded. Motion carried unanimously.

2. Direction and award of contract for the demolition of the Park Avenue properties - See work session discussion. Paul Sincock, "I move approval of staff's recommendation for the demolition of the Park Avenue properties, the Mike Hale Building and the office building only". Chuck Klingenstein seconded. Roger Harlan stated that he will be supporting this motion with reservations expressed earlier in work session regarding the Offret home. Motion carried unanimously.

VII 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 5:40 p.m. Members in attendance were Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Mayor Brad Olch was excused. Staff present were Toby Ross, City Manager; and Myles Rademan, Public Affairs Director. Chuck Klingenstein, "I move to close the meeting to discuss property disposition". Paul Sincock seconded. Motion carried unanimously.

The meeting opened at approximately 6:10 p.m.

* * * * * * * *

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

Janet M. Scott, City Recorder

I N T E R

MEMO

O F F I C E

To: Toby Ross for the City Council
From: The Values Implementation Committee
Subject: Adoption of City Values
Date: July 12, 1999

Consistent with the City Council's high priority goal of valuing City employees, staff has been working diligently on this program for roughly the last year. Focus groups addressing areas ranging from rewards and recognition to fairness and consistency formulated recommendations that we submitted to City Council in January. Since that time we have been developing a values implementation strategy.

The focus group methodology used to identify the City's values has been modified to address the implementation of the values program. Four groups consisting of: 1) Communications & Publicity; 2) Rewards and Recognition; 3) Employee Wellness and; 4) Values Integration have been formed. On Thursday, July 15th, we will ask City Council to formally adopt the City's values and reaffirm the City's mission statement by resolution (attached). This recommended action is the first step of the City values implementation program.

As part of our communications and publicity efforts, we have developed posters (attached) that list the City's mission statement and five (5) core values. We plan to place the posters in the City Council chambers and in each City department and building. In addition, each quarter we plan to "feature" one of the core values. The value for July - September is: **Respect**. The Values focus group and City employees identified other values associated with the Respect core value as: 1) Courtesy; 2) Consideration; 3) Tolerance; 4) Concern and; 5) Honor. We will highlight and implement this core value and the program in general in the upcoming months.

We have invited all City employees to come celebrate the implementation of the Values Program with refreshments this Thursday, July 15th from 3:30 - 4:30 with City Council during work session. We are hoping for a strong turnout and we look forward to seeing you then.

Sincerely,

The Values Implementation Committee:

Bob Johnston, Chair	Karen Robinson	Cindy Lopiccolo	John Lind
Bobbi Brown	Rosemary Kelly	Matt Twombly	Thomas O'Finnegan
Linda Cook	Anita Sheldon	Toby Ross	Bob Stephens
Kim Leier	Tom Bakaly	Kathy Kelly	Troy Dayley

Resolution No. __-99

A RESOLUTION ADOPTING THE MISSION STATEMENT AND ORGANIZATIONAL VALUES OF THE PARK CITY MUNICIPAL CORPORATION.

WHEREAS, The most valuable asset of the Park City Municipal Corporation (City) is its employees; and

WHEREAS, Valuing employees is a high priority City Council goal for 1999; and

WHEREAS, The City undertook a comprehensive review of its values directly involving every department and a substantial number of its employees through an accessible and representative effort; and

WHEREAS, The City's values will be incorporated into the performance review process of all employees; and

WHEREAS, The City intends to proactively advertise, disseminate, educate, celebrate and adhere to the identified values;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Park City, Utah that:

SECTION 1. MISSION STATEMENT REAFFIRMED. The City's Mission Statement is hereby reaffirmed as follows: "Through High Quality Service to Our Community and Guests, We Will Provide A Memorable and Unique Experience While Preserving and Enriching Park City's Heritage, Diversity and Environment."

SECTION 2. CITY'S CORE VALUES ADOPTED. The City's Core Values are hereby adopted as follows: 1) Honesty/Integrity; 2) Communication; 3) Quality/Excellence; 4) Respect; and 5) Humor/Fun.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect July 15, 1999.

PASSED AND ADOPTED this 15th day of July, 1999

PARK CITY MUNICIPAL CORPORATION

____
Mayor Bradley A. Olch

Attest:

____
Janet M. Scott, City Recorder

Approved as to form:

____
Mark D. Harrington, Deputy City Attorney

PARK CITY MUNICIPAL CORPORATION

MISSION STATEMENT

Through High Quality Service To Our Community and Guests, We Will Provide A Memorable and Unique Experience While Preserving and Enriching Park City's Heritage, Diversity, and Environment.

