PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 21, 2012

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, June 21, 2012.

Closed Session
2:30 p.m. Property and litigation

Study Session
3:30 p.m. High altitude training P. 6 - 13

Work Session
4:15 p.m. Council questions/comments
4:25 p.m. Summit County Economic Development Task Force update P. 14 - 19
4:35 p.m. Economic development grant request – All Resort Group
4:50 p.m. Break

Regular Meeting
5:00 p.m. – Note special meeting time

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

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

IV MINUTES OF MEETING OF MAY 31, 2012 P. 20 - 31

V NEW BUSINESS

1. Consideration of an Economic Development Grant requested by All Resort Group in the amount of $20,000 P. 32 - 40

2. Consideration of an Ordinance adopting a revised final budget for Fiscal Year 2012 and a final budget for fiscal year 2013 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate P. 56 - 57
   (a) Public hearing
   (b) Action

VI ADJOURNMENT

PARK CITY REDEVELOPMENT AGENCY
SUMMIT COUNTY, UTAH
JUNE 21, 2012

I ROLL CALL

II PUBLIC INPUT

III MINUTES OF MEETING OF JANUARY 5, 2012 P. 30

IV NEW BUSINESS

Consideration of an Ordinance adopting the Fiscal Year 2012 Revised Budget and the Fiscal Year 2013 Budget for the Park City Redevelopment Agency P. 58 - 59

(a) Public hearing
(b) Action

V ADJOURNMENT

PARK CITY MUNICIPAL BUILDING AUTHORITY
SUMMIT COUNTY, UTAH
JUNE 21, 2012

I ROLL CALL

II PUBLIC INPUT

III MINUTES OF MEETING OF JANUARY 5, 2012 P. 31

IV NEW BUSINESS

Consideration of an Ordinance adopting the Fiscal Year 2012 Revised Budget and the Fiscal Year 2013 Budget for the Park City Municipal Building Authority P. 60 - 61

(a) Public hearing
(b) Action

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4 p.m. to 9 p.m.

Posted: 06/18/12
See: www.parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.

June 2012

28 County solid waste update – DF (15 min)
SR 224 Corridor Study (45 min)
RAB interviews
GreenPark Co-Housing Purchase Agreement – motion to continue to 7/26
Contract Award: Transit Solar Project at 1053 Iron Horse - TP
Contract - Budget software
Service provider contract for the PC MARC Public Art in a form to be approved by the Legal Department with Jorge Blanco for "Air" for $xxx.
2700 Deer Valley Drive #B-202 amendment to record of survey – FA
Ordinance approving the Second Supplemental Plat for constructed units at the Belles at Empire Pass Condominiums, amending Unit 9, located at 14 Silver Strike Trail, Park City, Utah - KW
Franklin Richards/PCMC Annexation public hearing – KW
Resolution – Resort Cities Sales Tax

July 2012

5 **No meeting**

12 Regular meeting – 5 p.m.
2030 Strategic Plan – ICMA
Downtown Projects (30 min)
Vai Lealaitafea sergeant; Juan Pablo Torres and James Rodrigues officers
Ordinance approving the 80 Daly Avenue plat amendment located at 80 Daly Avenue, Park City, Utah – FA
Ordinance approving the Courchevel Condominiums at Deer Valley Fourth Amendment, amending Unit B304, located at 2700 Deer Valley Drive Ease, Park City, Utah - KW
Balanced Growth Study findings –w/Planning Commission – (90 min)

19 **Dick gone**
PC-SLC Connect update (30 min) – work – KC
PAAB interviews (4 – 6 p.m.)

26 Bonanza Park Plan update
Night Sky Ordinance – study – TP
Resolution adopting SR224 Corridor Study
Planning Commission interviews (4 – 6 p.m.)

August 2012

2 **No meeting – Dana gone**

9 Ice Arena update
Ordinance approving the PCMC/Richards Annexation
Ordinance approving a plat amendment at 429 Woodside Avenue, Park City, Utah
BOA interviews (5 – 6 p.m.)

16 **Dick gone**

23 Rocky Mountain Power – study session

30 Business recruitment

September 2012

6 **No meeting – City Tour**

13

20

27 Latino Community outreach and engagement - study

Pending Items:
Interviews/appointments

- BOA
- Planning Commission
- Library Board
- PAAB

RDA Strategic Plan
Resolution establishing a strategic plan for City-owned property with development potential in Park City, Utah and repealing and replacing Resolution No. 22-05 in its entirety

City Council
Staff Report

Subject: **High Altitude Training**
Author: **Jason Glidden & Jon Weidenhamer**
Department: **Ice and Recreation, Sustainability**
Date: **June 21, 2012**
Type of Item: **Study Session**

Description:
Topic: High Altitude Training

Background:

Previous Council Direction -
During the 2009 Council Visioning Session, as part of the Economic Development Plan update, staff presented High Altitude Training as a key component of working toward Council's goal of creating a world class multi-seasonal resort community. Council directed staff to come back with more details of what this could look like.

Through discussions and in an effort to make more informed decisions on future development opportunities Council since directed staff to:

Define elements of High Altitude Training by taking the following steps:

1. Perform a recreation needs assessment study with Basin Recreation;
2. Conduct a goal setting session with key organizations including Utah Olympic Park and the United States Ski & Snowboard Association; and
3. Consult with high altitude training experts, and return with a framework to further define elements of high altitude training.

High Altitude Training 101 –
High Altitude training is a practice used by endurance athletes that consists of training for several weeks at high altitude. Depending on the time spent, the body adapts to the relative lack of oxygen by increasing the mass of red blood cells and hemoglobin, or altering muscle metabolism. Altitude training can produce increases in speed, strength, endurance and recovery by maintaining altitude exposure for a significant period of time.

Elements of High Altitude Training

- ***Lodging*** – Groups require 2-3 weeks of lodging in close proximity of training facilities. The type of lodging depends on the group's needs.

- **Training facilities** – Teams will utilize sport fields, swimming pools, ice arena, fitness equipment, and running tracks.

- ***Blood testing*** – Groups want to test athletes to see how their training is affecting their overall endurance and physical performance.

- ***Meals*** **–** Groups will utilize nutritionists, chefs, and will dine at local restaurants.

- ***Transportation*** **–** Teams will require transportation to and from Park City as well transportation around town during training sessions.

- **Facilities –** The group's training needs will determine what facilities are required.

Analysis

Benefits of High Altitude Training
Teams and individuals coming for high altitude training can help the local community through increases in economic activity, marketing and building brand awareness, as well as filling local facilities during low use times to help subsidize operational costs.

- ***Direct Economic Benefits***
    - Lodging – 2-3 weeks
    - Transportation – Airport shuttles, transportation to and from facilities
    - Facility Usage – Fees charged for use of local fields and facilities
    - Meals – Grocery sales, private chefs, restaurant sales
    - Miscellaneous – incidental retail sales

- ***Marketing and Brand Awareness***
    - Increased exposure to:
        - recreational opportunities
        - world class sports medicine and orthopedics
        - Fine dining
        - Sports enthusiasts & master racers

.

- ***Utilization of local facilities***
    - Increases non-prime time use of facilities – 8am -4pm
    - Reduce subsidy levels – increase revenue from usage fee

- ***Diverse local economy***
    - Utilizes resort amenities during off peak seasons
    - Low impact vs. large economic benefit

Challenges of High Altitude Training
Hosting teams for training sessions does come with a list of challenges to the local community. Challenges can include: providing and maintaining world class facilities, competing against other training sites, and balancing local and visiting group needs.

- **Providing and maintaining high quality facilities**
    - Professional teams require premiere facilities, maintained at higher specs.
    - Higher costs to build and maintain facilities
    - Lodging that is adjacent to training sites

- **Marketing against other training facilities**
    - Number of training facilities throughout the world.
    - Word of mouth best marketing tool only comes through exposure

- **Balancing local and visiting group needs**
    - Scheduling conflicts between local users and visiting teams
    - Local users may have different needs and goals for training facilities.

Possible Future Goals

Short-Term Goals:

- Finalize Community Needs Assessment
    - Existing facilities inventory
    - Unused capacity/redundancies – Facility availability sheet
    - Potential local user-group needs – Facility needs score card
- Lodging needs
    - Initiate a dialogue with local lodging representatives to address short-term lodging/housing needs
    - Investigate possible locations for athlete/affordable housing in Park City
- Initial collaboration strategies
    - Investigate if existing facilities/partnerships could accommodate high-altitude training/human performance training immediately/near-term
- Identify services/facilities potential training groups are seeking that Park City area does not currently have
- Develop “One-Pager” goals statement
- Coordinate test teams to train in Park City (Fall 2012)

Long-Term Goals:

- Develop Letters of Intent and or Stakeholder Use Agreement(s)
- Develop a long term strategic plan for high altitude training

Department Review: This report has been reviewed and/or received input from the Legal, Economic Development, Sustainability, City Manager, and Recreation & Library Departments.

Exhibit A – S.W.O.T. Analysis – Park City as a High Altitude Training Area

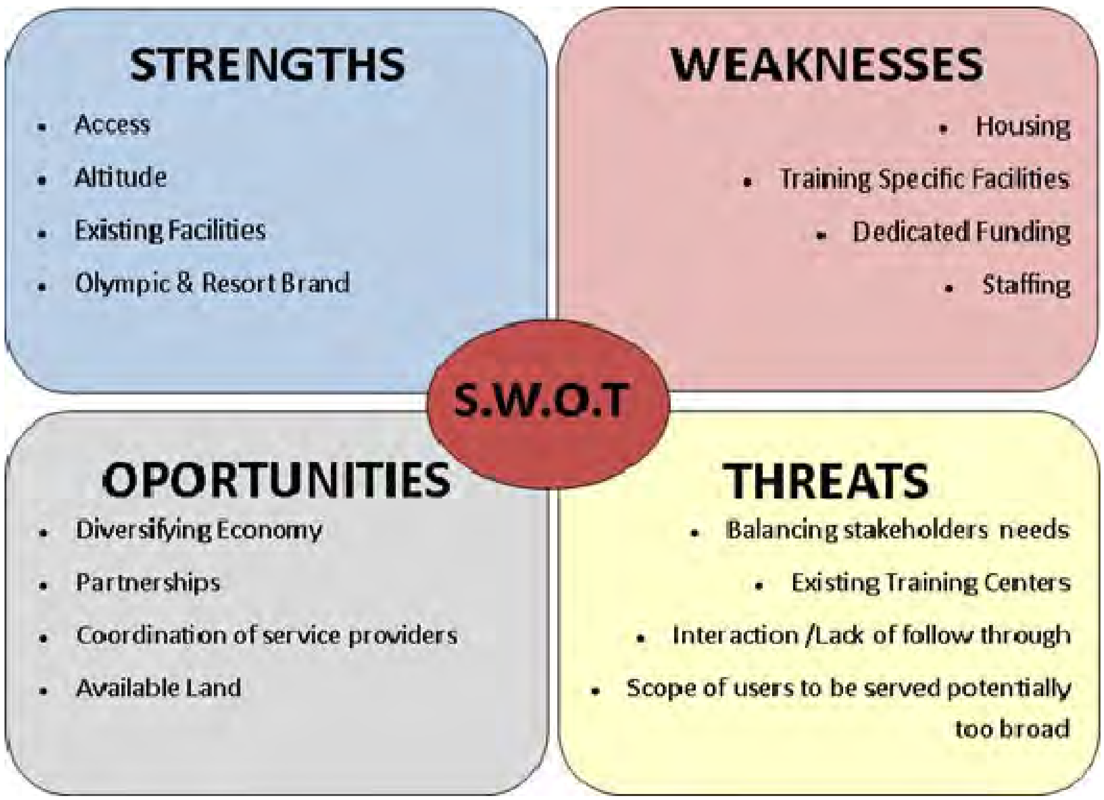


Exhibit B – Economic Impact Study – HYPO2 Flagstaff, AZ

The Economic Impact of HYPO2 Sport Management on the Economy of Coconino County

HYPO2 Sport Management provides services to athletes and athletic teams that train within and around Flagstaff. The city's high altitude environment attracts elite competitors from around the world to whom HYPO2 offers camp management, consulting, and training plans. As an economic entity, HYPO2 channels hundreds of thousands of dollars directly into local hotels, restaurants, training facilities, and transportation services.

This document quantifies HYPO2's effect on the economy, job force, and tax base of Coconino County.

Spending

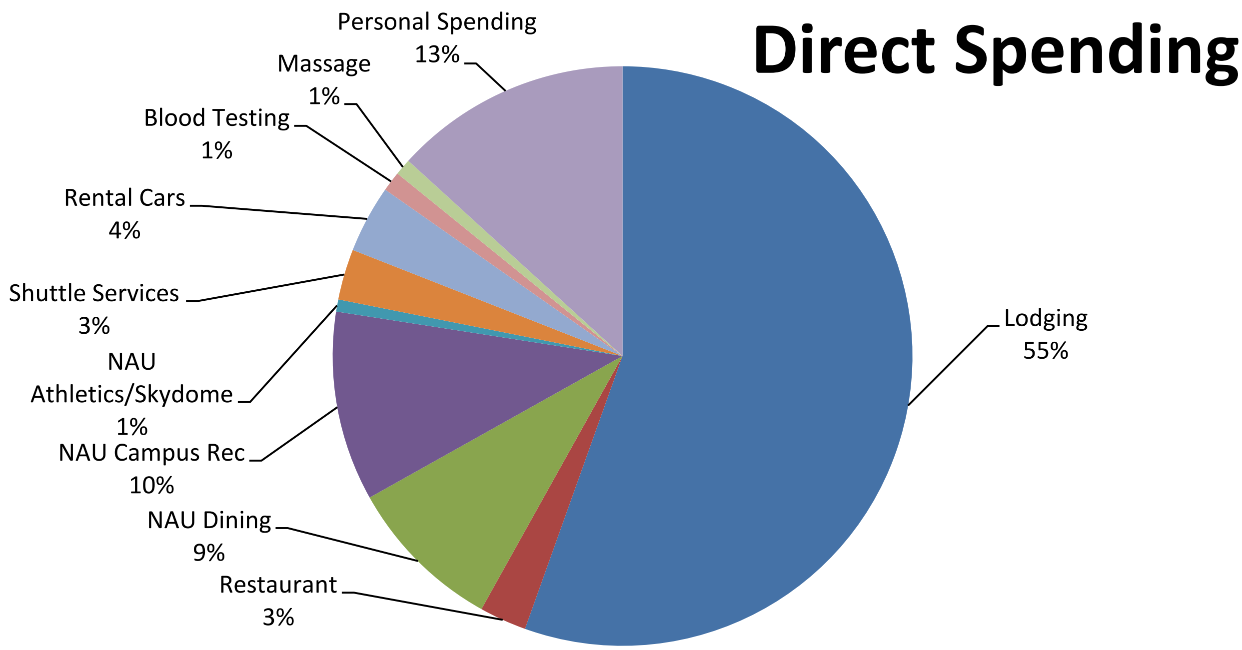
In total, an estimated $1,057,697 is spent directly by HYPO2 and its clients. This amount is broken down by category in Table 1. The majority of spending is on lodging within Flagstaff. Estimated personal spending by athletes and coaches provides the second largest amount, followed by money spent for facilities and dining on the Northern Arizona University campus. Other varied categories add up to a significant amount of spending, as well. Figure 1 illustrates the direct spending in a pie chart.

Table 1

Lodging	$	586,630
Personal Spending (estimated[1])	$	140,000
NAU Campus Recreation	$	111,885
NAU Dining	$	92,900
Shuttle Services	$	29,970
Restaurant	$	27,800
Rental Cars	$	39,892
Blood Testing	$	11,733
Massage	$	9,737
NAU Athletics/Skydome	$	7,150
Total	$	1,057,697

[1] As personal expenditures were unavailable, this study adapted the findings of a visitor survey conducted by the Arizona Hospitality Research and Resource Center at the Arizona Cardinals' Spring Training facilities. The resulting assumptions are that athletes and staff spend $10.50 a day in the categories of *groceries; entertainment;* and *shopping or purchases*. This estimate is approximately the same as that reported by one of the visiting teams.

