PARK CITY COUNCIL WORK SESSION MINUTES
SUMMIT COUNTY, UTAH
JULY 12, 2012

Present: **Mayor Dana Williams; Council members Andy Beerman; Alex Butwinski; Cindy Matsumoto; Dick Peek; and Liza Simpson**

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Bret Howser, Budget Manager; Matt Twombly, Project Manager; and Jonathan Weidenhamer, Economic Development Manager

ICMA Team: Todd Aernie, Nelsie Smith and Marc Landry

Katie Wright, PC Foundation; Alison Butz and Mike Sweeney, HPCA; and Dave Nicholas, IBI Group

1. **Council questions/comments.** Linda Tillson introduced Tegan Davis, the new Youth Librarian who relocated from Colorado.

Dick Peek reported that Habitat for Humanity dedicated the Marsac house which will be occupied by a family of four. The Historical Society received a clean audit for the year. Cindy Matsumoto reported on the Library Board meeting which was attended by the new appointees. Alex Butwinski relayed that he attended an Art Board meeting. Andy Beerman announced that the USOC decided not to pursue a Winter Olympics for 2022 but to focus on the Summer Olympics in 2024 or the Winter Olympics in 2026 which will provide more time to prepare a bid.

Liza Simpson attended the Fire Board meeting where the fire impact fee study was reviewed and adopted at the next meeting. Almost all of the impact fees are decreasing because the district is getting closer to build-out and the implementation of legislative changes to the calculation. The Mountainlands Community Housing Trust met. She congratulated the Friends of the Farm on its new interpretive trail. She commented on the great paving job in Swede Alley and the Transit Center.

The Mayor spoke about welcoming a national Burger King conference and learning about converting recycled frying oil into a new biofuel available to the public. He and staff met with the latest Air Force team and he attended the dedication of the Habitat for Humanity house. He welcomed Candace Watkins, former Mayor of Covington, Louisiana to the meeting.

2. 2030 Strategic Plan – International City Management Association. Bret Howser introduced Nelsie Smith, Marc Landry and Todd Aernie. The steering committee included City employees Pace Erickson, Jessica Moran, and Jason Glidden and Katie Wright, from the PC Foundation, representing the general public. A community open house was held last night and all input will be considered in a final draft document. Marc Landry referred to helpful information gained from the 2009

Community Vision with the strong message to *keep Park City, Park City.* He explained that every year ICMA selects approximately 15 individuals to attend a leadership program and they are part of that group.

Nelsie Smith reiterated that the foundation for this project is the Community Visioning which provided a lot of information as a basis for the vision. The team was in Park City is March and April. In March, a series of meetings were held with stakeholders and Council provided additional input in April. She noted that about 15 people attended the open house last night and the feedback was positive. Adaptive reuse of historic properties has been highlighted. The documents that correspond with Park City 2030 will continue to evolve over time to reflect the current needs of the community. She explained that the eight goals established by the City Council were redefined into four goals. Each of these priorities has desired outcomes and indicators. In April, historic preservation appeared to be lost and not highlighted as a priority. She referred to five strategic approaches which are overarching and the fundamental basis for decision-making in Park City. Park City character and regional collaboration used to be goals but the Team felt they are the means to get to the end.

Todd Aernie stated that Council adopted eight biennial strategic plans which have been refined and a scorecard has been incorporated. Measures have been assigned to the desired outcomes and indicators. Gold, silver and bronze are the scores; gold is turning toward the vision, silver is stable and bronze is turning away from the vision. Staff will report back to the Council on the status of priorities which will tie into the business plans and budgeting for outcomes. He referred to the proposed scorecard which will provide a great snapshot of the status of goals. He discussed the importance of balancing priorities so they don't compete against each other.

Marc Landry explained that the biennial plans take into account Council priorities and desired outcomes; the scorecard and the action plan are tied together. Staff will prepare business plans which will include specific operational items and the BFO process is in place. He pointed out that the draft templates of the biennial plans and business plans are examples. The General Plan and Strategic Plan need to work together and the score card is essential for the elected officials and the community to measure success. Mr. Landry felt the next step is for Council to consider adopting the 2030 Strategic Plan and for staff to refine the biennial plans and develop business plans. In some areas, staff has already done that. He thanked staff members, the stakeholders and elected officials for their feedback.

Liza Simpson referred to regional collaboration and felt that it needs to be expanded beyond Summit County and the state or it could be less specific. She asked how median income compared to median home price can be used as a key indicator. Ms. Smith explained that these are written as aspirational commentaries, recognizing that there are challenges, to help gauge success. Todd Aernie added that these will tie back into outcomes.