*P*reserve the unique character of Park City

*A*ccept responsibility to solve problems

*R*espect and value each and every individual

*K*eep a sense of humor

*C*ommit to excellence

*I*nstill knowledge through training

*T*ake time to communicate

*Y*o Heave Ho, pulling together in unison

PARK CITY MUNICIPAL CORPORATION

CORE VALUE OF THE QUARTER

RESPECT

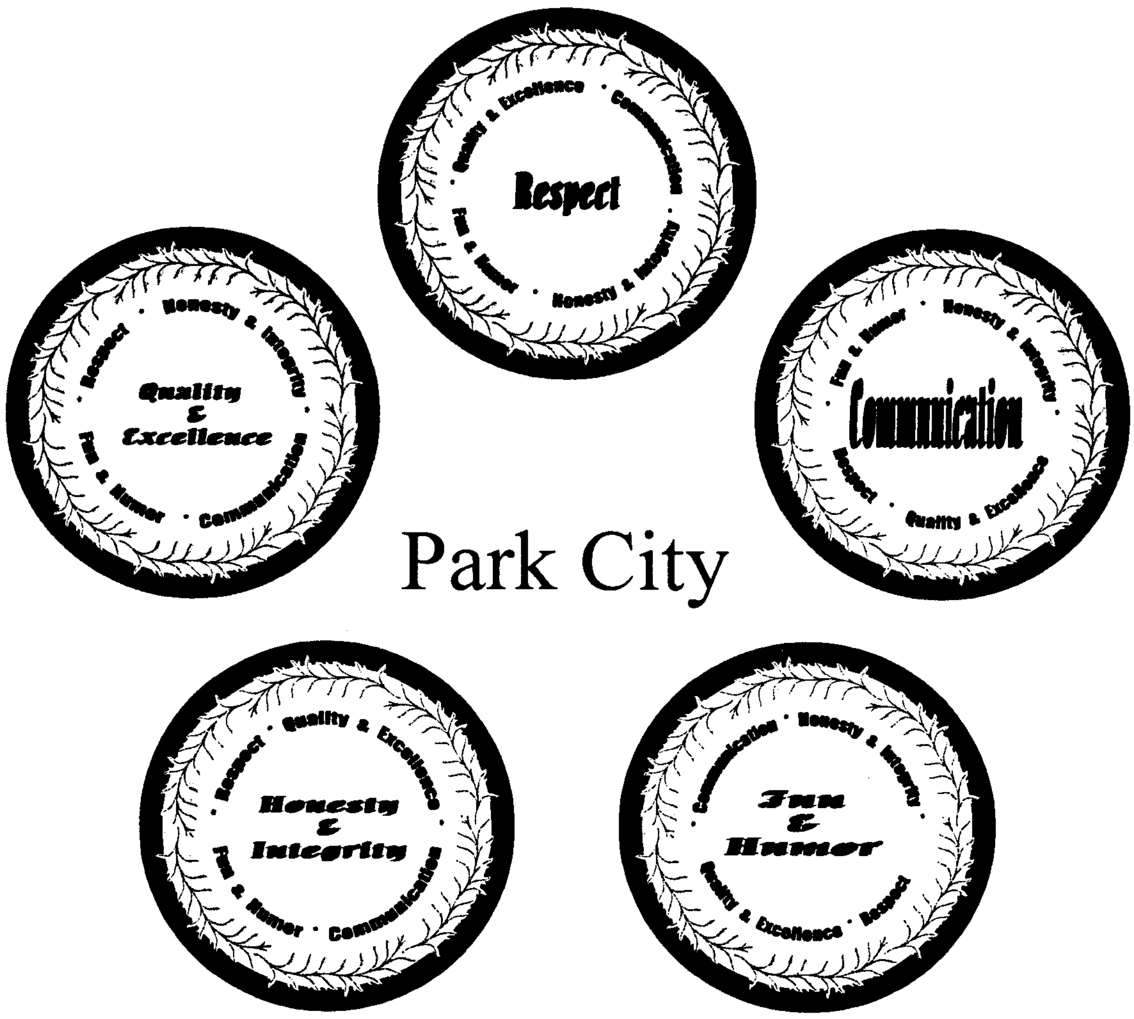
Courtesy Consideration Tolerance Concern Honor

Park City Municipal Corporation Will, During This Quarter, Place a Special Emphasis On The Core Value of Respect Throughout the Organization:

PARK CITY MUNICIPAL CORPORATION

CORE VALUES

Park City Municipal Corporation Will Communicate and Promote The Following Five Core Values Throughout the Organization:



PARK CITY
1884

CITY COUNCIL REPORT

DATE: July 12, 1999
DEPARTMENT: Community Development
AUTHOR: Richard E. Lewis, Director of Community Development
TITLE: Water Service Agreement for National Abilities Center
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Approve the water service agreement between the City and National Abilities Center, and annex the necessary property into the Park City Water Service District.

DESCRIPTION:

A. Topic: In the fall of 1998 the National Abilities Center requested water service to their property in Round Valley, approximately 2,000 feet east of the City limits and adjacent to City-owned property (the Florence Gilmore open space property).

B. Background: The Snyderville Basin Planning Commission has approved the Special Planned Area (SPA) for the National Abilities Center in order to allow them to complete their master plan which consists of an indoor riding arena, an administrative building, a dormitory, and a horse barn. One condition of the SPA approval was that the National Abilities Center provide proof of water service. On May 13, 1999 the City Council directed Staff to negotiate the terms of a Water Service Agreement for the National Abilities Center.

C. Analysis: The City Staff has recommended that the area be served with an 8-inch water line built to City specifications. The National Abilities Center has furnished the necessary water line easement with restrictions so that only the City can authorize other users, if any. The National Abilities Center also agreed to all conditions recommended by the City Staff.

D. Department Review: The City Attorney has prepared the necessary Water Service Agreement and annexation to the water service area. The document has been reviewed by the Community Development Department and contains all of the criteria recommended by the Staff.

ALTERNATIVES:

A. **Approve the Request:** The City Council could approve the Water Service Agreement as drafted.

B. **Modify the Request:** The City Council could approve the agreement with modifications

C. **Continue the Request:** The City Council could postpone action on the agreement pending more study and give direction to the City Staff.

D. **Deny the Request:** The City Council could deny the request

SIGNIFICANT IMPACTS: The main concern of providing water service to the National Abilities Center was that of possibly promoting premature development into the Round Valley Area. The conditions of the agreement as drafted adequately protects the City from other water connections unless the City agrees to provide them. The City Staff was also concerned about maintenance obligations for the water line. The agreement as drafted requires the National Abilities Center to provide maintenance until such time that the City may agree to take over those obligations.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

RECOMMENDATION: The City Staff recommends that the Water Service Agreement be approved as drafted.