Figure 1 – Direct Spending Associated with HYPO2



Analysis

Over one million dollars spent in the local economy indicates that HYPO2 is a significant economic entity, the total effects of which have been estimated using IMPLAN. This nationally-recognized input/output software measures the economic activity that results from category-specific spending within a given region. The effects are expressed in terms of employment, labor income, and output (total dollars spent). Three different effects are considered:

- **Direct Effects** – The initial spending, such as money spent by HYPO2 to rent hotel rooms for visiting athletes. Also the jobs supported by this spending.
- **Indirect Effects** – The response of businesses to the increase in demand resulting from the direct spending. For example, hotels must purchase more cleaning supplies to accommodate the increased volume of room rentals. Also the jobs supported by this increase in economic activity.
- **Induced Effects** – The spending resulting from an increase in household income. For example, hotel maids work extra hours and more maids are hired to accommodate the hundreds of extra room nights required for athletes. These employees receive an income increase, some of which is spent in the local economy. This stimulates economic activity as well as job growth.
- **Total Effect** – The total effect is the combination of direct, indirect, and induced effects.

Table 2 shows total effects of HYPO2's 2011 operations on the economy of Coconino County. An estimated 22.5 jobs were stimulated in order to meet the needs of its operations and the resulting increase in income among local workers. $685,076 is the estimated increase in local labor income, and the total economic effect on the county was over $1.7 million.

Table 2 – Total Economic Effects of HYPO2 Operations on Coconino County, 2011

Impact Type	Employment	Labor Income	Output
Direct Effect	14.5	$342,338	$979,860
Indirect Effect	1.7	$67,025	$196,335
Induced Effect	6.3	$275,713	$589,796
Total Effect	22.5	$685,076	$1,765,991

Taxes are also estimated by IMPLAN. In this case, HYPO2's operations led to tax payments to state and local governments of $119,000, and payments to the federal government of $141,000. More detailed tax charts can be seen in Tables 3 and 4 below.

Table 3 State and Local Tax Effects

Description	Employee Compensation	Proprietor Income	Indirect Business Tax	Households	Corporations	Total
Dividends					$5,080	$5,080
Social Ins Tax- Employee Contribution	$627	$0				$627
Social Ins Tax- Employer Contribution	$2,698					$2,698
Indirect Bus Tax: Sales Tax			$51,627			$51,627
Indirect Bus Tax: Property Tax			$35,468			$35,468
Indirect Bus Tax: Motor Vehicle Lic			$436			$436
Indirect Bus Tax: Severance Tax			$427			$427
Indirect Bus Tax: Other Taxes			$3,214			$3,214
Indirect Bus Tax: S/L NonTaxes			$3,738			$3,738
Corporate Profits Tax					$3,163	$3,163
Personal Tax: Income Tax				$8,389		$8,389
Personal Tax: NonTaxes (Fines- Fees				$3,755		$3,755
Personal Tax: Motor Vehicle License				$353		$353
Personal Tax: Property Taxes				$304		$304
Personal Tax: Other Tax (Fish/Hunt)				$216		$216
Total State and Local Tax	$3,325	$0	$94,910	$13,017	$8,243	$119,495

Table 4 Federal Tax Effects

Description	Employee Compensation	Proprietor Income	Indirect Business Tax	Households	Corporations	Total
Social Ins Tax- Employee Contribution	$35,463	$4,154				$39,617
Social Ins Tax- Employer Contribution	$35,864					$35,864
Indirect Bus Tax: Excise Taxes			$4,841			$4,841
Indirect Bus Tax: Custom Duty			$2,255			$2,255
Indirect Bus Tax: Fed NonTaxes			$3,721			$3,721
Corporate Profits Tax					$13,533	$13,533
Personal Tax: Income Tax				$41,486		$41,486
Total Federal Tax	$71,326	$4,154	$10,817	$41,486	$13,533	$141,316

City Council
Staff Report

Subject:	**Summit County Economic Development Update**
Author:	**Jonathan Weidenhamer**
Department:	**Sustainability**
Date:	**June 21, 2012**
Type of Item:	**Informational Update**

Summary Recommendation:
This is an informational update only. No action is requested at this time.

Background:
Summit County held a large economic development roundtable at the NewPark Hotel on October 13, 2010. An outcome of that kickoff was creation of a County-wide advisory task force, asked by the County Manager to identify strategies and make economic development recommendations to the County Council. The appointed Task Force included elected officials, Park City Business Resource Center staff, citizens at large and local business owners. It was staffed by the County, City and Chamber. The Task Force was co-chaired by DeAnn Geary and Henry Glasheen.

Analysis:
Initial recommendations were made to the County Council on December 7, 2011 (minutes Exhibit B). At that time the County Council was appreciative of the work and asked the Task Force to continue moving forward. As part of requested quarterly updates to the County Council, Staff from the County (Anita Lewis, Assistant County Manager, and Alison Weyher, consultant) are giving progress overviews to each of the Cities within Summit County. The Task Force concluded as part of their initial recommendations that the action steps were primarily focused on eastern Summit County. The four goals of the Plan and next steps are included as Exhibit A and will be presented at tonight's meeting.

Department Review:
The Sustainability, Executive and Legal Departments have reviewed this report.

<u>Significant Impacts</u>
Park City's 2013-14 Biennial Strategic Plans for Regional Collaboration and World Class Multi-Seasonal Resort support collaboration and partnerships. Regional Economic Development is not listed as a key strategy or action due to input received from Summit County. To that end, PCMC participated in this as a staff resource as opposed to a partner. The recommendations and strategies are largely focused on eastern Summit County. We will continue to take a reactive role in this Task Force unless Council directs otherwise.

Recommendation:
This is an informational update. No action is requested at this time.

<u>Exhibits</u>

Exhibit A	Summit County Economic Development Task Force Goals & Next Steps
Exhibit B	Minutes from 12.7.12 County Council meeting.

BRIEFING

To: Summit County Council
From: Economic Development Committee
Report Date: May 22, 2012
Meeting Date: May 30, 2012
Subject: Quarterly Report

Executive Summary: At the conclusion of the December 7, 2011, briefing by the Economic Development Committee, the County Council asked the Committee to present quarterly updates on their progress towards meeting the four goals identified in the economic development strategy statements and County Strategic Plan.

Goal 1 **Summit County Local On-Line Business Directory**

- A data base of all licensed businesses in the cities and unincorporated County has been compiled.
- A letter will be sent to all businesses asking for a summary of the business, verifying the information, and offering an opt-out provision.
- A trial web-page has been created and will be demonstrated at the meeting.
- Presentation by: Karsten Moench

Goal 2 **Economic Development Website for Summit County**

- The Park City Area Chamber of Commerce is developing the website.
- It will be hosted by the County with links to and from other entities in the State and County, including the Park City Chamber, cities in the County, GOED and EDCUtah.
- Presentation by: Bill Malone

Goal 3 **Conflict Between Job Growth & Quality of Life**

- The Eastern Summit County Business Alliance has been established to deal with issues facing businesses in the eastern County.
- Two meetings have been scheduled. The North Summit meeting will be held on June 13, at the North Summit High School. The South Summit meeting will be held on June 21 at the South Summit High School.
- Letters have been drafted and will be sent to all businesses in the eastern County inviting their participation.
- Presentation by: DeAnn Geary

Goal 4 **Propose Improvements on Regulations**

- Summit County has applied for funding from the State of Utah BEAR (Business Expansion and Retention) Program to conduct interviews with a cross section of businesses County-wide.

- Through these interviews we will learn what the real impediments to business growth are.
- Presentation by : Alison Weyher

Next Steps - Projected Phase Two
The committee is seeking Council comments and direction on moving forward with the strategic issue of Economic Diversification.

- Indentify impediments to business expansion in Summit County through interviews, meetings and mailings to stakeholders.
- Work with GOED and EDCUtah to counter perception that Summit County is not business friendly.
- Begin dialog with Summit County on specific challenges to business growth such as regulations, ordinances and fees.
- Develop measurements to calculate success of Committee's efforts.

MINUTES

SUMMIT COUNTY

BOARD OF COUNTY COUNCIL
WEDNESDAY, DECEMBER 7, 2011
COUNCIL CHAMBERS
COALVILLE, UTAH

PRESENT:

Chris Robinson, *Council Chair*
David Ure, *Council Vice Chair*
Sally Elliott, *Council Member*
John Hanrahan, *Council Member*
Claudia McMullin, *Council Member*

Robert Jasper, *Manager*
Anita Lewis, *Assistant Manager*
Dave Thomas, *Deputy Attorney*
Kent Jones, *Clerk*
Annette Singleton, *Office Manager*
Karen McLaws, *Secretary*

CLOSED SESSION

Council Member Elliott made a motion to convene in closed session for the purpose of discussing litigation. The motion was seconded by Council Member McMullin and passed unanimously, 5 to 0.

The Summit County Council met in closed session from 12:35 p.m. to 12:50 p.m. to discuss litigation. Those in attendance were:

Chris Robinson, *Council Chair*
David Ure, *Council Vice Chair*
Sally Elliott, *Council Member*
John Hanrahan, *Council Member*
Claudia McMullin, *Council Member*

Robert Jasper, *Manager*
Anita Lewis, *Assistant Manager*
Dave Thomas, *Deputy Attorney*
Don Sargent, *Community Development Director*

Council Member Elliott made a motion to dismiss from closed session to discuss litigation and to convene in closed session to discuss personnel. The motion was seconded by Council Member McMullin and passed unanimously, 5 to 0.

The Summit County Council met in closed session from 12:50 p.m. to 1:50 p.m. to discuss personnel. Those in attendance were:

Chris Robinson, *Council Chair*
David Ure, *Council Vice Chair*
Sally Elliott, *Council Member*
John Hanrahan, *Council Member*
Claudia McMullin, *Council Member*

Robert Jasper, *Manager*
Anita Lewis, *Assistant Manager*

Council Member Elliott made a motion to dismiss from closed session and to convene in work session. The motion was seconded by Council Member Hanrahan and passed unanimously, 5 to 0.

WORK SESSION

Chair Robinson called the work session to order at 1:55 p.m.

- **Council Mail Review**

Chair Robinson reviewed the agenda for the December 14 meeting with the Council Members and Administrative Office Manager Annette Singleton.

- **Discussion and recommendations by Economic Development Task Force for the County's Economic Diversification Strategic Plan**

DeAnn Geary recalled that the County Council asked the task force to develop an action plan that they believed would help Summit County provide more economic diversity. She explained that they had good open discussion and focused primarily on eastern Summit County, because that is where they believe the economic needs are. The task force has proposed four action plans, and one recommendation would be to have a local on-line business directory tied to the County's website, which would benefit the businesses in Summit County. The Council Members suggested that they also produce a published, bound version.

Council Member Elliott expressed concern about the suggestion that Eastern Summit County form its own Chamber of Commerce when they already have the infrastructure in the Park City Chamber Bureau. Council Member Hanrahan stated that he believed it would make sense, because the western side of the County has a tourism-based economy, and the eastern side is trying to attract other kinds of businesses. Bill Malone, Executive Director of the Park City Chamber Bureau, stated that he believed there would be a way to accomplish that plan with the Park City Chamber providing resources to create savings. However, there needs to be a different identity, because the issues in eastern Summit County are different, and the leadership should come from the eastern part of the County. Alison Weyher explained that this idea was an outgrowth of several meetings the task force held with businesses in eastern Summit County where they discussed challenges that businesses in eastern Summit County face that businesses in the western part of the County do not. She did not believe the funding for this would be significant, and in order to make it work, it needs to be peer to peer, which is the goal of having it stay within eastern Summit County initially. Ms. Geary explained that they do not believe they need an office staff; it is more a matter of working together for the cause. County Manager Bob Jasper commented that the County gives a lot of resources to the Chamber Bureau that should be used on both sides of the County, and he believed they should assist in helping get a group established in eastern Summit County.

Ms. Weyher discussed the unique challenges in eastern Summit County of community acceptance of new and more intensive land uses and noted that regulations can be somewhat onerous for new start-up businesses. The task force discussed the shortage of labor force in Summit County and how they might lower the cost of infrastructure impact fees and other fees, such as resource fees, associated with bringing new businesses into the County. They discussed encouraging businesses that are complementary to the lifestyle and finding ways to help existing businesses expand. She commented that many businesses in eastern Summit County feel somewhat alienated and isolated, and the task force would like to find a way to get them together and form a cohesive group. Ms. Geary commented that businesses will check the Summit County website to determine whether to locate here, and she did not believe the existing website gives enough information about existing businesses in the County. If the website were developed correctly, it would bring more business to existing companies and encourage companies to come to Summit County and see what they have to offer.

Ms. Geary explained that the last action item is proposed improvement of regulations. She stated that probably the biggest difference between businesses on the eastern and western sides of the County is that eastern Summit County is more open to a larger manufacturing group, because there is space, and they want to get their people working. The task force felt that some regulations make it more difficult to recruit those businesses. Carsten Mortensen reviewed a written document he had provided and commented that Summit County has worked hard to develop a tourism industry over the last couple of decades. However, he believed the business potential for the eastern side of the County has been damaged, and economic development has been slowed down in eastern Summit County. He stated that they need more input from business people on the east side of the County. If a business is not able to become established and flourish, it will not be there for long. He reviewed and described the six problem areas shown on the document he had provided. Ms. Geary noted that one thing that makes eastern Summit County different from businesses on the west side is that the property has been passed on from generation to generation, and the businesses are family owned. They feel they are the ones who have built and sustained the County for a hundred years and that they ought to be allowed to work in the County and be supported for what they have done and are doing. She stated that they need zoning in place where the resources are located in order to conduct their businesses.

Mr. Geary explained that the business people in eastern Summit County are willing to donate their time to try to improve the community, and their biggest concern is that they do not want their time to be wasted. They want to know that the County would like them to pursue the action plan they have developed before they do the work. Assistant Manager Anita Lewis noted that the task force has been following the County's strategic plan, and they will continue to work with the County Council on a regular basis to update them on their progress.

Council Member Elliott stated that she appreciates what the task force is doing, but they cannot expect the Planning Commission, Planning Department, and County Council to support the removal of zoning, because they have to be understanding of the people adjacent to the uses. Council Member McMullin stated that the task force is not wasting its time on the action items. However, that does not mean the County will get rid of all the things the task force might not like. Council Member Ure commented that this is the best presentation he has seen from eastern Summit County explaining and documenting what they need. He supports their efforts and will back them, and he believed there needs to be an understanding between the task force and the County Council as to where they want to go with this. He encouraged them to move forward as quickly as possible. Council Member Hanrahan expressed appreciation for the work the task for has done and encouraged them to move forward.

PARK CITY COUNCIL WORK SESSION MINUTES
SUMMIT COUNTY, UTAH
MAY 31, 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; Jed Briggs, Budget Program Manager; Phil Kirk, Police Captain; Chad Root, Chief Building Official; Rick Ryan, Police Captain; Tyler Poulson, Environmental Sustainability Program Manager; Hugh Daniels, Emergency Preparedness Program Manager; Clint McAffee, Water Manager; Tamara Lindsay, Analyst; Jim Blankenau, Environmental Sustainability Program Manager; Jason Glidden, Marketing Manager; Ken Fisher, Recreation Manager; Jon Weidenhamer, Economic Development Manager; Diane Foster, Deputy City Manager; and Brooke Moss, Human Resources Manager

1. Council questions/comments. Dick Peek discussed the appeal heard by the Historic Preservation Board this week. Mayor Williams sadly reported that Attorney Jerry Kinghorn passed away yesterday. Senator Mike Lee met with City and County officials this week where he was taken on a tour of the community and the mine tunnels. The Mayor remarked that Park City receives support from our congressional delegation in terms of transportation and water infrastructure projects. Mayor Williams also met with the Chamber about his China trip and the Chamber has set aside some money for a trip to China next year. He referred to a communication he sent to members regarding Mayors Against Illegal Guns. The National Land Trust Alliance will be holding its annual conference in Salt Lake City this fall and will be touring conservation easements in Park City. Summit Land Conservancy has requested $5,000 from the City for conference sponsorship.