Bret Howser pointed out that there is little control for some key indicators to dictate outcomes. It was decided to keep them in the document anyway, monitor the trends and do our best to manage the outcomes. The City will not score in the top in all instances because many of these goals will be mutually exclusive and it will be a balancing act over the long haul.

Dick Peek referred to the statement about strategic approaches being the overarching way to filter elements of the Plan and Nelsie Smith stated that this needs to be incorporated in the final document. Mr. Howser relayed that the priorities and the outcomes should drive how the City operates and the strategies created in the business plans. The five general approaches should also drive how the strategies are created.

Andy Beerman felt that this will be a beneficial tool for the City and should dovetail nicely with the General Plan work. He explained that his concern is not attaining gold medals on everything but is more related to excellence and the indicators. He felt the focus should be on excellent scores as opposed to a combination of those and it is more meaningful from a public perception point of view. He suggested adding two desired outcomes, a multi-seasonal economy of jobs and support of local businesses. There are two key indicators relating to the school system for which the City has very little control and he questioned if their inclusion is appropriate. Nelsie Smith indicated that this was discussed at length and the group didn't want any resident to feel his needs are not being met. She felt Park City provides services reaching this population that influence reading proficiency and ensures graduation rates.

The Mayor asked if members are comfortable consolidating eight goals into four goals but articulating the approaches. He added that he felt there was overlap with eight. He spoke about kids growing up in this town and not being able to stay to make a living here without working for the resorts or the tourism industry.

Andy Beerman suggested that retention be a desired outcome for City employees as well as the ability to move upward within the organization. He asked if it makes sense to conduct a Community Visioning exercise every ten to twelve years. The Mayor believed that these have been done about every five years at varied levels but the last one was different than previous ones. Liza Simpson suggested morphing it with the recommendation that the long-range strategic plan be updated every four years. Maybe there is a way of updating the biennial plans without reinventing the wheel. The Mayor pointed out that part of the last Community Visioning was specifically focused on rewriting the General Plan. Mr. Beerman felt that a community-wide evaluation of our values should be conducted every ten to twelve years and maybe every four years to look at the Plan and make needed modifications. He felt that the icons used for the strategy points are not intuitive; Mr. Howser agreed and stated that staff will work on this.

Nelsie Smith emphasized that the communication piece for the community is the biennial plan which will be written in a way that is easy to understand.

Alex Butwinski referred to the statement, *the resort experience continues to exceed expectations,* and felt it is unclear as to whose expectations and Bret Howser agreed that *visitor* should be added for it to make sense. Mr. Butwinski wasn't convinced about using Olympic medals as icons measuring success. He pointed out conflicting language on public art. Ms. Smith felt that the scorecard should be clear and it probably will be changed. She spoke about the importance of the public understanding the biennial plans.

In response to a comment from Dick Peek, Marc Landry described the document as evolving and fluid. Mr. Peek felt that the details of the key strategies and desired outcomes need to be finalized before adoption which is tentatively scheduled on July 26. Mr. Bakaly explained that the teams will develop the business plans and Council is adopting the structure, key indicators, and desired outcomes. Discussion ensued about holding a work session on the Strategic Plan before adoption. The Mayor pointed out that there is no commentary on preserving Park City's brand. Nelsie Smith stated that it is an outcome as part of the world-class multi-seasonal resort destination and the outcomes should represent Park City's brand. Liza Simpson interjected that she uses *community* and *brand* synonymously. The Mayor invited public input.

Katie Wright referred to concerns about including School District data as key indicators. She relayed that just about every community uses third grade reading levels as an indicator of future success. She encouraged Council to keep those indicators in the document and to maintain collaboration with other groups.

3. Downtown Projects. Jonathan Weidenhamer expressed his appreciation to members for giving direction on the Resort Communities Sales Tax increase because one of IBI's deliverables is to provide a phasing plan. The projects are broken down to immediate needs which are intended to be done this summer. Short term needs are those in a one to five year time frame including streetscape and sidewalk, plaza and past due projects. Longer term needs are six to ten years out. Immediate needs can be funded within the existing budget estimated at $638,000. He felt these projects are priorities and influences the long term success of downtown. Design fees are budgeted at $200,000 and staff recommends proceeding with the design and engineering of the streetscape and sidewalk projects which will allow construction next year. Regardless of the outcome of the Resort Communities Sales Tax initiative, staff is recommending streetscape and sidewalk improvements which are critical infrastructure needs.