DRAFT

DEVELOPMENT AND WATER SERVICE AGREEMENT

This Agreement is entered into as of this ___ day of July, 1999 by and among the National Ability Center, its successors in interest and assigns, whether in whole or in part (NAC), the Park City Water Service District (Water District) and Park City Municipal Corporation (Park City), collectively referred to as the Parties.

WHEREAS, the NAC is a private, non-profit 501(c)(3) corporation dedicated to the development of lifetime skills for persons with disabilities and the families by providing affordable, quality sports and recreation experiences;

WHEREAS, on __________, the NAC received title, by gift deed, subject to a power of reverter, to the following described property for use as _________________:

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SLB&M AND THE SE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH RANGE 4 EAST SLB&M

BEGINNING at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 Section 3, Township 2 South, Range 4 East, Salt Lake Base & Meridian; and running thence N 89ÿ58'47" E 950.04 feet along the 40 acre line; thence North 1049.57 feet; thence N 70ÿ23'24" W 983.05 feet; thence S 00ÿ59'49" W 52.14 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 3; thence S 00ÿ59'49" W 1327.90 feet along the 40 acre line to the point of beginning.

hereafter, the Property. The Property is depicted on Exhibit A;

WHEREAS, on August 24, 1998 the NAC petitioned Park City and its Water District for water service to the Property;

WHEREAS, the Property is within Park City's annexation declaration boundary, but is not contiguous to Park City;

WHEREAS, the NAC owns an easement to extend a line from the Property to the Park City water system, which easement may be assigned to the City;

WHEREAS, the NAC appeared before the City Council on April 1, 1999 and on May 13, 1999 and offered certain assurances that the water service extension would be of public benefit and would not induce growth;

WHEREAS, in exchange for water service, the NAC is willing to restrict development of the Property in perpetuity, to submit to Park City ordinances, to annex to the Water Service District, and to annex to Park City, when appropriate;

WHEREAS, it is in the best interests of the citizens of Park City to annex the Property into the Water Service District upon certain conditions;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. ANNEXATION.

1. The NAC hereby petitions for annexation of the Property into the Water Service District.
2. The Water Service District hereby annexes the Property.

II. CONDITIONS OF WATER SERVICE.

1. **NAC Duty to Construct Line Consistent with City Specifications.** The NAC shall construct an eight (8) inch water line from the City water system, to the Property (the NAC Water Line) in a manner and location approved by the Park City Public Works Director and the City Engineer, all in accordance with applicable provisions of the Park City Design Standards and Construction Specification and Standard Drawings, and subject to City inspection.
2. **NAC Duty to Maintain Line.** The NAC shall maintain the NAC Water Line and easement until such time as Park City accepts dedication of the NAC Water Line and easement.
3. **NAC Shall Not Offer Water Service.** The NAC shall not allow any connection to the NAC Water Line without written City permission, approved by the City Council.
4. **Dedication of Water Rights.** The NAC shall immediately petition to the State Engineer to change the type and place of use, and the point of diversion of sufficient water rights to convert 11 acre feet of Weber River Decreed Water Right Number ---- (18__ priority) to year round municipal use from designated City sources. Upon State Engineer action changing the place and type of use and point of diversion of at least 11-acre feet of such right to the City system, the NAC shall, by Statutory Warranty Deed, convey such rights to the Water Service District. The NAC shall expend reasonable and diligent efforts to convert such rights to City use. If, after 36 months the NAC fails to convert such water, the NAC shall promptly pay to the City all applicable water development fees, with

accrued interest according to the statutory post judgment rate of interest in effect at that time.

5. **Water Connection Fees**. Prior to connection to the Park City water system, the NAC shall pay to Park City water connection fees according to City ordinance.

6. **Irrevocable Offer to Annex to Park City**. The NAC hereby irrevocably offers to annex the Property to Park City. The NAC shall actively support such annexation.

7. **NAC Commitment to Maximum Use Parameters**. The NAC agrees that, regardless of its annexation to Park City, the Property will, in perpetuity, be limited to the following uses:

   7.1. The Property currently supports an outdoor equestrian arena, tack shed, parking lot, and sun shelter.

   7.2. In June, 1999, the NAC received County conditional use permit approval for a 7000 square foot administrative building to house the administrative offices of the NAC, a _____ square foot horse barn, a 17,500 square foot indoor equestrian arena, a 21,000 square foot dormitory/dining hall, and a universal challenge (ropes) course. Such permit includes specific site plan approval and is attached hereto as Exhibit C.

   7.3. The NAC may, in the future, request a permit to construct a swimming pool.

8. **NAC's Commitment to City Ordinances**. The NAC hereby commits to use the Property in a manner that is at all times consistent with City ordinances, including, but not limited to, all livestock, lighting, water conservation, sign, parking lot, outdoor storage, noise ordinances, and design regulations.

9. **NAC's Commitment to Pay for Water Use**. The NAC hereby agrees to pay such water use fees as are generally applicable within Park City.

10. **NAC Easement**. Upon City request, NAC shall dedicate a water line easement to the City that will allow the City to extend the water line to other properties.

11. **Park City Duty to Provide Limited Water Service.** The Water Service District shall provide culinary water and fire flow to the Property to support the uses described in paragraph II.6 herein.

12. **NAC's Unconditional Offer to Dedicate Water Line and Easement.** The NAC hereby irrevocably offers to dedicate its water line, and to assign its water line easement to the City.