2. PC MARC parking. Ken Fisher referred to a manager's report on the parking plan at the PC MARC. There are eight spots allocated for low emission, fuel efficient vehicles and another eight stalls for carpooling. He commented that Mr. Fey provided public input to the City Council requesting removal or reduction of reserved stalls. The carpool spaces could be removed without impacting the City's green building policy but the high efficiency spaces need to remain to maintain the LEED certified level. Mr. Fisher noted that a significant number of patrons carpool to the facility. While the carpool spots are not required as a part of the LEED score, they meet many objectives the Council adopted in the environmental sustainability plan. The carpooling parking is more difficult to monitor but the low emission spots are monitored and used by qualified patrons.

Cindy Matsumoto pointed out that Mr. Fey expressed that no other City building in town has restricted parking although she appreciates the MARC meeting environmental standards. She suggested addressing parking at other public buildings if this is our policy.

Andy Beerman felt this discussion has been framed wrong. The public input seemed to indicate that it is a punishment for PC MARC patrons to park farther away. Parking restrictions should be considered a carrot and not a stick and there are 132 other spaces 30 seconds or less away from a work-out facility. He did not feel that the incentives need to be changed because someone is looking at the plan from a different perspective. Alex Butwinski agreed and felt that Ms. Matsumoto's idea is a good one and a comprehensive plan seems to make more sense. Liza Simpson agreed and pointed out that it makes sense that the MARC would be the first facility to do this because it is a natural location to designate carpool spaces which may not be as effective or necessary at the Public Works Building, for instance. She felt that the Recreation Complex at Quinns, the Library and Marsac Buildings could be considered for some type of alternative vehicle and/or carpool slots. Dick Peek believed that carpooling is a higher standard than efficient vehicles because it is a policy designed to change the behavior and attitudes people in town. The Mayor summarized that the consensus is to keep restricted parking at the MARC and to formulate parking plans for other City-owned facilities.

Mayor Williams pointed out that a discussion on LEED would be helpful. Municipalities actually have to pay more for certification than the private sector. He would like to know what it would take to LEED certify the Quinns Junction Recreation Complex and the police station. Ms. Simpson indicated that she would like to have this conversation and acknowledged that she was not willing to spend the extra money to receive a certification for the Marsac Building and referred to the split opinions on the film studio. The Mayor felt that a majority of Council members set a precedent last week that private projects will not be required to LEED certification. If the Council decides differently, it would be beneficial to know what it would cost to obtain certifications for recently built or renovated City facilities.

3. Operating expenditures and benefits. Jed Briggs explained that the strategic plan team presentations will be continued today from last week. With regard to public safety, Captain Phil Kirk explained that integration of information technology with Summit and Wasatch Counties was accomplished by combining dispatch and records management systems. This provides savings and redundancy. Another action plan item addresses the problem of increased thefts, mostly bicycles and mountain equipment and focuses on prevention.

Chief Building Inspector Chad Root pointed out that the number of planning applications is similar to 2008 which trickles down to the Building Department. He noted that the number of people obtaining permits has increased dramatically. Proposed funding for a designated vehicle for the Fire Marshall was discussed; equipment for investigations must be kept in a dedicated vehicle to avoid contamination of samples. It will be used for Fire Code inspections as well as investigations. The additional part-time code inspector will work on weekends and nights and would use a vehicle from the Marsac fleet. Andy Beerman suggested that the inspector work random hours so that more violations can be captured. Mr. Root explained that he considered that. Right now, building enforcement is reactive rather than proactive and a part-time officer on the street will be helpful. His original request was for a full-time enforcement officer.

In response to a comment from Alex Butwinski, Mr. Root explained that on some occasions building inspectors are requested to help with code enforcement. Many violations are made by outside contractors who do not know the regulations. Mr. Butwinski commented that if a building inspector sees a building code violation like parking at a site that the violation should be called into code enforcement. He suggested that savings realized for a program be described in a range. In response to a question from Mr. Butwinski, Captain Rick Ryan explained that this was the last year dispatch received the $12,000 grant and that amount is included as an increase in dispatch services this budget cycle.

Andy Beerman asked if the car share program could be utilized by the City for overflow periods. Tyler Poulson explained that the RFP has been released and there are firms that allow organizational use. In response to a question from Liza Simpson regarding a City victim advocacy program, Captain Kirk explained that notification of the grant will occur in late summer. The City is submitting two grants, one for police and one for legal. The Mayor pointed out that public safety has stepped up programs like traffic enforcement, emergency preparedness and other demands of the community but felt that the public is unaware of them.

Hugh Daniels explained that emergency management is a relatively new part of municipal, county and state governments and to some extent there is not a good grasp of what it is. The City has received grant funds for last three years for community outreach because there is some confusion. Captain Kirk explained that staff is exploring social media for outreach efforts.

Natural environment and water quality were the next strategic plans presented. Clint McAffee explained that most of the increases in the Water Fund are attributable to the new Quinns WTP and adding staff to the operations team to cover additional work load. Other incremental changes are due to increased costs of supplies; running a water system is capital intensive. He feels the increases are appropriate and fall within the desired outcomes identified in the strategic plan.

Andy Beerman referred to the xeriscaping program and asked about rebate programs to incentivize people to replace fixtures, etc. Tamara Lindsay explained that there are water conservation programs for irrigation, as it represents 60% of water use during the summer. In response to comments from Alex Butwinski, Mr. McAffee explained that revenues are generated through service, impact and miscellaneous fees. Jed Briggs distinguished between General Fund and Enterprise Funds which generate their own revenues. In response to a question from Dick Peek, Mr. McAffee explained that there is a $100,000 contingency in the Water Fund and a long-term financial plan to cover expenditures in operations and capital. Jed Briggs pointed out that there is also a fund balance and Mr. McAffee spoke about building up the fund balance. Jim Blankenau pointed out the funds set aside for additional sampling as part of the Judge and Spiro Tunnels permitting processes.

Tyler Poulson reported that carbon reduction has a slight increase of $6,000 related to professional services and consulting for renewal energy solutions for municipalities. A stated goal has been to develop a portfolio of renewables and encourage efficiencies. Small scale wind turbines were discussed. The Mayor encouraged continued research in new technology and creating a small scale wind turbine program for residential areas. Andy Beerman referred to installing micro turbines in water pipes and Clint McAffee advised that the technology is not quite there but staff will continue to explore this. Water quality programs were discussed. The Mayor remarked on the importance of property owners replacing water lines from the street to the house as there may be scale build-up after years of use.

Tamara Lindsay explained that she studied a variety of water conservation programs and a good measure of effectiveness is the cost per acre foot saved. She stated that the smart controllers are cost effective and there has been good success representing 20% to 30% in savings. Liza Simpson felt this topic is very interesting and understood Weber Basin provides similar rebates. Ms. Lindsay interjected that it does as well as Summit County. Ms. Simpson pointed out that property owners could double-dip on rebates and Ms. Lindsay indicated that she will follow-up. Mayor Williams asked staff to also follow-up with the Prospector Square Conference Center for excessive watering.

Jed Briggs announced that the strategic plan for recreation, open space and trails will now be discussed. Jason Glidden stated that no changes were made to the biennial plan from the Visioning Session. The vision is to preserve the natural environment while enjoying quality and affordable recreation that supports a healthy and active lifestyle for current and future generations. Staff feels through the proposed budget, that objectives can be accomplished. He relayed that a total of $5,608,311 was requested by department managers. Through refinements by managers and recommendations by the Results Committee the total amount proposed for this budget is $5,499,853 which represents an increase of $164,450 from FY2012. Including revenues raised through recreation fees, internment fees and retail sales, the total subsidy for this plan is $1,948,964. The majority of the increases were prompted from increased demand at the MARC and some enhancements to trails and open space.

Alex Butwinski relayed that the City is competitive as far as attracting employees and asked if there is a problem. Ken Fisher felt that from the recreation side, a large percentage of employees are part-time, non-benefitted positions but there is a pool of money to pay people within ranges. Not all recreation positions are identified in the pay plan like soccer officials and the challenge is that since the positions are not benchmarked to try to operate within the part-time, non-benefitted budget. Mr. Glidden acknowledged similar problems at the ice rink and finding a balance is a challenge.

Before exploring aquatics, Mr. Butwinski encouraged staff to obtain information on the usage at Treasure Hill to determine a real need. The Kamas Pool was discussed. Ken Fisher added that both facilities are owned by school districts so times are restricted. The results of the recreation survey will be discussed next week.

Mr. Butwinski asked the status of the Osguthorpe purchase. Heinrich Deters explained that trail and fence components are still outstanding. Mr. Beerman asked if child care is subsidized and Mr. Fisher explained that child care patrons are charged $3/hour. The Results Team did not support additional funding or reaching out to the lodging community. Andy Beerman pointed out that the Park City Lodging Association is very active and he didn't feel it will cost much money or anything to network with this organization. Mr. Fisher stated that meeting with the lodging association is one of the Department's goals.

Replacing the outdoor tennis courts at the MARC may be funded with RAP Tax money if approved. In response to questions from Cindy Matsumoto, Mr. Fisher explained that replacing the tennis courts in City Park will be funded by the CIP Fund and they may be constructed at the same time because of cost savings and scheduling work at different times would not really help the High School Tennis Team with courts. Dick Peek suggested that retail operations practice consistent reporting standards to better evaluate them. Craig Sanchez pointed out that operations at the golf course, ice rink and MARC operate very differently but a more consistent reporting policy is a good idea. The Silver Creek Trail was discussed.

With regard to regional collaboration, Diane Foster reported that no changes have been made to the strategic plan since Visioning. This element addresses working with other agencies. Alex Butwinski spoke about Cache County and the City of Logan that is actually down-zoning city property and cautioned staff when researching case studies about the reality of the plan. Thomas Eddington stated that planning staff completely agrees and it was only used as an example of two groups working together. Ms. Foster discussed the joint meeting last night with the Snyderville Basin and Park City Planning Commissions about working collaboratively. Recommendations included having a shared staff person which might be a mid-year budget request.

The world-class multi-seasonal community strategic plan was explained by Jon Weidenhamer. It includes implementation of the Bonanza Park Plan, lower Park Avenue RDA and direct business recruitment. The reprioritization of resources in many ways are for economic and redevelopment reasons.

Alex Butwinski recommended that Council consider public art funding from the private sector which is a model that works in other communities. The Mayor expressed concerns but would like to learn from other programs. Ms. Simpson was open to discussing funding public art.

Members discussed Mr. Weidenhamer's title, Economic Health Manger, Economic Development Manager or Economic Manager. The Mayor did not feel this is a Council priority. It was pointed out that economic development managers are easier to benchmark. Dick Peek suggested Economic Sustainability Manager. No decision was made.

Mr. Butwinski asked for clarification about next year's budget process. Tom Bakaly explained that if the budget is passed this year, performance updates will be provided during the year. Any changes needed for FY2014 will be presented to the City Council. Jed Briggs pointed out that this is a two-year budget and obviously change orders could occur and performance measures will be monitored. Staff will report on the budget to the City Council. Liza Simpson expressed her support of the BFO process. Mr. Briggs relayed that the second year should be easier but CIP and health insurance will need to be addressed again.

Brooke Moss explained that the initial increase to health insurance was 27%. It was decided to increase co-pays and which moves the increase to heavy utilizers of the plan and shouldn't impact infrequent users very much. Renewals are driven by utilization and last year was unusually high. The doctor network has been reduced slightly and out-of-pockets increased slightly. She reported that the increase this year is now 12% and the dual health plan system is still being offered. She explained that a lot of time is spent on educating personnel on health costs and employees are becoming more savvy consumers, but health care costs are increasing much faster than inflation. In response to a question from Andy Beerman, Ms. Moss explained that the cost of providing HSA and standard insurance are the same. The health savings account for the high deductible plan is an attempt to equalize the benefits and represents the same cost to the City. She explained that more and more employees are choosing HSA.

Ms. Moss explained that state retirement has increased its rates from 13.77% for public employees to 16.04%. She explained a Tier 2 reduced benefit at a reduced cost but most employees are Tier 1 and the City budgets for that cost. There will be some cost savings realized in years to come.

Brooke Moss stated that every two years the Pay Plan Committee and Technical Committee meet and review comparison data as well as internal equity questions. This is an intense process and the overall recommendation reflects the current market and the increase is smaller than in the past. She explained that at-risk pay means bonuses. In response to a question from Andy Beerman about the Organizational Development Manager position, Tom Bakaly explained that this is not a new a position but one that is being formalized. Craig Sanchez is currently providing centralized training in Human Resources. Discussion ensued on the number of new employees proposed in the budget and Mr. Beerman relayed 3.5 FTEs. Brooke Moss noted that there are two full-time water workers proposed.

Mr. Butwinski asked the impact of the bonus program on the compensation item line. Tom Bakaly responded that on average bonuses were 5% which is what was budgeted, not the full 7%. Tom Bakaly discussed an on-going education program to guide managers regarding the policy and distribution of bonuses. The fluctuation in bonus percentages over recent years was explained and the City Manager stated that he can return to Council regarding the effort to refine the bonus process. Jed Briggs stated that new hires total 2.95 FTEs but with proposed reorganizations, one position may be eliminated.

Brook Moss explained that there are several criteria a department must meet to consider reorganization. There has to be a cost savings to the City and service levels must be maintained or improved. The Sustainability, Dispatch/Police Records and Human Resources Departments are proposing reorganizations and there are cost savings with all three. Liza Simpson felt the changes make sense. Jed Briggs reviewed the budget agenda for next week.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 31, 2012

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, May 31, 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; Mark Harrington, City Attorney; Brooks Robinson, Transportation Planner; Ken Fisher, Recreation Manager; Tina Atkinson, Front Desk Team Leader; and Roger McClain, Water Project Manager.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Orange Barrel Report – Brooks Robinson reported on state work on SR248 and the work scheduled at the Roundabout next week. Jason Davis, UDOT, will be meeting with Council next week to discuss highway projects in the area. Information will be posted on the City's website and most of the work will be completed before July 4.

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

None.

IV MINUTES OF MEETING OF MAY 17, 2012

The City Recorder relayed corrections recommended by Andy Beerman, "I move we approve the meeting minutes from May 17, 2012 (as corrected)". Dick Peek seconded. Motion unanimously carried.

V RESIGNATIONS AND APPOINTMENTS

Appointment of four members to the Historic Preservation Board for terms beginning July 2012 and expiring July 2015 – The Mayor recommended appointment of Marian Crosby, John Kenworthy, Dave McFawn and David White. Dick Peek, "I so move". Liza Simpson seconded. Motion unanimously carried.

VI NEW BUSINESS

1. Consideration of approving a real estate Purchase Contract for property located at 1450 – 1460 Park Avenue with GreenPark Cohousing in in a form approved by the City Attorney – The Mayor opened the public hearing. There was no input. Cindy Matsumoto, "I move we continue the real estate purchase contract for 1450 – 1460 Park Avenue to June 28th". Alex Butwinski seconded. Motion unanimously carried.