Mr. Weidenhamer noted that staff is asking for direction on the timing of the plaza work and staff is recommending 2014 for the Brewpub, City Hall Plaza, and Transit Center (bear bench pass-through). The Brewpub cannot be done any sooner because of design demands and is contingent on Resort Communities Sales Tax approval. There are economies of scale in building that with the City Hall Plaza. He stated that staff is recommending to begin the design next summer and construction in 2014.

Mayor Williams pointed out that the City Hall Plaza did not make the list of HPCA priorities. He is unsure if money should be spent on the design on the Plaza until there is more information on a Main Street ski connection to Deer Valley. Alex Butwinski strongly felt that City Hall is an iconic structure and although it may not be a Main Street priority, it should be a priority of the City Council. If the initiative passes, the money will start coming in the second quarter of 2013 and by the beginning of 2014, the City will have a chunk of money. The City Manager clarified that it won't be a big chunk because it will kick in after the winter season but there are ways to bridge a short term loan. Mr. Butwinski believed that timing and prioritization can be modified.

Cindy Matsumoto felt that budgeted improvements should move ahead and a more lengthy discussion would be appropriate after November when available funding is known. This will influence decisions on plazas and she felt it important to set aside funds for sidewalk maintenance. Dave Nicholas believed there are immediate fixes as a part of an overall project, but the strategy in sequencing is considering the most deteriorated sections that were reasonable from a construction perspective and maximizing the construction timing as well as balancing disruptions. Ms. Matsumoto felt that some sidewalks need immediate attention whether they are part of this project or not and the Mayor agreed that some sections of sidewalks are hazardous. Tom Bakaly interjected that if the tax passes, the sidewalks will be replaced next year but acknowledged that some repairs may need to be made now. Alison Butz pointed out that change in the seasons affect the sidewalks and curbs and Mr. Bakaly again stated that staff can check surface levels and make needed repairs.

Liza Simpson referred to Mr. Butwinski comments about showcasing City Hall. Even though Main Street is the main attraction for people, they all get there through Swede Alley and it should be attractive. She felt there is ample time to decide on the design of the plazas. Cindy Matsumoto asked about the historic wall project and Jon Weidenhamer explained that there were sales tax bonds issued for a Swede Alley OTIS project but over the last two years OTIS was pared down to infrastructure-based projects and the streetscape projects became less of a priority.

Andy Beerman felt that the schedule is sensible. It may not be exactly what the merchants wanted, but it makes a lot of sense. He disagrees with some members on the City Hall Plaza. Revealing the historic wall will improve the area and the focus should be on infrastructure and potential return of investment rather than aesthetic projects.

Dick Peek pointed out that $6 million was spent on the Marsac Building renovation. The grandiose stairway into town was used for generations and it dumps into an asphalt field. A lot of money was spent on the transit center and parking garage and Swede Alley is a great place to have a public plaza. He felt that the Brewpub Plaza with a Deer Valley connection could significantly boost our economy.

Mr. Weidenhamer understood that three Council members consider the City Hall Plaza a priority and design could begin in 2013. Ms. Simpson clarified that she was not suggesting accelerating the project, but views Swede Alley as a priority because it is the entrance to the Main Street shopping district. The Mayor felt it would be helpful to discuss this further and to take a look at the concept plans. Jon Weidenhamer noted that the plan presented in April has been modified to reduce impacts on parking and circulation. Mr. Bakaly stated that it seems that a majority is interested in the City Hall Plaza project but a work session would need to be held after November.

Liza Simpson asked why the dumpster behind Ciseros is there when there is a trash compactor a block away. Alison Butz commented that it is heavily used by merchants and installing a trash compactor in the Brewpub Plaza has been suggested to eliminate the need for the dumpster. Mr. Weidenhamer explained that there has been talk about screening it in the short term. Ms. Simpson pointed out that the Swede Alley dumpster is convenient for adjacent businesses but other Main Street businesses do not have that benefit.

Mike Sweeney explained that the HPCA trash committee feels that the dumpster is the best option and saves money for the street.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 12, 2012

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at the special time of 5 p.m. at the Marsac Municipal Building on Thursday, July 12, 2012. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Jon Weidenhamer, Economic Development Manager; Francisco Astorga, Planner; and Mark Harrington, City Attorney.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. <u>7700 Marsac Avenue Subdivision</u> - Thomas Eddington announced that if anyone is at the meeting for the 7700 Marsac Avenue Subdivision, it was originally contemplated to be heard tonight but will not, and the project will be renoticed. There was no one in attendance that had input.