III. GENERAL TERMS

1. **Incorporation of Recitals and Introductory Paragraphs.** The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

2. **Severability.** If any provision of this Agreement or the application of any provision of this Agreement to a particular situation is held by a court of competent jurisdiction to be invalid or unenforceable, the remaining provisions of this Agreement shall continue in full force and effect.

3. **Covenants Running with the Land.** The provisions of this Agreement shall constitute real covenants, contract and property rights and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits hereof shall bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto. All successors in interest shall succeed only to those benefits and burdens of this Agreement which pertain to the portion of the Project to which the successor holds title. Such titleholder is not a third party beneficiary of the remainder of this Agreement or to zoning classifications and benefits relating to other portions of the Project.

4. **Notices.** Any notice or communication required hereunder between the Parties must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, the same shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter

containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice is given when delivered to the Party to whom it is addressed. Any Party hereto may at any time, by giving ten (10) days written notice to the other Parties hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at the address set forth below:

If to City to:

City Manager
445 Marsac Ave.
P.O. Box 1480
Park City, UT 84060

Copy to:

City Attorney
445 Marsac Ave.
P.O. Box 1480
Park City, UT 84060

If to NAC to:

Meechie White
National Ability Center
P.O. Box 682799
Park City, UT 84068

5. **Attorneys' Fees.** In the event of a dispute between any of the Parties arising under this Agreement, the prevailing Party shall be awarded its attorneys' fees and costs to enforce the terms of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by the NAC by persons duly authorized to execute the same and by the City of Park City, acting by and through its City Council as of the ____ day of July, 1999.

PARK CITY MUNICIPAL CORPORATION

By: ______________________________
Bradley A. Olch, Mayor

PARK CITY WATER SERVICE DISTRICT

By: ______________________________
Bradley A. Olch, Chairman of the Board

ATTEST: City Clerk

By: ______________________________
Janet Scott, City Recorder

APPROVED AS TO FORM:

____
Jodi Hoffman, City Attorney,
Water Service District Attorney

National Ability Center:
National Ability Center,
a nonprofit corporation

____
By: Richard Dudley
Title: President, Board of Directors

STATE OF UTAH)
: ss
COUNTY OF SUMMIT)

On this ______ day of July 1999, before me, **Thomas L. O'Finnegan**, the undersigned Notary Public, personally appeared **Richard Dudley**, personally known to me to be the President of the Board of Directors of the National Ability Center, on behalf of the corporation named herein, and acknowledged to me that the corporation executed it. Witness my hand and official seal.

____
Notary Public, State of Utah
Residing in Park City, Utah

PARK CITY
1884

DATE: July 15, 1999
DEPARTMENT: Public Works
AUTHOR: Jerry W. Gibbs, P.E.
TITLE: Bonanza Pedestrian Crossing
TYPE OF ITEM: Contractual

SUMMARY RECOMMENDATIONS: **Authorize staff to enter into a professional service contract with Sear Brown for the design and construction monitoring of the pedestrian crossing project at Bonanza in the amount of $17,090.**

DESCRIPTION:

A. Topic: Bonanza Pedestrian Crossing

B. Background:

The proposed Bonanza Drive Pedestrian Crossing is located on Bonanza Drive between Munchkin Road and Iron Horse Drive. Bonanza Drive is one of two arterial streets providing access to Deer Valley and Old Town and carries over 16,000 vehicles per day during peak season. The crosswalk is located mid-block with crosswalk warning signs both at the crossing and in advance of the crossing. Over the last few years pedestrians, parents, and near by residents have expressed concerns with the speed of vehicles, traffic volumes, lack of driver awareness, and safety of children and walkers using the crossing.

Leigh, Scott, and Cleary, Inc. (LSC) completed a study in November 1998 to evaluate the existing conditions and assess a range of potential alternatives. Their report identified vehicles speeds for northbound traffic at 31 mph and 37 mph for southbound traffic. The posted speed limit is 25 mph.

The peak hourly traffic occurred at 4:00 p.m. with approximately 1,400 vehicles. Pedestrian and bicycle traffic was fairly constant between 10:30 a.m. and 3:30 p.m. with a combined average of approximately 23 crossings per hour.

The alternatives reviewed were:

Alternatives	Description	Considerations
Relocate the Crossing	Move crossing 200 ft. to the south, change vertical alignment for sight distance.	Possible conflict with Iron Horse Drive intersection & major utility relocation
Signs	Add signs	Existing signs have had a limited long-term impact on driver behavior
Enforcement	Park a police car at the crossing	Immediate driver recognition, Not cost effective
Pedestrian activated signal	Pedestrian activated signal	Does not meet MUTCD requirement of 100 peds per hour
Flashing Pedestrian Crossing Indicators	*The crosswalk would be outlined by buried flashing lights (similar to road reflectors) activated by a pedestrian or bicycle through a sensor or button*	*New technology, snow plow friendly $15 to $20k per installation*
Speed Humps	Three humps, twelve feet in width, three inches high	Emergency vehicle delays, reduced speeds through the hump area, traffic queuing created by large vehicles, Traffic volumes approaching design limitations, $71k
Median Island	*11' by 135' with 14' travel lanes*	*Improves safety & convenience for pedestrians, should reduce speeds by approximately 5 mph, $65k*
Choker & Median Island	Similar to the above with a six foot wide island and narrow the roadway.	Similar advantages to the above, creates a 2.5' travel way deviation, $69k

The recommended solution identified in the LSC study is a combination of the median island and the flashing pedestrian crossing lights system similar to those produced by "Flight Light, Inc.". The estimated project cost including engineering is $85,000.