2. Consideration to authorize the City Manager to execute the concession agreement with Caroline Silverman (Perks LLC) for the pool deck food and beverage concession at Park City Municipal Athletic and Recreation Center, in a form approved by the City Attorney – Ken Fisher introduced Tina Atkinson who explained the RFP and selection processes. She discussed the qualifications of the recommended vendor and the affordability of her food and beverages. The concession will be available to pool, fitness and tennis patrons. Cindy Matsumoto remarked that the City is not receiving a percentage of sales or rental payment and asked if that is common practice. Ms. Atkinson explained that start-up costs may be high for this plan and requirements for operations are mid-May to mid-September. She explained that staff wanted this service to be an amenity and attraction for patrons and did not want to profit off of it directly. This will allow Perks to save some money and pass savings along to customers. Securing the food cart after hours was explained. The Mayor invited public input.

Henry Silverman, young citizen, stated that he may possibly be related to Caroline Silverman and confirmed that the cart can be locked up.

Liza Simpson, "I move that we authorize the City Manager to execute the concession agreement with Perks LLC for the pool deck food and beverage concession at Park City Municipal Athletic and Recreation Center, in a form approved by the City Attorney". Dick Peek seconded. Motion unanimously carried.

3. Consideration to authorize the City Manager to execute a Construction Agreement with Whitaker Construction, Inc. for the construction of the Last Chance Waterline Replacement Phase 2 for a lump sum amount of $468,800, in a form approved by the City Attorney – Roger McClain explained that this project is a continuation of work done last year to replace the corroded water line running behind Snow Park Lodge. About 1,900 feet of pipeline leaks and the City is working with Deer Valley Resort to avoid conflicts with mountain activities and special events. Contractors were pre-qualified last year but the project was re-bid because of the scope of the contract.

In response to questions from Liza Simpson and Cindy Matsumoto, he described the reasons for failure, measures to ensure the life of the new installation, and the need to pump the water. Alex Butwinski expressed that this project appears to be more specific to Deer Valley than the City. Mr. McClain stated that the City's obligations are outlined in water rights and delivery agreements with Deer Valley.

Liza Simpson, "I move we authorize the City Manager to execute a construction agreement with Whitaker Construction for the construction of th4e Last Chance Waterline Replacement Phase 2 for a lump sum amount of $468,800, in a form approved by the City Attorney". Alex Butwinski seconded. Motion unanimously carried.

4. Consideration of a Resolution adopting the Revised Budget for Fiscal Year 2012-2013 and the Proposed Budget for Fiscal Year 2013-2014 for Park City Municipal

Corporation and its related agencies – the Mayor opened the public hearing; there were no comments from the audience. Andy Beerman, "I move we continue New Business Item No. 4 to June 7th". Dick Peek seconded. Motion unanimously carried.

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 2:30 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; Tom Daley, Deputy City Attorney, Diane Foster, Deputy City Manager; Polly Samuels-McLean, Assistant City Attorney; Thomas Eddington, Planning Manager; and Jon Weidenhamer, Economic Development Manager; and Mark Harrington, City Attorney. Cindy Matsumoto, "I move to close the meeting to discuss property and litigation". Alex Butwinski seconded. Motion carried unanimously. The meeting opened at approximately 4 p.m. Liza Simpson, "I move to open the meeting". Andy Beerman seconded. Motion unanimously carried.

The City Council again convened after the regular meeting. Dick Peek, "I move to close the meeting to discuss property and litigation". Andy Beerman seconded. Motion carried unanimously.

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

Prepared by Janet M. Scott, City Recorder

PARK CITY REDEVELOPMENT AGENCY
SUMMIT COUNTY, UTAH
JANUARY 5, 2012

I ROLL CALL

Chairman Dana Williams called the regular meeting of the Redevelopment Agency to order at approximately 6:40 p.m. at the Marsac Municipal Building on Thursday, January 5, 2012. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, Executive Director and Mark Harrington, City Attorney.

I PUBLIC INPUT

None.

II MINUTES OF MEETING OF JUNE 16, 2011

Liza Simpson, "I move approval of the minutes of the meeting of June 16, 2011". Dick Peek seconded. Any Beerman abstained from voting. Motion carried.

Andy Beerman	Abstention
Alex Butwinski	Aye
Cindy Matsumoto	Aye
Dick Peek	Aye
Liza Simpson	Aye

IV CONSENT AGENDA

Resolution establishing a regular meeting date, time, and location for 2012 meetings and appointing officers of the Board of Directors of the Park City Redevelopment Agency – Liza Simpson, "I move approval of the Consent Agenda". Cindy Matsumoto seconded. Motion unanimously carried.

V ADJOURNMENT

With no further business, the regular meeting of the Redevelopment Agency was adjourned.

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, Secretary

PARK CITY MUNICIPAL BUILDING AUTHORITY
SUMMIT COUNTY, UTAH
JANUARY 5, 2012

I ROLL CALL

Chairman Dana Williams called the regular meeting of the Municipal Building Authority to order at approximately 6:40 p.m. at the Marsac Municipal Building on Thursday, January 5, 2012. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, Executive Director and Mark Harrington, City Attorney.

II PUBLIC INPUT

None.

III MINUTES OF MEETING OF JUNE 16, 2011

Cindy Matsumoto, "I move to approve the minutes of the meeting of June 16, 2011". Liza Simpson seconded. Andy Beerman abstained from voting. Motion carried.

Andy Beerman	Abstention
Alex Butwinski	Aye
Cindy Matsumoto	Aye
Dick Peek	Aye
Liza Simpson	Aye

IV CONSENT AGENDA

Resolution establishing a regular meeting date, time, and location for 2012 meetings and appointing officers of the Board of Directors of the Park City Municipal Building Authority - Dick Peek, "I move approval of the Consent Agenda". Liza Simpson seconded. Motion unanimously carried.

V ADJOURNMENT

With no further business, the regular meeting of the Municipal Building Authority was adjourned.

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, Secretary

City Council
Staff Report

Subject: Economic Development Grant
Author: Bret Howser
Department: Executive
Date: June 21, 2012
Type of Item: Administrative

Summary Recommendations:
Based on the criteria outlined in the Economic Development Grant Policy, the Economic Development Grant Committee recommends that Council award a $20,000 grant to All Resort Group for business relocation assistance.

Topic/Description:
Economic Development Grant Application

Background:
By policy (see attached), the City sets aside $20,000 of operating funds each fiscal year which may be granted to applicants seeking assistance with new business startup expenses or business relocation costs. The $20,000 may be granted in one lump sum to a single applicant or in smaller sums to one or multiple applicants. Unspent funds do not carry forward to the following year.

Applicants are permitted to submit requests at any time during the fiscal year, as funding remains. There is no deadline and no requirement for an applicant to be considered concurrently with other applicants.

Applications are reviewed by the Economic Development Program Committee, consisting of representation from the Economy Team, the Budget Department, the Planning Department, and Council Liaison to the RDA. The Committee is tasked with applying the six criteria outlined in policy (see attachment) and forwarding a recommendation to Council.

On May 23, 2012, the City received an application from All Resort Group (attached) requesting $20,000 for relocation assistance to move the administrative arm of Lewis Stages (one of their subsidiaries) from Salt Lake to Park City. No other applications have been received this fiscal year.

Analysis:

All Resort Group owns various resort transportation subsidiaries in Park City and Salt Lake. They currently have three office locations in Park City supporting many of these subsidiaries, however Lewis Stages is located in Salt Lake City. All Resort recently leased the Park Meadows Plaza Building at 1500 Kearns Blvd (which has been vacant for several years since USSA relocated to its new building) and is consolidating their

Park City operations at that location. They view this as an opportunity to relocate the operations of Lewis Stages (administrative, accounting, operations, and sales and marketing personnel) and merge them with their other subsidiaries. This would bring 25 jobs that currently exist in Salt Lake to Park City. Some of the employees currently filling those positions are not likely to remain in them, meaning there will likely be a few jobs immediately available for Park City residents. Further details on All Resorts and Lewis Stages are included in the attached application.

The Committee met on June 8, 2012, to review the application from All Resort Group. They found that the request was clearly in line with economic development priorities of the City as well as the General Plan. Lewis Stages is fiscally stable and consistent with the resort economy. Furthermore, they're committed to staying in the City and conducting business here.

One concern that was debated amongst the Committee was whether the relocation of administrative offices will result in a taxable benefit to the City greater than twice the City's contribution (criterion #5). While there are no taxable sales resulting directly from the activities of Lewis Stages, there will be 20-25 jobs that will be brought here from Salt Lake. A few of these may be filled locally, and a few others may relocate to Park City. This has the potential for sales tax benefits and property tax benefits from these employees. Additionally, it can be assumed that the sales people who will be relocated here will increase marketing of Park City to some degree. When all these factors are added up, the Committee estimated (somewhat conservatively) a simple payback of four years. The Committee felt this satisfied criterion #5.

The attached application addresses each of the six criteria more directly.

Department Review:
Sustainability, Planning, Budget, City Manager, Legal

Alternatives:

A. Approve:
Staff will proceed with the grant award and make a $20,000 disbursement to All Resort prior to the fiscal year end

B. Deny:
All Resort will not receive grant funding. The $20,000 designated for ED Grants in FY 2012 will fall back into fund balance.

C. Modify:
Council may direct staff to award a partial grant. If so, Council should specify an amount.

D. Continue the Item:
This has the same effect as Option B

E. Do Nothing:
This has the same effect as Option B

Significant Impacts:

Funds are budgeted each year for Economic Development Grants, so the budget impact is minimal.

Consequences of not taking the recommended action:
If funds are not awarded, $20,000 will fall into unreserved General Fund balance. The possibility exists that All Resort may choose not to relocate administrative personnel for Lewis Stages.

Recommendation:
Based on the criteria outlined in the Economic Development Grant Policy, the Economic Development Grant Committee recommends that Council award a $20,000 grant to All Resort Group for business relocation assistance.

Attachments:
A – Economic Development Grant Policy
B – All Resort Group Application

PARK CITY
1884

Economic Development Grant Application Form

Park City Municipal Corporation

Please provide five (5) copies of this application and requested attachments and send to the attention of The Economic Development Program Committee, Economic Development Office, Park City Municipal Corporation, PO Box 1480, Park City Utah 84060.

Criteria for awarding Economic Development Grants are identified in the City's Budget Policy. Please read this policy prior to submitting an application to ensure compliance.

(1) Organization Contact Information

Name Gary Nielsen, Senior Vice President

Address All Resort Group
1821 Sidewinder Drive
Post Office Box 681780
Park City, UT 84068

Phone (435) 658-9713 Fax (435) 658-9730

E-mail garynielsen@allresort.com

(2) Indicate the type of Economic Development Grant category that is applicable for this proposal:

_X_ **Business Relocation Assistance**
____ **New Business Start-up Assistance**

(3) Grant Request Amount: $20,000

(4) In addition to the above requested information, please provide the following:

A. A description of how your organization meets the ED Grant Criteria #1-#6 outlined in the City's Budget policy.
B. Summarize the economic and community benefits of having this organization in Park City.
C. Provide specific detail on how the requested funds would be used.
D. Detail any milestones or measures of success you would work with the City reporting on.

Signed: ALL RESORT COACH, INC. DBA: LEWIS STAGES

By________________
Gary W. Nielsen, Senior Vice President

Date: May 21, 2012

Economic Development Grant Supplemental Information

Introduction: All Resort Coach, Inc. DBA: Lewis Stages is a wholly-owned subsidiary of All Resort Group, Inc. Since 1964, Lewis Stages has maintained its primary bus depot at 549 West 500 South, Salt Lake City, Utah 84101. All Resort Group, Inc. and its other subsidiaries, Resort Express, Inc. DBA All Resort Express, Park City Transportation, Inc., Premier Transportation, Inc., and DVIP Inc. have their offices in three locations in Park City.

An opportunity has presented itself and, on July 1, 2012, the All Resort Group will consolidate its operations in the Park Meadows Plaza Building, 1500 Kearns Boulevard in Park City, Utah 84060. It would be desirable to consolidate the operations of Lewis Stages, other than its maintenance services, in the Park Meadows Plaza Building.

Lewis Stages requests an Economic Development Grant of $20,000 from Park City to assist in the relocation of its administrative, accounting, operations, and sales and marketing personnel to the Park Meadows Plaza Building.

ED Grant Criteria:

1. Beginning as a mining shuttle for Bingham Mine (now Kennecott Utah Copper) in 1914, Lewis Stages works today with all types of motor coach customers, including Kennecott Utah Copper. Lewis Stages provides ground transportation services to ski groups, summer and winter tour operators, schools, churches, construction companies, large local and out of state corporations, hotels throughout the Park City area and, of course, all three of Park City's world class ski resorts. Lewis Stages continues to evolve and grow. Lewis Stages now has a fleet of over 35 luxury motor coaches with an average age of less than 6 years! Lewis Stages also owns a transit fleet second to none in the Western United States, which is used for large events, including the annual Sundance Film Festival in Park City.

2. Lewis Stages will have the honor of being the first full service motor coach company to be headquarted in Park City. While maintenance services will continue to be located at its Salt Lake City bus depot, all other staff will be relocated to Park City. This brings many types of jobs, including sales, reservations, dispatch, trainers, drivers and executives to Park City. Over 25 jobs in all will be moving full time to Lewis Stages' new location in Park City.

3. Lewis Stages will celebrate "A Century of Service" in 2014. We are proud that it will happen at Lewis Stages' new headquarters in Park City, Utah. We believe this alone states the commitment of Lewis Stages to operate for many years and for generations to

come. Since the All Resort Group acquired Lewis Stages in 2006, its revenues have nearly doubled in those seven years. The All Resort Group has shown its commitment to the relocation to the Park Meadows Plaza Building by signing a 4-year lease with three one-year options.

4. Lewis Stages is proud to lead its industry in new safety and environmental developments. Ahead of all government requirements, Lewis Stages purchases all new equipment with 3-point safety belts. Lewis Stages uses California environmental standards when purchasing new equipment and the engines its chooses. Using "Clean Diesel" and Urea Filter Systems helps Lewis Stages to lead in keeping our State and community clean for the present and future generations. Beyond these advances, bus/motor coach travel is inherently "green." Each trip of each motor coach keeps up to 55 cars off of our streets and highways. This equals millions of cars each year!!

   Lewis Stages operates employee shuttles for the Deer Valley Resort that augment the new UTA Park City-Salt Lake City Connect Service. (For the previous five yars, Lewis Stages operated daily employee shuttles for Park City Mountain Resort, Deer Valley Resort and Canyons Resort reducing emissions and traffic congestion every day and every trip. Lewis Stages has also run shuttles for construction projects like the Montage Deer Valley Resort where construction and labor parking simply was not available.

5. Lewis Stages brings countless tourists to Park City. For example, Lewis Stages' forecasts working with over 100 ski groups and clubs for the 2012-13 ski season. This brings thousands of visitors to Park City for lodging nights, skier days, dining, shopping and the many other activities in the Park City community. During the summer months, Lewis Stages works with its tour operator partners across the United States and promotes the benefits of their tour groups coming to Park City. Lewis Stages shows them Park City's unique attractions, such as the Old Town shopping and dining district, the Utah Olympic Park, the many activities at Park City's three wonderful year-round resorts. Lewis Stages also continues to promote the summer lodging values of Park City to the thousands of visitors it has the privilege of hosting on its deluxe motor coaches. The retail sales, sales taxes, and transit room occupancy taxes Lewis Stages brings to Park City are significant, and the taxable benefits alone will be greater than twice the amount of the requested ED Grant. Lewis Stages estimates that it will transport tens of thousands of tourists to Park City in 2012 alone. This **<u>does not include</u>** the tourists brought to Park City Lewis Stages' sister companies, All Resort Express, Park City Transportation, Premier Transportation, and DVIP Inc.