2. <u>Swearing in Vai Lealaitafea as Police Sergeant; Juan Pablo Torres and James Rodrigues as Police Officers</u> – Police Chief Wade Carpenter commented on Vai Lealaitafea service on the force and introduced Officers Torres and Rodiques. Mayor Williams administered the oaths of office.

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

None.

IV MINUTES OF MEETINGS OF JUNE 7, 2012 AND JUNE 14, 2012

Alex Butwinski indicated that he has several corrections to both sets of minutes and would like them continued. Cindy Matsumoto, "<u>I move to continue the minutes</u>". Alex Butwinski seconded. <u>Motion unanimously carried</u>.

V RESIGNATIONS AND APPOINTMENTS

<u>Consideration of two appointments to the Recreation Advisory Board for terms expiring July 2015 and one unexpired appointment for a term expiring July 2014</u> – The Mayor recommended the appointment of Kathy Kahn and Alisha Niswander for terms expiring 2015 and Michael Barille for a term expiring 2014. Dick Peek, "<u>I so move</u>". Liza Simpson seconded. <u>Motion unanimously carried</u>.

VI NEW BUSINESS

1. Consideration of an Ordinance approving the 573 Main Street Three Lot Subdivision Plat Amendment, located at 573 Main Street, Park City, Utah – The Mayor opened the public hearing; there was no input. Alex Butwinski, "I move we continue an Ordinance approving the 573 Main Street Three Lot Subdivision Plat Amendment, located at 573 Main Street, Park City, Utah to July 26, 2012". Liza Simpson seconded. Motion unanimously carried.

2. Consideration of an Ordinance approving the 80 Daly Avenue plat amendment located at 80 Daly Avenue, Park City, Utah – The Mayor opened the public hearing; there were no comments from the audience. The Mayor requested a motion to continue to August 9th. Cindy Matsumoto, "I so move". Liza Simpson seconded. Motion unanimously carried.

3. Consideration of a Master Festival License for the Montage Concert in the Sky, as conditioned, to be held on September 1, 2012 – Jonathan Weidenhamer stated that parking was an initial concern but the organizers have been working on mitigating impacts of the event and have agreed to all conditions of approval. Mayor Williams disclosed that his band has played twice at the Montage this summer.

Alex Butwinski asked about controlling parking and if there is a penalty for not complying with conditions of approval. Mark Harrington explained that conditions have worked well for compliance and on occasion additional bonding is requested to cover potential City costs. Staff is comfortable with current conditions and enforcement for this one day event. Mr. Butwinski requested that if this doesn't work for some reason that there be follow-up with the City Council on this application. Mark Harrington commented on tweaking events as they evolve. It was pointed out that attendance is expected at 1,100.

Andy Beerman recommended that the 75 parking spaces reserved for employees be provided for guests and that the Montage staff be encouraged to take public transportation or carpool. Jon Weidenhamer explained that employees will be shuttled and those 75 parking spaces are part of a private agreement for Deer Valley employees. It is hoped that Deer Valley employees will agree to shuttle. There is written approval from the HOA to use an additional 126 spots at the Ontario Mine Bench if needed. The Mayor opened the public hearing. There was no input. Liza Simpson wished the organizers success.

Andy Beerman, "I move we approve the Master Festival License allowing the Montage Concert in the Sky as described". Liza Simpson seconded. Motion unanimously carried,

4. Consideration of an Ordinance approving the Courchevel Condominiums at Deer Valley Fourth Amendment, located at 2700 Deer Valley Drive East, Park City, Utah – Planner Francisco Astorga explained that the City Council approved the Third Amendment last month. The request is to convert attic space and this should be the

last one because of parking requirements. Liza Simpson asked about HOA approval and Mr. Astorga explained that it has approved the modification. Alex Butwinski asked that the Planning Commission vote be included in staff reports. Dick Peek, "I move that we approve the Courchevel Condominiums at Deer Valley Fourth Amendment to the Condominium Record of Survey". Alex Butwinski seconded. Motion unanimously carried.

VII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned and a joint meeting with the Planning Commission convened on the Balanced Growth Study findings, prepared and presented by Charles Buki, czb.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2 p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Jon Weidenhamer, Economic Development Manager; Bret Howser, Budget Manager; Phyllis Robinson, Public Affairs Manager; Linda Tillson, Library Director; Thomas Eddington, Planning Manager; Diane Foster, Deputy City Manager; and Mark Harrington, City Attorney. Liza Simpson "I move to close the meeting to discuss personnel, property and litigation". Alex Butwinski seconded. Motion carried unanimously. The meeting opened at approximately 3 p.m. Andy Beerman, "I move to open the meeting". Liza Simpson seconded. Motion unanimously carried.

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

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