C. Analysis:

Staff prepared a request for proposals (RFP) from traffic engineering firms to perform the design and provide construction management of the project. Responses were due by July 1, 1999. The scope and requirements of the project are:

- Review the existing report from Leigh, Scott, and Cleary, Inc.;
- Review alternatives assuming two scenarios: rail trail and no rail trail (the Rail Trail currently ends 700 ft. east of Bonanza);
- Recommendation of findings;
- Develop plans and specifications to construct the preferred alternative;
- Develop engineering estimates;
- Coordinate impacts with adjoining property owners;
- Assist in the bid process, evaluate bids and make recommendations to Staff and City Council;
- Construction management of the project;
- Post data collection of the effectiveness of the installation;
- Final project report;
- Provide and estimation of cost;
- Identify the project manager and team;
- Outline the project manager's experience in traffic calming designs and implementation;
- Statement of work approach;
- Time table;
- Estimated cost for each phase (project review, design, contract management, & construction management);
- A list of comparable projects showing the experience of the project manager to complete projects on time and within budget;
- The selected firm will be required to sign a Park City "Professional Services" contract;
- Project is anticipated to be completed by the winter of 1999.

Seven engineering firms were contacted. Only three responded. A table comparing the estimated cost of the three proposals are as follows:

	Sear Brown	**ENTRANCO**	**Fehr & Peers**
Project Review	**$953.00**	$2,140.32	$2,750.00
Project Design	**$6,016.00**	$7,943.04	$9,470.00
Coordination	**$1,137.00**	-0-	$2,070.00

Contract Management	**$2,000.00**	$3,960.32	$2,260.00
Construction Management	**$1,449.00**	$4,458.32	$2,280.00
Project Evaluation	**$4,918.00**	$1,000.00	$3,456.00
Direct Cost	**$617.00**	$1,750.00	$2,479.00
Estimated Total	**$17,090.00**	$21,252.00	$24,765.00
Total person hours	**266 hours**	275 hours	281 hours

All three engineering firms are competent. All three possess the skills to complete this project within their budget. The cost per hour varies from a low of $66.24 to $88.13. The higher costs reflect greater participation by upper management of the consulting firms.

The total project funding in the current Capital Improvement Budget is in the amount of $85,000 in line item 31-42119.

The design will include a sidewalk along the east side of Bonanza to Iron Horse Drive. The construction contract will require City Council authorization.

D. Department Review: The City Engineer, Department of Capital and Budget, and Public Works have work in cooperation to prepare and review the RFP. The Legal Department will review the professional services contract.

ALTERNATIVES:

A. Authorize staff to enter into a contract with Sear-Brown: This firm is qualified to design and supervise this project. They have successfully completed numerous jobs in the Park City area. This is the staff recommended option. A separate formal bid process will be required for construction.

B. Authorize staff to enter into a contract with one of the other engineering firms: This is not the recommended option. Both Entranco and Fehr and Peers are capable and qualified to complete this work. The design cost will be higher.

C. Request staff to advertise for a greater selection of firms: Seven different firms were given an opportunity to respond to the RFP.

D. **Delay the Project:** This option would postpone the design until next spring.

SIGNIFICANT IMPACTS: The City Council has expressed an interest in improving the safety of pedestrian and bicycle crossings on Bonanza. This issue does not have a straightforward text book solution. Each alternative has both positive and negative characteristics. A review of the LSC report should verify the data and assumptions are still valid.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:
The anticipated cost for design will be higher if alternatives B or C is taken. Alternative D will delay the project to improve the safety of the crossing.

RECOMMENDATION: **Authorize staff to enter into a professional service contract with Sear Brown for the design and construction monitoring of the pedestrian crossing project at Bonanza in the amount of $17,090.00.**

PARK CITY
1884

COUNCIL AGENDA REPORT

DATE: July 12, 1999
DEPARTMENT: Public Affairs
AUTHOR: Myles C. Rademan, Director
TITLE: Richard's Property
ACTION: **Property Acquisition**

SUMMARY RECOMMENDATION: **Purchase the Richard's 20 acre parcel for $1.65 million using open space bond proceeds.**

DESCRIPTION:

A. Background: The approximately 20 acre Richard's property, composed of wetlands and pasture, is situated in Park City's sensitive entry corridor abutting highway 224. The city, through the Trust for Public Lands (TPL) and the Citizens Open Space Advisory Committee, has been in negotiations with Mr. Richards for the past six months. TPL optioned the property at the appraised price of $1.65 million and it was agreed that TPL would sell the property to the city as soon as the city secured financing. Several issues regarding water surfaced during the negotiations: 1) how much water would transfer with the sale of the property; and, 2) disagreement over other outstanding water claims. These issues have been resolved to the level that the acquisition could proceed. The city will receive 10 acre feet of water with its purchase of the property, and all other water claims between Mr. Richards and the city will be resolved independently of this transaction. This water is several acre feet more than was considered in the appraisal; TPL and Mr. Richards shared the cost of the extra water without increasing the cost to the city. TPL exercised its option to purchase at the end of June, will close on the property at the end of July, and is prepared to convey title to the city as soon as the city's open space bond financing is secured. This is anticipated by late August at the latest. The city will pay interest to TPL from the end of July until we purchase the property at our investment rate (5.25%).

D. Department Review: The project has been reviewed by the City Manager, Director of Public Affairs, the Planning Department, the Legal Department, and the Office of Capital Management.