6. (1) The ED Grant will be used to defray Lewis Stages' costs of relocating personnel, moving office furnishings, office equipment, files and materials, purchasing some new office furniture to replace existing that is not suitable for the new headquarters offices,

realigning and reconfiguring reservations, dispatch and general telephone lines, moving and upgrading servers and the like, and other office set-up costs; these funds will be strictly accounted for and are expected to be considerably in excess of the amount of the ED Grant requested; (2) no other funding sources, other than Lewis Stages general funds, are available for the cost of the relocation of Lewis Stages to Park City; and (3) the All Resort Group was formed in 2004 with $3,500,000 in revenues and has grown to $23,500,000 in revenues during 2011; Lewis Stages represents approximately 37% of the All Resort Group's 2011 revenues, and this growth demonstrates sound financial planning and fiscal competence.

Economic and Community Benefits: Park City will reap increased economic and community benefits from the following: (1) by locating Lewis Stages' sales and marketing personnel in Park City, they will be even more incented to "sell" Park City and will be able readily network with Park City tourist oriented businesses; (2) the approximately 20 Lewis Stages' employees to be relocated to Park City will spend money in Park City for both business and pleasure at Park City's restaurants, gasoline stations, retails stores and other attractions, including skiing; and (3) Park City will have Utah's premier private motor coach company within its city limits when Lewis Stages celebrates its centennial in 2014.

How the ED Grant will be used: Please see the description under ED Grant Criteria #6 above.

Milestones and Measure of Success

Lewis Stages would be willing to share with Park City on an annual basis information regarding the number of visitors it transports to Park City.

F. The City will strive to improve productivity, though not by the single-minded pursuit of cost savings. The concept of productivity should emphasize the importance of ***quantity*** and ***quality*** of output as well as ***quantity*** of resource input.

PART II - ECONOMIC DEVELOPMENT GRANT POLICY (ADOPTED JUNE 15, 2006)

Annually, the City will allocate $20,000 to be used towards attracting and promoting new organizations that will fulfill key priority goals of the City's current Economic Development Plan. Funding will be available for relocation and new business start-up costs only.

A. ED Grant Distribution Criteria

Organizations must meet the following criteria in order to be eligible for an ED Grant:

1. **Criteria #1:** The organization must demonstrate a sound business plan that strongly supports prioritized Goals of the current City Economic Development Plan.
2. **Criteria #2:** The organization must be unique and innovative; with a forecasted ability to generate overnight visitors who would spend dollars within the City's resort offerings.
3. **Criteria #3:** The organization must be new to Park City or represent a distinctly new enterprise supportive of the current priority Goals of the City's Economic Development Plan. Organizations must commit to and demonstrate the ability to do business in the City limits no less than three years. Funding cannot be used for one-time events.
4. **Criteria #4:** The organization must produce items or provide services that are consistent with the economic element of the City's General Plan; enhances the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the City.
5. **Criteria #5:** Can forecast and demonstrate at the time of application an ability to achieve direct taxable benefits to the City greater than twice the City's contribution.
6. **Criteria #6:** Fiscal Stability and Other Financial Support: The organization must have the following: (1) A clear description of how public funds will be used and accounted for; (2) Other funding sources that can be used to leverage resources; (3) A sound financial plan that demonstrates managerial and fiscal competence.

The City's Economic Development Program Committee will review all applications and submit a recommendation to City Council, who will have final authority in judging whether an applicant meets these criteria.

B. Economic Development Grant Fund Appropriations

The City currently allocates economic development funds through the operating budget of the Economic Development & Capital Projects department. Of these funds, no more than $20,000 per annum will be available for ED Grants. Unspent fund balances at the end of a year will not be carried forward to future years.

C. ED Grant Categories

ED Grants will be placed in two potential categories:

1. **Business Relocation Assistance:** This category of grants will be available for assisting an organization with relocation and new office set-up costs. Expenses that could be covered through an ED Grant include moving costs, leased space costs, and fixtures/furnishings/ and equipment related to setting up office space within the City limits.
2. **New Business Start-up Assistance:** This category of grants will be available for assisting a new organization or business with new office set-up costs. Expenses that could be covered through an ED Grant include leased office space costs and fixtures/furnishings/ and equipment related to setting up office space within the City limits.

D. Application Process

Application forms may be downloaded from the City's www.parkcity.org website or available for pick-up within the Economic Development Office of City Hall. Funds are available throughout the City's fiscal year on a budget available basis.

E. Award Process

The disbursement of the ED Grants shall be administered pursuant to applications and criteria established by the Economic Development Department, and awarded by the City Council consistent with this policy and upon the determination that the appropriation is necessary and appropriate to accomplish the economic goals of the City.

ED Grants funds will be appropriated through processes separate from the biennial Special Service Contract and ongoing Rent Contribution and Historic Preservation process.

The Economic Development Program Committee will review all applications and forward a recommendation to City Council for authorization. All potential awards of grants will be publicly noticed 14 days ahead of a City Council action.

Nothing in this policy shall create a binding contract or obligation of the City. Individual ED Grant Contracts may vary from contract to contract at the discretion of the City Council. Any award of a contract is valid only for the term specified therein and shall not constitute a promise of future award. The City reserves the right to reject any and all proposals, and to waive any technical deficiency at its sole discretion. Members of the City Council, the Economic Development Program Committee, and any advisory board, Task Force or special committee with the power to make recommendations regarding ED Contracts are ineligible to apply for such Contracts. City Departments are also ineligible to apply for ED Contracts. All submittals shall be public records in accordance with government records regulations ("GRAMA") unless otherwise designated by the applicant pursuant to UCA Section 63-2-308, as amended.

City Council Staff Report

Subject: Final FY 2012 Adjusted and FY 2013 Budget
Author: Jed Briggs, Nate Rockwood, Jennifer Danowski
Department: Budget, Debt, & Grants
Date: June 21, 2012
Type of Item: Legislative

Summary Recommendations:
Hold a public hearing on the Adoption of the Final Budget. Adopt the FY 2012 Adjusted Budget and the FY 2013 Budget by ordinance.

Topic/Description:
FY 2012 Adjusted Budget and FY 2013 Budget

Background:
The City usually begins the budget process in February with the City Council identifying objectives for the next year.

This year, the City transitioned to a Budgeting for Outcomes (BFO) process. The process is more of a zero-based budgeting approach than the traditional incremental approach. It closely resembled a Request for Proposal (RFP) process, with a Results Team made up of City staff creating Requests for Results (RFRs) related to each Council goal and departments submitting “bids” for City services, programs, capital, etc. related to each RFR at varying levels of service. In this fashion, all funding in the budget was linked directly to a Council goal and the community vision. The Results Team performed preliminary prioritization and the process culminated in a Council prioritization exercise leading up to and during Council Visioning.

BFO was further discussed during Council Visioning in February. From those discussions department managers were able to take Council’s recommendations to look into increasing or decreasing certain BFO service levels for their own departments. Each department manager was responsible for preparing budget requests consistent with Council’s vision and BFO. Council objectives were addressed either in the current level budget or as additional options for enhanced, increased, or decreased service levels proposed by the departments.

On May 1, staff delivered the City Manager’s Recommended Budget (Tentative or Proposed Budget) to City Council. A Public hearing was held on May 3rd and May 17th, and public hearings are currently scheduled for May 24, 31, June 7, 14, and 21.

On May 3 the Budget Department provided an introduction of the City Manager’s Recommended Budget, Budget Overview & Timeline, and provided an update of the Financial Impact Report (FIAR). City Council was presented with an overview of the

BFO process and received feedback and insight from the BFO Results Team. Discussion/action is slated for these dates as follows, barring changes as needed:

On May 17 Council was presented with an overview of the CIP committee's recommendation. Also, staff made Council aware that a construction contract for the Empire Ave. street reconstruction portion of the OTIS projects would be presented to Council for approval on May 24. Council indicated that they would like to consider funding the remaining OTIS projects, Historic Park City/Main Street Projects and Stormwater Capital Improvements with an additional Resort City Sales Tax levy.

On May 24 Council was presented with an overview of the CIP committee's recommendations for the Water and Transit Funds. Council indicated that they would like to consider funding the remaining Open Space and the Historic Park City/Main Street Projects with an additional Resort City Sales Tax levy. Council was also presented with the first three Biennial Strategic Plan budget changes (Open and Responsive Government, Effective Transportation, and Preservation of Park City Character). Discussion/action is slated for these dates as follows, barring changes as needed:

On May 31 Council was presented with the last five Biennial Strategic Plan budget changes (Public Safety; Water & Natural Environment; Recreation, Open Space & Trails; Regional Collaboration; and World Class, Multi-Seasonal Resort Community) as well as benefit (pay plan, URS-Retirement, Health Insurance) changes.

On June 7 staff presented City Council with several scenarios showing possible allocation of the revenue through combinations of cash and debt. Council expressed a desire to allow flexibility in the fund. Council was also presented with recommended Fee Changes, Budget Policies, Council Compensation, Outstanding Budget Issues, Personnel Policies and Procedures, and the Comprehensive Emergency Management Plan. Council adopted the Personnel Policies and Procedures Manual; the Tentative Budget; the Fee Schedule; Mayor, Council, and Statutory Officers compensation; and the Comprehensive Emergency Management Plan.

On June 14 Council was presented with the Administrative Interfund Transfer, which addresses the cost of services provided to the enterprise funds (Water, Golf, and Transit) by other departments in the City. Council was also presented with several recommended changes to the Final Budget, most of which were related to the Water Department. Council also continued the discussion of the Resort City Tax levy. It is anticipated that Council will adopt the Sales Tax Ordinance on June 28, 2012.

June 21 – Presentation & Adoption of Final Budget (no property tax increase).

Analysis:

Final Adoption of the Budget
Attached to this staff report is a ordinance adopting a Revised Budget for FY 2012 and a Budget for FY 2013 for Park City Municipal Corporation. The budget ordinances for the Municipal Building Authority (MBA) and the Redevelopment Agency (RDA) are also included. State Statute requires that annual budgets be adopted by June 22. Council should hold a public hearing for each entity and adopt their respective budgets on June 21.

Additional Changes to the Budget
The following list details the changes made between the tentative budget and the final budget. These changes were made either to satisfy statutory, technical, and accounting requirements or at the direction of the Council.

Increase of $83,500 in the General Fund for Lower Main Redevelopment Agency (RDA) operations in FY12. This is offset with an increase of the interfund transfer (IFT) from the Redevelopment Agency Lower Park CIP fund in the same amount. Accounting rules will not allow operating expenditures within the RDA CIP account, which is why they are paid out of the General Fund with an IFT to cover costs.

An increase of just over $100,000 to pay for utility (electric, gas, sewer, etc.) cost increases within the Water Fund for FY13.

Increase of $37,500 in the Fleet Fund for FY13 to pay for anticipated fuel cost increases and materials and supplies.

A number of revenues have been adjusted slightly to match actuals. Major notable adjustments in revenues include adjustments to the recreation budget in the amount of $350,000 and adjustment to ice revenues in the amount of $87,600.

Resort Community Sales Tax
On May 17th and 24th staff presented City Council with the Capital Improvement Plan (CIP) as part of the City Manager's Recommended Budget. The proposed plan did not include funding for several large projects including the remaining OTIS projects, Historic District/Main Street projects, storm drain improvements and additional open space acquisitions. Council has expressed an intention of potentially funding these projects with an increase to the Resort Community Sales Tax.

Staff outlined the process and timeline involved in adjusting the Resort Community Sales Tax. Because the Resort Community Sales Tax requires an election and waiting period, the earliest that the tax could be applied would be April 2013 which would only allow for three months of collections in FY 2013 and would be after the large collection months in the winter. Therefore the FY 2013 Final Budget does not include any additional funding or project budget associated with the additional Resort Community Sales Tax.

The FY 2014 plan and 5-Year CIP have been adjusted to include the funding strategy listed in Scenario A-B (see Scenario A/B below). Scenario A-B has been adjusted per Council direction on June 14th to include an accelerated funding strategy for OTIS. It should be noted that because this funding scenario begins in FY 2014, City Council will have the FY 2014 budget process to make adjustment and modifications before any project funding is implemented. The A-B scenario is simply one possible funding strategy and plan. It is recommended that Council continues to reevaluate the plan during each yearly budget process and when presented with bonding or contract agreements related to projects which are associated with the Resort Community Sale Tax revenue.

Staff continues to recommend that all revenue generated with the additional .5% Resort Community Sales Tax be received directly into the Capital Improvement Fund (Fund 31) to potentially be used for but not limited to the following capital projects, Historic Park City/ Main Street & Downtown Projects, OTIS, Open Space Acquisitions and other capital improvement projects as determined appropriate by City Council. It is staff's recommendation that this will allow all funds to be programed towards capital improvement projects and will allow City Council the flexibility to determine, on a yearly basis, the most appropriate use of the additional funds.

On June 28, 2012, staff recommends Council adopt a resolution that puts the sales tax initiative on the November ballot. Even though the date is not stipulated in state code, staff feels that adopting the sales tax initiative on this date would be beneficial since it coincides with the adoption of the budget in the same month and will allow Council and staff time to educate the community about the pros and cons of the tax.

Scenario A/B – Hybrid of Scenario A and B

Scenario A-B is a hybrid of the original A and B scenarios, which, like scenario B, designates $15 million of the additional sales revenue funds for open space acquisition and conservation easement monitoring. The scenario has been modified to include an accelerated funding schedule for OTIS. Like each option presented, A-B has the full amount of the additional Resort Community Sales Tax being received directly into the Capital Fund. This option relies heavily on cash up front with larger bond issuance occurring in FY2017. This structure will allow Council the flexibility to evaluate project progress and funding requirements before committing large portions of the Resort Community Sales Tax revenue to sales revenue bonds.

Scenario A-B includes a 10 year funding plan through a combination of cash a debt financing. It includes a combination of sales revenue bond for open space acquisition and conservation easement monitoring in FY 2014 for $3M, FY 2015 for $4M and FY 2017 for $5M. It also includes an additional $3M in cash for open space acquisition and conservation easement monitoring in FY 2014 and 2015. This would potentially provide a total of $15M in funding for open space acquisition and conservation easement monitoring between FY 2014 and 2017 with $10M coming in the first two years. Open space funding has been structures with debt up front in order to allow for possible short term acquisition needs. This strategy allows Council the ability to commit revenue for open space acquisition if suitable land becomes available and still have the knowledge that funding would be available for remaining infrastructure and enhancement projects. If suitable land is not available Council could save for future open space acquisition or fund other projects with cash rather than debt such as OTIS phase B or portions of the downtown projects.

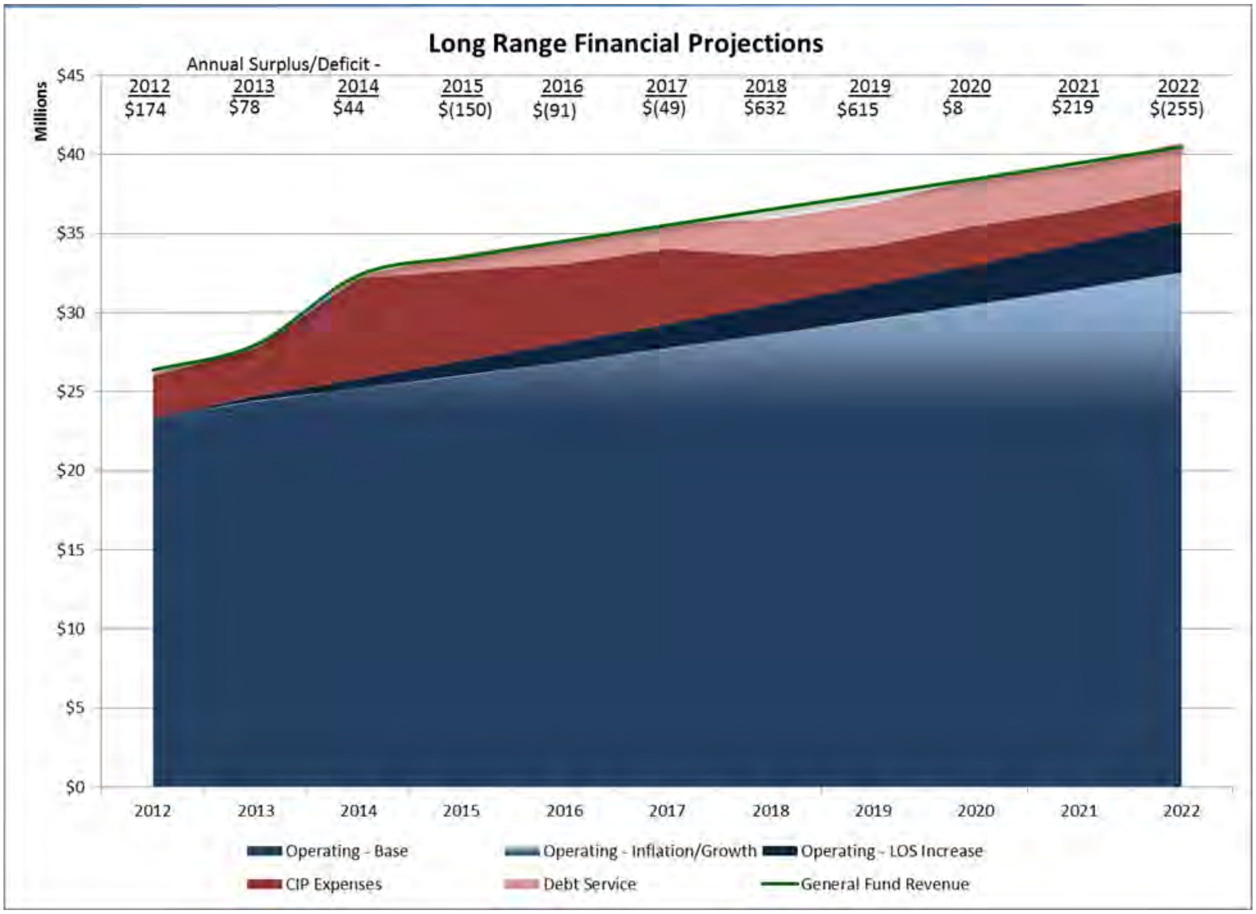
The scenario includes potentially funding Historic Park City/ Main Street projects phases II, III and IV through a combination of three sales tax revenue bonds in FY 2014 for $6M, FY 2017 for $3.5M and FY 2019 for $3.2M. It also includes potentially funding $1.8M for the project in equal cash payments of $360,000 from FY 2016 to 2020.

Option A-B also includes a combination of cash and debt funding to cover storm drain improvements. This includes cash funding of approximately $1.3M in FY 2015, 2016 and 2017 for a total cash amount of $4M. In addition, $4.5M in debt would be issued in amounts of 1.5M in FY 2018, 2021 and 2024 for a total cash and bond project amount of $8.5M.

This option includes funding phases A, B, C and D of OTIS projects. This includes $1.8M in cash in FY 2014 and debt amount $2.3M in FY 2015 to cover phase A and B respectively. It also includes a combination of debt and cash to cover Phases C and D. equal cash payments in of $633,333 in FY 2016, 2017 and 2018, and $2.5 in debt in FY 2018 for phase D. (OTIS Phase A includes Upper and Lower Empire Ave. Phase B would include Sullivan Road; Hillside Ave. Stairs; and 8th, 10th, 11th, and 14th Street. Phase C includes Rossi Hill Dr., McHenry St. and Swede Alley. Phase D includes the remaining OTIS projects)

Long Range Financial Model Scenario A/B - Accelerated funding for OTIS

Project	Funding Type	Total Funding	Funding Available by Fiscal Year								
			FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
OTIS (Phase A)	Cash	$ 1,800,000	$1,800,000								
OTIS (Phase B)	Debt	$ 2,300,000		$ 2,300,000							
OTIS (Phase C)	Cash	$ 1,900,000			$ 633,333	$ 633,333	$ 633,333				
OTIS (Phase D)	Debt	$ 2,500,000					$ 2,500,000				
Downtown Projects (Phase II)	Debt	$ 6,000,000	$6,000,000								
Downtown Projects (Phase III)	Debt	$ 3,500,000				$3,500,000					
Downtown Projects (Phase IV)	Debt	$ 3,200,000						$3,200,000			
Downtown Projects (Cash)	Cash	$ 1,800,000			$ 360,000	$ 360,000	$ 360,000	$ 360,000	$ 360,000		
Additional Open Space (Phase I)	Debt	$ 3,000,000	$3,000,000								
Additional Open Space (Phase II)	Debt	$ 4,000,000		$ 4,000,000							
Additional Open Space (Phase III)	Debt	$ 5,000,000				$5,000,000					
Additional Open Space (Cash)	Cash	$ 3,000,000	$1,500,000	$ 1,500,000							
Storm Drain System (Cash)	Cash	$ 4,000,000		$ 1,333,333	$1,333,333	$1,333,333					
Storm Drain System (Debt)	Debt	$ 4,500,000					$ 1,500,000			$1,500,000	



Department Review:
Budget, Debt, & Grants, Legal, and the City Manager reviewed this report.

Alternatives:

A. Approve:
Staff recommends that Council hold a public hearing regarding the final budget, adopt the FY 2012 Revised Budget and FY 2013 Budget by ordinance.

B. Deny:
State statute requires at least one public hearing before the adoption of a final budget on or before June 22. If Council decides to forgo a public adoption of the budget at this time, the City would be in violation of State statute.

C. Modify:
Council may direct that changes be made to the final budget and adopt the budget ordinances with changes as noted.

D. Continue the Item:
This has the same effect as Alternative B.

E. Do Nothing:
This also has the same effect as Alternative B.

Significant Impacts:
This would satisfy the requirements of state statute to adopt a final budget on or before June 22.

Consequences of not taking the recommended action:
If Council decides to forgo a public adoption of the budget at this time, the City would be in violation of State statute.

Recommendation:
Hold a public hearing on the Adoption of the Final Budget. Adopt the FY 2012 Adjusted Budget and the FY 2013 Budget by ordinance.

Attachments:
A – Budget Summaries
B – Ordinance Adopting a Final Budget for Park City Municipal Corporation
C – Ordinance Adopting a Budget for the Park City RDA
D– Ordinance Adopting a Budget for the Park City MBA

Resources & Requirements - All Funds Combined

Description	2009 Actual	2010 Actual	2011 Actual	2012 Original Budget	2012 Adj Budget	2013 Budget	Change - 2011 to 2012 Increase (reduction)	Change - 2011 to 2012 %	2014 Plan	Change - 2012 to 2013 Increase (reduction)	Change - 2012 to 2013 %
RESOURCES											
Sales Tax	11,027,464	11,601,845	12,492,244	12,313,000	13,043,000	12,914,000	(129,000)	-1%	16,503,000	3,589,000	28%
Planning Building & Engineering Fees	5,044,383	1,287,132	1,464,715	1,962,187	1,811,327	2,136,751	325,424	18%	2,422,667	285,916	13%
Charges for Services	9,129,312	9,497,866	10,167,015	10,994,471	11,339,161	12,819,556	1,480,395	13%	13,979,464	1,159,908	9%
Intergovernmental Revenue	3,058,819	7,324,484	6,408,589	3,341,000	13,186,545	3,344,000	(9,842,545)	-75%	3,817,200	473,200	14%
Franchise Tax	2,720,272	2,774,320	2,906,981	3,160,000	3,087,000	3,275,000	188,000	6%	3,419,000	144,000	4%
Property Taxes	13,213,009	15,790,260	17,043,800	16,703,315	17,872,904	17,924,873	51,969	0%	18,192,989	268,116	1%
General Government	457,582	459,311	583,030	573,082	679,535	701,288	21,753	3%	726,235	24,947	4%
Other Revenues	10,850,156	16,200,738	10,415,652	11,836,758	13,729,266	6,249,161	(7,480,105)	-54%	6,288,300	39,139	1%
Total	**$55,500,997**	**$64,935,955**	**$61,482,026**	**$60,883,813**	**$74,748,738**	**$59,364,629**	**($15,384,109)**	**-21%**	**$65,348,855**	**$5,984,225**	**10%**
REQUIREMENTS (by function)											
Executive	7,449,017	7,801,370	7,404,256	8,695,350	8,438,325	9,669,614	1,231,289	15%	9,467,960	(201,655)	-2%
Police	3,726,449	3,859,148	4,001,064	4,343,823	4,275,726	4,611,072	335,347	8%	4,687,282	76,210	2%
Public Works	13,603,552	13,635,067	14,531,805	16,403,226	16,901,305	18,660,672	1,759,367	10%	18,940,064	279,392	1%
Library & Recreation	3,834,719	3,699,326	3,762,925	4,322,374	4,153,204	4,511,902	358,698	9%	4,573,067	61,165	1%
Non-Departmental	2,631,084	2,697,864	3,011,637	2,335,743	3,074,586	2,373,370	(701,216)	-23%	2,363,331	(10,038)	0%
Special Service Contracts	360,896	348,000	338,200	450,000	450,000	450,000	0	0%	492,000	42,000	9%
Contingency	0	0	21,850	440,000	440,000	345,000	(95,000)	-22%	330,000	(15,000)	-4%
Capital Outlay	327,443	214,453	183,936	427,676	439,000	519,823	80,823	18%	443,748	(76,075)	-15%
Total	**31,933,160**	**32,255,228**	**33,255,673**	**37,418,192**	**38,172,146**	**41,141,454**	**2,969,308**	**8%**	**41,297,453**	**155,999**	**0%**
REQUIREMENTS (by type)											
Personnel	20,553,234	21,098,681	20,907,343	22,934,003	23,007,735	25,112,990	2,105,255	9%	25,598,173	485,183	2%
Materials, Supplies & Services	11,052,483	10,942,094	12,142,544	13,616,513	14,285,411	15,163,641	878,230	6%	14,925,532	(238,109)	-2%
Contingency	0	0	21,850	440,000	440,000	345,000	(95,000)	-22%	330,000	(15,000)	-4%
Capital Outlay	327,443	214,453	183,936	427,676	439,000	519,823	80,823	18%	443,748	(76,075)	-15%
Total	**31,933,160**	**32,255,228**	**33,255,673**	**37,418,192**	**38,172,146**	**41,141,454**	**2,969,308**	**8%**	**41,297,453**	**155,999**	**0%**
EXCESS (deficiency) OF RESOURCES OVER REQUIREMENTS	$23,567,837	$32,680,728	$28,226,353	$23,465,621	$36,576,592	$18,223,176	(18,353,417)	-50%	$24,051,402	5,828,227	32%
OTHER FINANCING SOURCES (uses)											
Bond Proceeds	24,477,505	6,092,682	0	11,800,000	16,800,000	5,000,000	(11,800,000)	-70%	17,300,000	12,300,000	246%
Debt Service	(9,834,751)	(12,176,557)	(13,263,748)	(10,426,416)	(10,422,156)	(10,480,443)	(58,287)	1%	(10,455,080)	25,363	0%
Interfund Transfers In	32,800,255	14,840,021	9,898,612	6,957,143	9,177,643	6,594,188	(2,583,455)	-28%	6,587,463	(6,725)	0%
Interfund Transfers Out	(32,800,255)	(14,840,021)	(9,898,612)	(6,957,143)	(9,177,643)	(6,594,188)	2,583,455	-28%	(6,587,463)	6,725	0%
Capital Improvement Projects	(41,241,569)	(64,395,392)	(32,364,689)	(26,860,527)	(84,127,819)	(17,354,536)	66,773,283	-79%	(29,846,421)	(12,491,885)	72%
Total	**(26,598,814)**	**(70,479,267)**	**(45,628,437)**	**(25,486,943)**	**(77,749,975)**	**(22,834,979)**	**54,914,997**	**-71%**	**(23,001,501)**	**(166,523)**	**1%**
EXCESS (deficiency) OF RESOURCES OVER REQUIREMENTS AND OTHER SOURCES (uses)	($3,030,978)	($37,798,539)	($17,402,084)	($2,021,322)	($41,173,383)	($4,611,803)	36,561,580	-89%	$1,049,901	5,661,704	-123%
Beginning Balance	97,369,362	111,667,935	85,779,493	31,747,990	68,319,141	27,145,757	(41,173,384)	-60%	22,533,953	(4,611,804)	-17%
Ending Balance	94,338,414	73,869,394	68,377,410	29,726,658	27,145,757	22,533,953	(4,611,804)	-17%	23,583,854	1,049,901	5%