ALTERNATIVES:

A. Approve the Request: Authorize staff to prepare and review and the Mayor to execute all documents necessary to purchase the property from TPL for $1.65 million plus interest. The closing would occur at the earliest possible date after the open space bond sale closes.

B. Deny the Request: TPL optioned and will purchase the property based on the city purchasing the property subject to the terms and conditions negotiated already. Failure to conclude the purchase would create potentially costly problems for TPL.

C. Modify the Request: Same as above. The terms of the Richard's acquisition have already been modified to satisfy the city's concerns.

SIGNIFICANT IMPACTS: COSAC designated the Richard's property as its number one acquisition priority. Keeping this parcel open insures an unbroken entry open space corridor from the City Farm to Payday Drive. About $1.65 million of the $10 million open space authorization will be used for the purchase. Depending on when the property closes, the city will incur $3,000 to $6,000 in interest costs. These costs are also expected to come from bond proceeds.

A. CONSEQUENCES OF TAKING RECOMMENDED ACTION. A large, visible parcel within the entry of Park City will be protected and added to the city's open space inventory.

B. CONSEQUENCES OF NOT TAKING RECOMMENDED ACTION. Significant open space values might potentially be lost or compromised at some future time. Failure to conclude the purchase would create potentially costly problems for TPL. If TPL takes possession of the property, they would likely market the property to recoup their costs.

RECOMMENDATION. Authorize staff to prepare and review and the Mayor to execute all documents necessary to purchase the Richards property from TPL for $1.65 million plus interest Authorize staff to prepare and review and the Mayor to execute all documents necessary to purchase the property from TPL for $1.65 million plus interest as recommended by COSAC. The closing would occur at the earliest possible date after the open space bond sale closes which is expect in mid August.

PARK CITY
1884

DATE: July 9, 1999
DEPARTMENT: Capital Management and Budget
AUTHOR: Linda Cook, Capital Projects Manager
TITLE: Award of Demolition Contract - Park Ave. Properties 1220, 1240, 1260
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS:

1) Provide direction as to the preferred use or disposal of the Offret residence located at 1260 Park Ave.

2) Award the base bid in the amount of $28,150.50 to Nelson Trucking, Inc. for demolition of the structures at 1220 and 1240 Park Ave. to include fill and regrading of excavated areas. Or, depending on the decision regarding the Offret residence, award bid alternate "B", in the amount of $30,770.50 to include demolition of the residence.

A. Background:
Staff is submitting this staff report to address two related issues:
1) Optional uses of the Offret residence as proposed by Mountainlands Community Housing Trust and City staff and,

2) Award of contract which contemplates demolition of the three structures/parcels, or a combination thereof, located at 1220 (a.k.a Mike Hale Dealership), 1240 (a.k.a. Snug or "commercial bldg") and 1260 (a.k.a. Offret residence) Park Avenue.

Staff has provided discussion points and analysis related to Mountainland's proposal (see attached) in Section B. "Analysis", while the balance of this report addresses demolition of, at least, the 1220 and 1240 sites.

B. Analysis:
Offret Residence
The following alternatives have been discussed by staff in regards to the future of the Offret residence:
1) Demolition. The house could be razed at the cost of approximately $ 2,600 if done in conjunction with demolition of the other two sites, and in a range of $5,000 to 23,000 if done alone. Funds will come from the approved Park Ave. Property Improvements CIP budget. Use of the site would then be determined through a master planning process. The cost is a factor in this decision and the loss of housing stock in a traditionally residential area.

2) City Retention. The City could improve the building to meet current code at the cost of approximately $10,000. Rehabilitation funds are available in the Housing CIP fund to undertake the work. The house could be used for personnel, as a meeting space or it could be leased to residents from the City Housing List. It could be rented at market or at restricted rates. Management of the property could be handled internally (at the expense of other projects), turned over to a management agency for a fee, or be managed by Mountainlands. Demolishing the house would be less costly than renovation. On the other hand, a structure could be maintained that could not be rebuilt for the same cost.

3) City Lease and/or Sale of property. Mountainlands Housing has submitted a proposal to lease the structure from the City for a period of 15 years (see attached). Habitat for Humanity is no longer interested. Staff has met with Mountainlands to discuss the proposal and their main goal is to preserve the residential structure. They are receptive to a variety of lease options (and would entertain purchase options at the pleasure of the Council) with that end goal in mind. Depending on the lease rate from the City, the rehabilitation and re-use of this structure could be more cost effective for them than purchase or construction of a similar unit in the Park City limits. Mountainlands reviewed the concept of retaining the house with the Parks Recreation and Beautification Board in May. The board was in support of the idea.

If Mountainlands were to make the needed improvements they would request a lease of at least 15 years and would make the unit handicap accessible. The terms of the lease would need to be finalized by the staff and Council if this alternative is supported. Under one possible scenario, the City could fund the improvements and then revenues from the lease could work toward paying off the improvements. Similarly, Mountainlands could make the improvements and revenue could go to the Housing CIP fund. Lease terms during the Olympics would need to be addressed. The policies of leases during the Olympics may be in conflict with the goal of providing a long term stable housing source for residents.

Demolition Contract

On July 8, 1999, staff received sealed bids, with various alternatives, to demolish the 1220, 1240 and 1260 Park Ave. parcels. The request for bids was structured so as to show the base cost of razing the 1220 and 1240 sites.

The base bids, representing demolition of 1220 and 1240 and retaining asphalt, range from $28,150.50 to $98,500. The low bid alternate to add the house to the demolition contract is an additional $2620, also from Nelson Trucking. Alternative bids to demolish only the house range from $5,355 to $22,700. These figures approximate the range of bids to demolish the house at a later date. The additive bids to remove asphalt on the 1220 and 1240 sites vary depending on contractor interpretation. However, the asphalt is proposed to be retained for the approved temporary skateboard park.