Resources & Requirements - All Funds Combined

Description	Budget (FY 2012)				Budget (FY 2013)				Plan (FY 2014)			
	Original	Adjusted	Change from Original		Original	Adjusted	Change from Original		Original	Adjusted	Change from Original	
			Total	%			Total	%			Total	%
RESOURCES												
Sales Tax	12,313,000	13,043,000	730,000	6%	12,313,000	12,914,000	601,000	5%	12,313,000	16,503,000	4,190,000	34%
Planning Building & Engineering Fees	1,962,187	1,811,327	(150,860)	-8%	1,962,187	2,136,751	174,564	9%	1,962,187	2,422,667	460,480	23%
Charges for Services	10,994,471	11,339,161	344,690	3%	10,994,471	12,819,556	1,825,085	17%	10,994,471	13,979,464	2,984,993	27%
Intergovernmental Revenue	3,341,000	13,186,545	9,845,545	295%	3,341,000	3,344,000	3,000	0%	3,341,000	3,817,200	476,200	14%
Franchise Tax	3,160,000	3,087,000	(73,000)	-2%	3,160,000	3,275,000	115,000	4%	3,160,000	3,419,000	259,000	8%
Property Taxes	16,703,315	17,872,904	1,169,589	7%	16,703,315	17,924,873	1,221,558	7%	16,703,315	18,192,989	1,489,674	9%
General Government	573,082	679,535	106,453	19%	573,082	701,288	128,206	22%	573,082	726,235	153,153	27%
Bond Proceeds	11,800,000	16,800,000	5,000,000	42%	11,800,000	5,000,000	(6,800,000)	-58%	11,800,000	17,300,000	5,500,000	47%
Other Revenues	11,836,758	13,729,266	1,892,508	16%	11,836,758	6,249,161	(5,587,597)	-47%	11,836,758	6,288,300	(5,548,458)	-47%
Sub-Total	**$72,683,813**	**$91,548,738**	**$18,864,925**	**26%**	**$72,683,813**	**$64,364,629**	**($8,319,184)**	**-11%**	**$72,683,813**	**$82,648,855**	**$9,965,042**	**14%**
Interfund Transfers In	6,957,143	9,177,643	2,220,500	32%	6,957,143	6,594,188	(362,955)	-5%	6,957,143	6,587,463	(369,680)	-5%
Beginning Balance	31,747,990	68,319,141	36,571,151	115%	31,747,990	27,145,757	(4,602,233)	-14%	31,747,990	22,533,953	(9,214,037)	-29%
Total	**111,388,946**	**169,045,522**	**57,656,576**	**52%**	**111,388,946**	**98,104,574**	**(13,284,372)**	**-12%**	**111,388,946**	**111,770,271**	**381,325**	**0%**
REQUIREMENTS (by function)												
Executive	8,695,350	8,438,325	(257,025)	-3%	8,695,350	9,669,614	974,264	11%	8,695,350	9,467,960	772,610	9%
Police	4,343,823	4,275,726	(68,097)	-2%	4,343,823	4,611,072	267,249	6%	4,343,823	4,687,282	343,459	8%
Public Works	16,403,226	16,901,305	498,079	3%	16,403,226	18,660,672	2,257,446	14%	16,403,226	18,940,064	2,536,838	15%
Library & Recreation	4,322,374	4,153,204	(169,170)	-4%	4,322,374	4,511,902	189,528	4%	4,322,374	4,573,067	250,693	6%
Non-Departmental	2,335,743	3,074,586	738,843	32%	2,335,743	2,373,370	37,627	2%	2,335,743	2,363,331	27,588	1%
Special Service Contracts	450,000	450,000	0	0%	450,000	450,000	0	0%	450,000	492,000	42,000	9%
Contingency	440,000	440,000	0	0%	440,000	345,000	(95,000)	-22%	440,000	330,000	(110,000)	-25%
Capital Outlay	427,676	439,000	11,324	3%	427,676	519,823	92,147	22%	427,676	443,748	16,072	4%
Sub-Total	**$37,418,192**	**$38,172,146**	**$753,954**	**2%**	**$37,418,192**	**$41,141,454**	**$3,723,262**	**10%**	**$37,418,192**	**$41,297,453**	**$3,879,261**	**10%**
Debt Service	10,426,416	10,422,156	(4,260)	0%	10,426,416	10,480,443	54,027	1%	10,426,416	10,455,080	28,664	0%
Capital Improvement Projects	26,860,527	84,127,819	57,267,292	213%	26,860,527	17,354,536	(9,505,991)	-35%	26,860,527	29,846,421	2,985,894	11%
Interfund Transfers Out	6,957,143	9,177,643	2,220,500	32%	6,957,143	6,594,188	(362,955)	-5%	6,957,143	6,587,463	(369,680)	-5%
Ending Balance	29,726,658	27,145,757	(2,580,901)	-9%	29,726,658	22,533,953	(7,192,705)	-24%	29,726,658	23,583,854	(6,142,804)	-21%
Total	**111,388,936**	**169,045,521**	**57,656,585**	**52%**	**111,388,936**	**98,104,573**	**(13,284,363)**	**-12%**	**111,388,936**	**111,770,270**	**381,335**	**0%**
REQUIREMENTS (by type)												
Personnel	22,934,003	23,007,735	73,732	0%	22,934,003	25,112,990	2,178,987	10%	22,934,003	25,598,173	2,664,170	12%
Materials, Supplies & Services	13,616,513	14,285,411	668,898	5%	13,616,513	15,163,641	1,547,128	11%	13,616,513	14,925,532	1,309,019	10%
Contingency	440,000	440,000	0	0%	440,000	345,000	(95,000)	-22%	440,000	330,000	(110,000)	-25%
Capital Outlay	427,676	439,000	11,324	3%	427,676	519,823	92,147	22%	427,676	443,748	16,072	4%
Sub-Total	**$37,418,192**	**$38,172,146**	**$753,954**	**2%**	**$37,418,192**	**$41,141,454**	**$3,723,262**	**10%**	**$37,418,192**	**$41,297,453**	**$3,879,261**	**10%**
Debt Service	10,426,416	10,422,156	(4,260)	0%	10,426,416	10,480,443	54,027	1%	10,426,416	10,455,080	28,664	0%
Capital Improvement Projects	26,860,527	84,127,819	57,267,292	213%	26,860,527	17,354,536	(9,505,991)	-35%	26,860,527	29,846,421	2,985,894	11%
Interfund Transfers Out	6,957,143	9,177,643	2,220,500	32%	6,957,143	6,594,188	(362,955)	-5%	6,957,143	6,587,463	(369,680)	-5%
Ending Balance	29,726,658	27,145,757	(2,580,901)	-9%	29,726,658	22,533,953	(7,192,705)	-24%	29,726,658	23,583,854	(6,142,804)	-21%
Total	**111,388,936**	**169,045,521**	**57,656,585**	**52%**	**111,388,936**	**98,104,573**	**(13,284,363)**	**-12%**	**111,388,936**	**111,770,270**	**381,335**	**0%**

Expenditure Summary by Fund and Unit

Expenditures	2009	2010	2011	2012 Budget		2013 Budget		2014 Budget	
		(actual)		(original)	(adj)	(budget)	% of Total	(budget)	% of Total
Park City Municipal Corporation									
011 General Fund	28,242,933	28,283,748	28,330,700	29,196,884	31,599,351	31,274,687	32%	32,311,653	29%
012 Quinns Recreation Complex	(509,509)	(986,649)	(1,252,975)	(1,683,519)	(1,501,227)	(1,805,635)	-2%	(2,124,686)	-2%
021 Police Special Revenue Fund	22,722	25,072	27,082	0	29,082	29,082	0%	29,082	0%
022 Criminal Forfeiture Restricted Account	10,791	9,454	4,265	(0)	10,176	10,176	0%	10,176	0%
031 Capital Improvement Fund	78,907,419	61,976,558	37,966,230	16,898,677	51,309,469	4,178,613	4%	15,643,270	14%
038 Equipment Replacement Fund	2,497,816	1,540,205	1,773,653	953,625	2,134,319	1,100,521	1%	1,100,521	1%
051 Water Fund	23,341,099	38,610,649	28,399,133	18,852,547	20,671,654	19,975,072	20%	23,166,663	21%
055 Golf Fund	1,753,465	2,723,621	2,472,834	2,445,810	2,448,227	2,154,672	2%	1,882,321	2%
057 Transportation & Parking Fund	20,296,388	26,000,636	26,950,496	19,335,716	33,952,824	19,405,797	20%	21,105,452	19%
062 Fleet Services Fund	2,131,322	2,150,163	2,606,825	2,731,826	2,839,294	2,924,696	3%	2,984,226	3%
064 Self Insurance Fund	3,086,499	2,520,754	2,784,992	2,012,727	2,371,103	1,736,802	2%	1,102,501	1%
070 Debt Service Fund	4,352,316	3,949,794	5,385,536	4,180,753	4,150,539	3,453,288	4%	3,438,438	3%
071 Sales Tax Rev Bonds Debt Svc Fund	26,680,966	12,922,018	5,096,492	5,032,309	5,075,064	5,052,311	5%	5,020,019	4%
Park City Municipal Corporation Total	$190,814,227	$179,726,023	$140,545,264	$99,957,354	$155,089,874	$89,490,082	91%	$105,669,636	95%
Park City Redevelopment Agency									
033 Redevelopment Agency Lower Park Av	9,874,209	10,885,398	9,340,588	8,266,718	10,206,811	6,049,424	6%	3,942,549	4%
034 Redevelopment Agency Main St	2,645,503	3,120,765	2,986,471	2,400,800	2,984,751	2,044,183	2%	1,886,683	2%
072 RDA Main Street Debt Service	0	0	0	0	0	0	0%	0	0%
076 RDA Lower Park Ave Debt Service	2,568,492	1,480,668	3,143,791	(0)	(0)	(0)	0%	(0)	0%
Park City Redevelopment Agency Total	$15,088,205	$15,486,830	$15,470,850	$10,667,518	$13,191,562	$8,093,607	8%	$5,829,232	5%
Municipal Building Authority									
035 Municipal Building Authority Fund	4,174,252	2,252,273	1,144,018	764,064	764,085	520,884	1%	271,403	0%
Municipal Building Authority Total	$4,174,252	$2,252,273	$1,144,018	$764,064	$764,085	$520,884	1%	$271,403	0%
Park City Housing Authority									
036 Park City Housing Authority	71,465	71,465	0	0	0	0	0%	0	0%
Park City Housing Authority Total	$71,465	$71,465	$0	$0	$0	$0	0%	$0	0%
GRAND TOTAL	**$210,148,148**	**$197,536,591**	**$157,160,132**	**$111,388,936**	**$169,045,521**	**$98,104,573**	**100%**	**$111,770,270**	**100%**
(Less)									
Interfund Transfer	32,800,255	14,840,021	9,898,612	6,957,143	9,177,643	6,594,188	7%	6,587,463	6%
Ending Balance	94,338,414	73,869,394	68,377,410	29,726,658	27,145,757	22,533,953	23%	23,583,854	21%
TOTAL EXPENDITURE BUDGET	**$83,009,480**	**$108,827,176**	**$78,884,110**	**$74,705,135**	**$132,722,121**	**$68,976,432**	**70%**	**$81,598,954**	**73%**

Expenditure Summary by Fund and Major Object (FY 2012 Adjusted Budget)

Description	Operating Budget		Capital	Debt Service	Contingency	Sub-Total	Interfund Transfer	Ending Balance	Total
	Personnel	Mat, Suppls, Services							
Park City Municipal Corporation									
011 General Fund	15,030,657	5,984,632	295,816	0	340,000	21,651,105	4,023,872	5,924,374	31,599,351
012 Quinns Recreation Complex	641,300	353,195	10,000	0	0	1,004,495	1,200	(2,506,922)	(1,501,227)
021 Police Special Revenue Fund	0	0	0	0	0	0	0	29,082	29,082
022 Criminal Forfeiture Restricted Account	0	0	0	0	0	0	0	10,176	10,176
031 Capital Improvement Fund	0	0	50,034,897	0	0	50,034,897	134,366	1,140,206	51,309,469
038 Equipment Replacement Fund	0	0	1,938,798	0	0	1,938,798	0	195,521	2,134,319
051 Water Fund	1,471,100	2,545,045	10,564,189	3,205,433	100,000	17,885,767	1,112,738	1,673,149	20,671,654
055 Golf Fund	710,366	457,460	260,985	32,644	0	1,461,455	133,600	853,172	2,448,227
057 Transportation & Parking Fund	4,540,879	1,172,013	15,370,155	0	0	21,083,047	2,313,892	10,555,886	33,952,824
062 Fleet Services Fund	613,432	1,724,766	5,000	0	0	2,343,198	0	496,096	2,839,294
064 Self Insurance Fund	1	838,300	0	0	0	838,301	0	1,532,802	2,371,103
070 Debt Service Fund	0	0	0	2,258,838	0	2,258,838	0	1,891,701	4,150,539
071 Sales Tax Rev Bonds Debt Svc Fund	0	0	0	4,679,040	0	4,679,040	0	396,024	5,075,064
Park City Municipal Corporation Total	$23,007,735	$13,075,411	$78,479,840	$10,175,955	$440,000	$125,178,940	$7,719,668	$22,191,266	$155,089,874
Park City Redevelopment Agency									
033 Redevelopment Agency Lower Park Av	0	805,000	5,201,412	0	0	6,006,412	507,975	3,692,424	10,206,811
034 Redevelopment Agency Main St	0	405,000	885,568	0	0	1,290,568	950,000	744,183	2,984,751
076 RDA Lower Park Ave Debt Service	0	0	0	0	0	0	0	(0)	(0)
Park City Redevelopment Agency Total	$0	$1,210,000	$6,086,980	$0	$0	$7,296,980	$1,457,975	$4,436,607	$13,191,562
Municipal Building Authority									
035 Municipal Building Authority Fund	0	0	0	246,201	0	246,201	0	517,884	764,085
Municipal Building Authority Total	$0	$0	$0	$246,201	$0	$246,201	$0	$517,884	$764,085
GRAND TOTAL	**$23,007,735**	**$14,285,411**	**$84,566,820**	**$10,422,156**	**$440,000**	**$132,722,121**	**$9,177,643**	**$27,145,757**	**$169,045,521**

Expenditure Summary by Fund and Major Object (FY 2013 Budget)

Description	Operating Budget		Capital	Debt Service	Contingency	Sub-Total	Interfund Transfer	Ending Balance	Total
	Personnel	Mat, Suppls, Services							
Park City Municipal Corporation									
011 General Fund	15,993,463	6,461,626	380,639	0	245,000	23,080,729	2,294,647	5,899,311	31,274,687
012 Quinns Recreation Complex	661,482	376,605	6,000	0	0	1,044,087	1,200	(2,850,921)	(1,805,635)
021 Police Special Revenue Fund	0	0	0	0	0	0	0	29,082	29,082
022 Criminal Forfeiture Restricted Account	0	0	0	0	0	0	0	10,176	10,176
031 Capital Improvement Fund	0	0	3,458,977	0	0	3,458,977	134,366	585,270	4,178,613
038 Equipment Replacement Fund	0	0	905,000	0	0	905,000	0	195,521	1,100,521
051 Water Fund	2,228,073	2,922,871	9,042,821	3,942,998	100,000	18,236,763	654,000	1,084,309	19,975,072
055 Golf Fund	732,429	457,460	206,005	39,357	0	1,435,251	138,600	580,821	2,154,672
057 Transportation & Parking Fund	4,858,238	1,172,013	534,917	0	0	6,565,168	1,995,000	10,845,630	19,405,797
062 Fleet Services Fund	639,304	1,724,766	5,000	0	0	2,369,070	0	555,626	2,924,696
064 Self Insurance Fund	1	838,300	0	0	0	838,301	0	898,501	1,736,802
070 Debt Service Fund	0	0	0	1,569,714	0	1,569,714	0	1,883,575	3,453,288
071 Sales Tax Rev Bonds Debt Svc Fund	0	0	0	4,678,893	0	4,678,893	0	373,418	5,052,311
Park City Municipal Corporation Total	$25,112,990	$13,953,641	$14,539,359	$10,230,962	$345,000	$64,181,951	$5,217,813	$20,090,318	$89,490,082
Park City Redevelopment Agency									
033 Redevelopment Agency Lower Park Av	0	805,000	3,232,500	0	0	4,037,500	426,375	1,585,549	6,049,424
034 Redevelopment Agency Main St	0	405,000	102,500	0	0	507,500	950,000	586,683	2,044,183
Park City Redevelopment Agency Total	$0	$1,210,000	$3,335,000	$0	$0	$4,545,000	$1,376,375	$2,172,232	$8,093,607
Municipal Building Authority									
035 Municipal Building Authority Fund	0	0	0	249,481	0	249,481	0	271,403	520,884
Municipal Building Authority Total	$0	$0	$0	$249,481	$0	$249,481	$0	$271,403	$520,884
GRAND TOTAL	$25,112,990	$15,163,641	$17,874,359	$10,480,443	$345,000	$68,976,432	$6,594,188	$22,533,953	$98,104,573

Expenditure Summary by Fund and Major Object (FY 2014 Plan)

Description	Operating Budget		Capital	Debt Service	Contingency	Sub-Total	Interfund Transfer	Ending Balance	Total
	Personnel	Mat, Suppls, Services							
Park City Municipal Corporation									
011 General Fund	16,247,343	6,194,837	304,564	0	230,000	22,976,744	2,295,047	7,039,862	32,311,653
012 Quinns Recreation Complex	672,202	367,095	6,000	0	0	1,045,297	1,200	(3,171,183)	(2,124,686)
021 Police Special Revenue Fund	0	0	0	0	0	0	0	29,082	29,082
022 Criminal Forfeiture Restricted Account	0	0	0	0	0	0	0	10,176	10,176
031 Capital Improvement Fund	0	0	14,471,165	0	0	14,471,165	134,366	1,037,739	15,643,270
038 Equipment Replacement Fund	0	0	905,000	0	0	905,000	0	195,521	1,100,521
051 Water Fund	2,351,075	2,962,386	11,507,636	3,944,253	100,000	20,865,350	654,000	1,647,313	23,166,663
055 Golf Fund	744,631	456,135	131,005	26,900	0	1,358,671	138,600	385,050	1,882,321
057 Transportation & Parking Fund	4,934,108	1,172,013	1,399,799	0	0	7,505,920	1,995,000	11,604,533	21,105,452
062 Fleet Services Fund	648,813	1,724,766	5,000	0	0	2,378,579	0	605,647	2,984,226
064 Self Insurance Fund	1	838,300	0	0	0	838,301	0	264,200	1,102,501
070 Debt Service Fund	0	0	0	1,563,113	0	1,563,113	0	1,875,325	3,438,438
071 Sales Tax Rev Bonds Debt Svc Fund	0	0	0	4,671,333	0	4,671,333	0	348,686	5,020,019
Park City Municipal Corporation Total	$25,598,173	$13,715,532	$28,730,169	$10,205,599	$330,000	$78,579,473	$5,218,213	$21,871,950	$105,669,636
Park City Redevelopment Agency									
033 Redevelopment Agency Lower Park Av	0	805,000	1,445,000	0	0	2,250,000	419,250	1,273,299	3,942,549
034 Redevelopment Agency Main St	0	405,000	115,000	0	0	520,000	950,000	416,683	1,886,683
Park City Redevelopment Agency Total	$0	$1,210,000	$1,560,000	$0	$0	$2,770,000	$1,369,250	$1,689,982	$5,829,232
Municipal Building Authority									
035 Municipal Building Authority Fund	0	0	0	249,481	0	249,481	0	21,922	271,403
Municipal Building Authority Total	$0	$0	$0	$249,481	$0	$249,481	$0	$21,922	$271,403
GRAND TOTAL	**$25,598,173**	**$14,925,532**	**$30,290,169**	**$10,455,080**	**$330,000**	**$81,598,954**	**$6,587,463**	**$23,583,854**	**$111,770,270**

All Funds Combined

Revenue	2009	2010	2011	2012		2013		2014	
		(actual)		(original)	(adj)	(budget)	% ot Total	(plan)	% ot Total
RESOURCES									
Property Taxes	13,213,009	15,790,260	17,043,800	16,703,315	17,872,904	17,924,873	18%	18,192,989	16%
Sales Tax	11,027,464	11,601,845	12,492,244	12,313,000	13,043,000	12,914,000	13%	16,503,000	15%
Franchise Tax	2,720,272	2,774,320	2,906,981	3,160,000	3,087,000	3,275,000	3%	3,419,000	3%
Licenses	1,172,040	1,253,143	1,284,053	1,381,000	1,489,000	1,217,000	1%	1,226,000	1%
Planning Building & Engineering Fees	5,044,383	1,287,132	1,464,715	1,962,187	1,811,327	2,136,751	2%	2,422,667	2%
Other Fees	13,799	49,221	17,707	17,000	25,000	12,000	0%	13,000	0%
Intergovernmental Revenue	3,058,819	7,324,484	6,408,589	3,341,000	13,186,545	3,344,000	3%	3,817,200	3%
Charges for Services	9,129,312	9,497,866	10,167,015	10,994,471	11,339,161	12,819,556	13%	13,979,464	13%
Recreation	2,588,326	2,280,322	1,916,305	2,189,000	2,682,000	2,906,000	3%	2,927,000	3%
Other Service Revenue	101,177	105,644	94,798	105,000	103,000	105,000	0%	106,000	0%
Fines & Forfeitures	527,991	669,476	730,938	754,000	750,200	703,803	1%	704,488	1%
Misc. Revenue	3,223,604	6,233,985	3,462,265	6,956,777	6,827,734	1,126,446	1%	1,129,989	1%
Interfund Transfers In	32,800,255	14,840,021	9,898,612	6,957,143	9,177,643	6,594,188	7%	6,587,463	6%
Special Revenue & Resources	3,223,219	5,608,948	2,909,585	433,981	1,852,332	178,912	0%	181,823	0%
Bond Proceeds	24,477,505	6,092,682	0	11,800,000	16,800,000	5,000,000	5%	17,300,000	16%
Beginning Balance	97,369,362	111,667,935	85,779,493	31,747,990	68,319,141	27,145,757	28%	22,533,953	20%
Total	**209,690,537**	**197,077,282**	**156,577,101**	**110,815,864**	**168,365,987**	**97,403,286**	**100%**	**111,044,036**	**100%**

Change in Fund Balance

Fund	2009 Actual	2010 Actual	2011 Actual	2012 Adjusted	Change - 2011 to 2012 Increase (reduction)	Change - 2011 to 2012 %	2013 Budget	Change - 2012 to 2013 Increase (reduction)	Change - 2012 to 2013 %	2014 Plan	Change - 2013 to 2014 Increase (reduction)	Change - 2013 to 2014 %
Park City Municipal Corporation												
011 General Fund	5,165,031	5,678,978	6,320,932	5,924,374	(396,558)	-6%	5,899,311	(25,063)	0%	7,039,862	1,140,551	19%
012 Quinns Recreation Complex	(1,445,959)	(1,850,004)	(2,187,227)	(2,506,922)	(319,695)	15%	(2,850,921)	(343,999)	14%	(3,171,183)	(320,262)	11%
021 Police Special Revenue Fund	22,522	24,872	27,082	29,082	2,000	7%	29,082	0	0%	29,082	0	0%
022 Criminal Forfeiture Restricted Account	9,455	3,775	4,176	10,176	6,000	144%	10,176	0	0%	10,176	0	0%
031 Capital Improvement Fund	51,656,557	33,954,635	26,823,812	1,140,206	(25,683,606)	-96%	585,270	(554,936)	-49%	1,037,739	452,469	77%
038 Equipment Replacement Fund	895,151	900,756	1,267,319	195,521	(1,071,798)	-85%	195,521	0	0%	195,521	0	0%
051 Water Fund	13,010,035	6,941,202	6,663,470	1,673,149	(4,990,321)	-75%	1,084,309	(588,840)	-35%	1,647,313	563,004	52%
055 Golf Fund	489,077	1,342,519	1,165,727	853,172	(312,555)	-27%	580,821	(272,351)	-32%	385,050	(195,771)	-34%
057 Transportation & Parking Fund	11,902,704	13,945,235	13,703,979	10,555,886	(3,148,093)	-23%	10,845,630	289,744	3%	11,604,533	758,903	7%
062 Fleet Services Fund	171,968	178,226	409,894	496,096	86,202	21%	555,626	59,530	12%	605,647	50,021	9%
064 Self Insurance Fund	2,212,435	1,730,992	1,867,103	1,532,802	(334,301)	-18%	898,501	(634,301)	-41%	264,200	(634,301)	-71%
070 Debt Service Fund	1,924,529	1,822,996	1,881,265	1,891,701	10,436	1%	1,883,575	(8,126)	0%	1,875,325	(8,250)	0%
071 Sales Tax Rev Bonds Debt Svc Fund	686,335	420,157	408,246	396,024	(12,222)	-3%	373,418	(22,606)	-6%	348,686	(24,732)	-7%
Park City Municipal Corporation Total	$86,699,839	$65,094,338	$58,355,777	$22,191,266	($36,164,511)	-56%	$20,090,318	($2,100,948)	-9%	$21,871,950	$1,781,632	9%
Park City Redevelopment Agency												
033 Redevelopment Agency Lower Park Ave	5,283,466	5,634,431	7,823,811	3,692,424	(4,131,387)	-53%	1,585,549	(2,106,875)	-57%	1,273,299	(312,250)	-20%
034 Redevelopment Agency Main St	844,425	1,728,313	1,679,751	744,183	(935,568)	-56%	586,683	(157,500)	-21%	416,683	(170,000)	-29%
076 RDA Lower Park Ave Debt Service	877,945	884,729	(0)	(0)	0	0%	(0)	0	0%	(0)	0	0%
Park City Redevelopment Agency Total	$7,005,836	$8,247,473	$9,503,562	$4,436,607	($5,066,955)	-61%	$2,172,232	($2,264,375)	-51%	$1,689,982	($482,250)	-22%
Municipal Building Authority												
035 Municipal Building Authority Fund	561,274	527,583	518,071	517,884	(187)	0%	271,403	(246,481)	-48%	21,922	(249,481)	-92%
Municipal Building Authority Total	$561,274	$527,583	$518,071	$517,884	($187)	0%	$271,403	($246,481)	-48%	$21,922	($249,481)	-92%
Park City Housing Authority												
036 Park City Housing Authority	71,465	0	0	0	0	0%	0	0	0%	0	0	0%
Park City Housing Authority Total	$71,465	$0	$0	$0	$0	0%	$0	$0	0%	$0	$0	0%

Notes and Explanations of Change in Fund Balance:

- Fund Balance refers to the amount of revenues on hand in a given year that are not used for expenditures in that year. It is closely related to the concept of a balanced budget, where beginning fund balance (the amount of revenues on hand at the beginning of a year) and the revenues received that year are equal to the the expenditures for that year and the ending fund balance (or the amount of revenues remaining on hand at the end of the year). Fund balance is comprised of elements of reserves, funds dedicated to capital projects, and other earmarked funds. For budget purposes, fund balance is calculated on a cash basis and is not to be confused with the net assets or fund balance numbers presented in the Comprehensive Annual Financial Report.
- Figures shown are the ending balance (or balance as of June 30) for each fiscal year. The beginning balance for any given year is the ending balance from the previous year.
- Capital projects funds (Funds 31, 33, 34, 35, 36, 38) tend to show large decreases in fund balance between the prior year actual and current year adjusted budget. This is explained by the fact that much of fund balance in these funds is reserved for capital expenses which were budgeted in previous years. Unexpended capital budgets are rolled forward each year as part of the adjusted budget. So funding for capital projects shows up in fund balance *actual* figures, but disappears in the current year adjusted budget because there is an offsetting budgeted "carryforward" expense. This same phenomenon generally explains large decreases in fund balances for proprietary funds (such as Fund 51, 55, and 57).
- The Water Fund shows a large decrease in fund balance in FY 2011 due to capital infrastructure improvements which are funded with accumulated impact fees. This will also result in a slow decrease in fund balance in the forthcoming fiscal years.
- The Fleet Fund is an internal service fund which is intended to run a zero or near-zero balance. As such, any change in fund balance will appear drastic when viewed as a percent change, but the changes are simply the product of the nature of the fund.

Ordinance No.

ORDINANCE ADOPTING A REVISED BUDGET FOR FY 2012 AND A BUDGET FOR FY 2013 FOR PARK CITY MUNICIPAL CORPORATION AND ITS RELATED AGENCIES.

WHEREAS, the Utah State law requires that city budgets be adopted by ordinance: and;

WHEREAS, a public hearing was held on May 3, May 17, May 24, May 31, June 7th, June 14,2012, and one more scheduled for June 21, 2012 at the City Council's regularly scheduled meetings, complying with State law;

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

<u>SECTION 1. REVISED BUDGET ADOPTED</u>. The budget as outlined in the City Manager's Recommended Budget presented on May 3, 2012 and with changes as summarized in the Attachments to this ordinance is hereby adopted as the Revised FY 2012 Operating Budget for Park City Municipal Corporation and its related agencies.

<u>SECTION 2. BUDGET ADOPTED</u>. The budget as outlined in the City Manager's Recommended budget presented on May 3, 2012 and with changes as summarized in the Attachments to this ordinance is hereby adopted as the budget for FY 2013 for Park City Municipal Corporation and its related agencies.

<u>SECTION 3. CERTIFIED PROPERTY TAX RATE</u>. The City's Budget Officer is authorized to compute and file the City's Certified Property Tax rate for FY 2013 at a "no tax increase rate". This ordinance hereby adopts the Certified Property Tax rate for FY 2013. The Budget Officer is also authorized to compute the City's Certified Property Tax rate for the issuance of General Obligation Bonds as approved by voters in November of 2001, 2002, 2006, and 2007.

<u>SECTION 4. EFFECTIVE DATE</u>. This Ordinance shall take effect June 21, 2012 for the FY 2012 revised budget and July 1, 2012 for the FY 2013 budget.

PASSED AND ADOPTED this 21st day of June, 2012.

PARK CITY MUNICIPAL CORPORATION

____
Mayor Dana Williams

Attest:

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Janet M. Scott, City Recorder

Approved as to form:

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Mark D. Harrington, City Attorney

Ordinance No.______________

ORDINANCE ADOPTING THE FISCAL YEAR 2012 REVISED BUDGET AND THE FISCAL YEAR 2013 BUDGET FOR PARK CITY REDEVELOPMENT AGENCY

WHEREAS, Utah State law requires that city budgets be adopted by Ordinance; and

WHEREAS, a public hearing was held on May 3, May 17, May 24, May 31, June 7, June 14, and June 16, 2012 at the City Council's regularly scheduled meetings, complying with State law;

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

SECTION 1. BUDGET ADOPTED. The following revised budget is hereby adopted as the Fiscal Year 2012 Redevelopment Agency Revised Budget for Park City, Utah.

	Main Street	Park Avenue
Main Street DSF	$0	$0
Main Street CIP Fund	$2,984,751	$0
Lower Park Ave DSF	$0	$0
Lower Park Ave CIP Fund	$0	$10,206,811
Subtotal:	$2,984,751	$10,206,811
LESS:		
Interfund Transactions	$0	$0
Special Revenues	($5,000)	($26,000)
Beginning balance	($1,679,751)	($7,823,811)
Subtotal:	($1,684,751)	($7,849,811)
NET RDA TAX INCREMENT	$1,300,000	$2,357,000

SECTION 2. BUDGET ADOPTED. The following budget is hereby adopted as the Fiscal Year 2013 Redevelopment Agency Budget for Park City, Utah.

		Main Street	Park Avenue
Main Street DSF		$0	$0
Main Street CIP Fund		$2,044,183	$0
Lower Park Ave DSF		$0	$0
Lower Park Ave CIP Fund		$0	$6,049,424
	Subtotal:	$2,044,183	$6,049,424
LESS:			
Interfund Transactions		$0	$0
Special Revenues		$0	$0
Beginning balance		($744,183)	($3,692,424)
	Subtotal:	($744,183)	($3,692,424)
NET RDA TAX INCREMENT		$1,300,000	$2,357,000

SECTION 3. EFFECTIVE DATE. The Ordinance for the revised budget shall take effect on June 21, 2012 and the Ordinance for the budget shall take effect on July 1, 2012.

PASSED AND ADOPTED the 21st day of June, 2012.

PARK CITY REDEVELOPMENT AGENCY

Chairman Dana Williams

Attest:

Janet M. Scott, Deputy Secretary

Approved as to form:

Mark D. Harrington, City Attorney

Ordinance No.______________

ORDINANCE ADOPTING THE PARK CITY MUNICIPAL BUILDING AUTHORITY REVISED BUDGET FOR FISCAL YEAR 2012 AND THE BUDGET FOR FISCAL YEAR 2013

WHEREAS, Utah State law requires that city budgets be adopted by Ordinance; and

WHEREAS, a public hearing was held on May 3, May 17, May 24, May 31, June 7, June 14, and June 21, 2012 at the City Council's regularly scheduled meetings, complying with State law;

NOW, THEREFORE, BE IT RESOLVED by the Municipal Building Authority of Park City, Utah that:

SECTION 1. BUDGET ADOPTED. The following revised budget is hereby adopted as the Fiscal Year 2012 Municipal Building Authority Revised Budget for Park City, Utah:

Debt Service Fund		$0
Capital Improvement Program		$764,085
	Subtotal:	$764,085
LESS:		
Ending Balance		($517,884)
	Subtotal:	($517,884)
TOTAL MBA BUDGET		$246,201

SECTION 2. BUDGET ADOPTED. The following budget is hereby adopted as the Fiscal Year 2013 Municipal Building Authority Budget for Park City, Utah:

Debt Service Fund		$0
Capital Improvement Program		$520,884
	Subtotal:	$520,884
LESS:		
Ending Balance		($271,403)
	Subtotal:	($271,403)
TOTAL MBA BUDGET		$249,481

SECTION 3. EFFECTIVE DATE. The Ordinance for the revised budget shall take effect on June 21, 2012, the Ordinance for the budget shall take effect on July 1, 2012.

PASSED AND ADOPTED this 21st day of June, 2012.

PARK CITY MUNICIPAL BUILDING AUTHORITY

Chairman Dana Williams

Attest:

Janet M. Scott, Deputy Secretary

Approved as to form:

Mark D. Harrington, City Attorney