C. Department Review:

Capital Management and Budget
Legal - bid and contract review
Planning Dept.
Administrative Services Director
Leisure Services
City Engineer
Parks and Maintenance Depts.
Building Dept.

ALTERNATIVES:

Each alternative includes a request for Council to provide direction regarding the Offret residence.

A. **Approve the Request:**
Award the base bid in the amount of $28,150.50 to Nelson Trucking, Inc. to demolish the 1220 and 1240 Park Ave. parcels in preparation of the skateboard facility. This is staff's recommendation.

B. **Modify the Request:**
Select a bid alternate which incorporates other Council preferences regarding demolition of the three structures. The alternates include options for asphalt removal and/or demolition of the Offret residence, in conjunction with the two other structures, or in the future. Staff does not recommend asphalt removal on the 1220 and 1240 parcels as it provides a good portion of a suitable base for the temporary skateboard park.

C. **Deny the Request:**
Staff does not recommend either canceling the demolition project or rebidding the project. The formal bid process appears to be clean and the approved skateboard park project relies on the demolition of the 1220 and 1240 Park Ave. structures.

D. **Continue the Item:**
Council may wish to continue the issue of use or disposal of the Offret residence in order to further explore options. Depending on the City Council's determination to demolish the house, it could be added to the contract now or done as a separate contract at a later date.
Time is of the essence in awarding the demolition contract for at least the 1220 and 1240 sites, so as to proceed with the skateboard facility by mid August. Staff would prefer to issue a notice to proceed as of Friday, July 16, 1999.

SIGNIFICANT IMPACTS:

Sufficient funds are budgeted in the Park Ave. Property Improvements CIP account for the demolition of all three structures. If Council wishes to retain the Offret residence, sufficient funds are budgeted in the Affordable Housing account for the necessary improvements to make the house habitable (estimated at approximately $10,000).

RECOMMENDATION:

Offret Residence

Staff requests direction regarding the preferred use or disposal of the Offret residence. The options range from renovation in conjunction with a proposal from Mountainland Community Housing Trust, to renovation for a clear City use as housing or other surplus space, to demolition with the two adjacent parcels. Staff has consolidated the proposed uses of the Offret residence with the question of demolition as the decision factors heavily in the award of contract to demolish an entire area adjacent to City Park. Staff prefers that Council attend to the issue of the Offret residence before awarding a demolition contract.

Award of Demolition Contract

Staff recommends that Council award the base bid in the amount of $28,150.50 to Nelson Trucking, Inc. for demolition of the structures at 1220 and 1240 Park Ave. to include fill and regrading of excavated areas. The asphalt surrounding both structures provides a suitable base for the approved temporary skateboard park assuming that the disturbed areas resulting from demolition are filled and repaved. Should Council decide to demolish the Offret residence, staff recommends that Nelson Trucking's bid alternate "B", in the amount of $30,770.50 is selected to incorporate demolition of the residence with the other two buildings, as economies are achievable when demolishing the three parcels at once.

MOUNTAINLANDS COMMUNITY HOUSING TRUST
P.O. Box 3661
544 Park Avenue
Park City, UT 84060
Tele: (435) 647-9674
Fax: (435) 658-3890
email: pmcrob@sisna.com

June 24 , 1999

Honorable Brad Olch, Mayor
Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060

Dear Mayor Olch:

On behalf of the Board of Directors of Mountainlands Community Housing Trust, I am writing to ask the city to consider retaining the Offret House as part of the affordable housing pool in Park City.

Mountainlands Community Housing would be willing to rehabilitate the structure at its cost in exchange for a long term lease on the property. Our level of rehabilitation would be proportional to the term of any lease agreement. Our preliminary estimates to make the unit habitable is $7,500 - $10,000. Theses monies would go to the immediate need of making the building code compliant for habitation with minor interior patchwork.

However, we would propose a more substantial rehabilitation if the City would be amenable to a long term lease (i.e., 15 years.) In addition, we would be able to make the entire first level handicap accessible through a substantial rehabilitation. Improvements under this scenario could include a new roof and siding , enclosing the garage among others.

We would also be able to make interior modifications to meet ADA requirements. There are very few units in town that meet ADA requirements. It would be great to be able to add a single family house to that pool. We are already noticing an increase in requests for accessible housing as folks are planning relocation in conjunction with the Paralympics that will follow the 2002 Winter Olympics.

Another option with the property would be the potential of converting the downstairs into a studio or one-bedroom apartment. Currently the upstairs is a 3 BR unit. We would propose reconfiguring the interior upstairs to be a 2 BR accessible unit and transferring that third bedroom downstairs. In that way we could add to housing units to the pool, while keeping the same total number of units.

The unit(s) would be rented in accordance with city guidelines and first preference could be extended to city employees.

This is intended to begin a dialogue on this property and does not represent the entire universe of options. For example, we could also rehabilitate the property and sell it to someone on the City or Silver Meadows waiting list. The structure could be similar to that of the Silver Meadows project in which the City has a right-of-first refusal on the unit. Our ultimate goal is to create affordable from what is currently a vacant, but very usable, structure.

We would be happy to meet with you, or City Council in work session, to discuss our ideas. In the interim, please do not hesitate to call me at 615-5113 or Phyllis Robinson at 647-9674.

Thanks for your consideration,

Very truly yours,

Tommy Youngblood
President
Mountainlands Community Housing Trust

c: Phyllis Robinson

PARK CITY 1884

REQUEST FOR SEALED BIDS
Demolition of 1220, 1240, 1260 Park Avenue

Introduction

Park City Municipal Corporation ("City" or "Park City") is seeking the services of a qualified contractor to complete the demolition of three distinct and separate structures located adjacent to each other at 1220, 1240, and 1260 Park Avenue. This demolition will incorporate regrading and fill.

The City has acquired three properties which run adjacent to City Park. 1220 Park Avenue, formerly known as Mawhinney Motors and Mike Hale Chevrolet, is a one story block structure of approx. 6200 Sq. Ft., which sits on .47 fully paved acres. 1240 Park Avenue is also a block structure consisting of a basement and two above ground levels each about 1400 Sq. Ft., which sits on .16 mostly paved acres. 1260 Park Avenue is a residential structure consisting of a basement and main floor each approximately 1,000 Sq. Ft. situated on about .25 unpaved acres. Of all three properties it has been determined that no historical value exists. All easements related to this project have been cleared; Park City owns all of the property for this project.

Scope of the Project

This project includes demolition of the three distinct and separate structures located at 1220, 1240, and 1260 Park Avenue, removal of all related physical remnants and transportation of remnants to a qualified landfill. Each site is to be returned as close to natural grade as possible.

The City requires that sealed bids be prepared as follows:

1) The base bid must reflect the cost of demolishing only the 1220 and 1240 structures, and properly filling each site up to grade where foundations previously existed.

a) This bid alternate must reflect the cost of demolishing only the 1220 and 1240 properties <u>and</u> ***the cost to remove and dispose of all asphalt paving on the two properties (up to but not including curb/gutter).***

b) This bid alternate must reflect the costs of demolishing ***all three structures together*** (1220, 1240, 1260) and properly filling each site up to grade where foundations previously existed.

c) this bid alternate must reflect the cost of demolishing ***only*** the 1260 Park Ave. structure and properly filling the site up to grade where foundations previously existed.

Failure to submit the base bid and all three bid alternates shall disqualify the bid.

The City reserves the right to accept or reject any bid alternate, combination of bid alternates, or all bids. A construction mitigation plan (CMP) shall be required prior to demolition permit issuance. Contact the Building Department at 615-5114 for further information concerning the demolition permit. A demolition permit shall be obtained by the successful firm. Park City will waive the fee for this permit.

Special Considerations

1) Contractor must define a dust control program. The City may be able to provide a hydrant connection.
2) No work will be allowed during the weekend of the Park City Arts Festival, August 7th and 8th. The site must be secured and posted "Do Not Enter - Construction Zone".
3) Work on every Wednesday of the project must cease by 4:00 PM
4) Contractor will be responsible to coordinate all related utilities activities and shut-offs with the respective utility companies.
5) The projected construction completion date is August 9, 1999.

These special considerations must be considered in the bid costs and time lines.

The City is advertising this project for bid on June 26th and 30th, 1999. All bids must be received no later than 3:00 PM MST on Thursday, July 8, 1999. Bids will be opened publicly at 3:05 PM MST that same day.

Preliminary Scope of the Duties to be Provided

The selected firm must be able to meet the following criteria:

1) Efficiently complete the demolition and grading of the sites, including removal of remnants to a qualified landfill.
2) Provide a construction mitigation plan with detailed time lines.
3) Complete the entire project by August 9, 1999.
4) Enter into the City's standard construction contract.

Structural analyses of 1220 and 1240 Park Avenue and Phase I environmental assessments of all three properties have been completed and are available. Firms that intend to submit sealed bids for this project are encouraged to obtain a copy of these reports, in order to become more familiar with the City's expectations for the demolition and site work. Copies of the reports and contract can be obtained by contacting Linda Cook at (435) 615-5008.

Qualifications of the Firm/Individual

The firm selected by the City must be licensed professionals with the bonding capacity required to complete the project. The firm selected will be the lowest responsible bidder.

Requirements for Consideration

Interested firms must submit the following information to the City:

1. A detailed report indicating how the project will be phased, expected completion dates for each phase, and the costs associated with each phase of the project.
2. The names, phone numbers and addresses of three references who are familiar with the nature and quality of your professional work.
3. A 5% bid bond for the base bid is required.
4. All relevant licensing, bonding, and insurance information will be required of the successful bidder.

Selection Process

1. The City Manager or his designee(s) will recommend a firm from the information submitted.
2. The City Council will authorize awarding the contract.

Deadline for Submittal

The deadline for submission of sealed bids is Thursday, July 8 , 1999 no later than 3:00 P.M. MST. Bids will be opened publicly at 3:05 P.M. MST in the Public Affairs Office, 3rd Floor Marsac Building. This information may be mailed or hand delivered to:

Linda Cook, Project Administrator
PO Box 1480 (445 Marsac Avenue-3rd floor)
Park City, Utah 84060

All questions should be directed to Linda Cook at (435) 615-5008, who will respond to all known bidders and issue addenda as necessary.

BID SHEET

Base Bid 1
Proposed Cost : ____
____
Proposed Time Line: ____
____

Bid Alternate a.
Proposed Cost : ____
____
Proposed Time Line: ____
____

Bid Alternate b.
Proposed Cost : ____
____
Proposed Time Line: ____
____

Bid Alternate c.
Proposed Cost : ____
____
Proposed Time Line: ____
____

I certify this bid is presented in good faith and in recognition of the information contained in the Request For Sealed Bids.

Date____________

Firm____________

Contractor Signature______________________