PARK CITY COUNCIL STUDY SESSION MINUTES
SUMMIT COUNTY, UTAH
JUNE 21, 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; Jason Glidden, Marketing Manager; and Jon Weidenhamer, Economic Development Director

High altitude training. Jason Glidden pointed out that providing high altitude opportunities is a good way to diversify the economy with very little impacts. Teams stay at least three weeks but typically have a dorm/campus atmosphere and one of Park City's challenges is lodging because it will require a transportation element. Salt Lake City's proximity is an advantage for travel and also for training at a lower altitude. The City has great facilities but is lacking a 50 meter swimming pool; the pool at Ecker Hill is 25 meters. Mr. Glidden spoke about getting information from a high altitude organizer in Northern Arizona who makes arrangements for teams and the potential of working with him in Park City. There are teams already training here and marketing Park City will make a difference; most athletes participate in high endurance sports. USSA has a fantastic facility and could form beneficial partnerships with high altitude training counterparts.

He indicated that staff has been communicating with UOP and USSA regarding this and athlete housing is the biggest missing component to attract long term training teams. Liza Simpson asked how successful a program would be in the off-season. Mr. Glidden referred to a table with a schedule of all of the City facilities. Ms. Simpson believed that the lodging community may offer lowered rates during certain times of the year. Andy Beerman agreed but discounts may not necessarily be offered to college-aged patrons. Security was discussed.

Alex Butwinski believed there is potential for weekend conflicts and the public should have first priority for use. Ms. Simpson felt it is dependent on the economic benefit a booking may bring in and also the time of year. Mr. Glidden explained that the Quinns Recreation Complex was built as an economic development tool. In response to a question from Alex Butwinski about a marketing plan, Mr. Glidden explained that time of year is important and spoke about possibly attracting the Kings. The average spending per person is very low. Andy Beerman pointed out that Park City is not the cheapest or easiest place to train and it seems like teams would chose a college campus in Colorado Springs or Northern Arizona if cost is an important factor. He encouraged focusing on pro-level teams and asked about competition. Jason Glidden advised that in North America, Northern Arizona is it because of the altitude. There are some great facilities in Colorado Springs but it is lacking the altitude. He believed that patrons of high end camps will have more disposable income. She agreed with Mr. Beerman about attracting pro-level teams and getting that type of program in place.

Mr. Bakaly believed that not having lodging on site is a key issue and Ms. Simpson felt that Park City has everything needed to accommodate the pro-level niche. Jason Glidden pointed out the benefit of having Olympic teams here, but they run on a budget and the housing issue would need to be addressed. He felt it helpful to meet with the lodging community and it is best to have 20 or more per team for a booking. Mr. Glidden spoke about inviting the high altitude broker to Park City to conduct an analysis. Ms. Matsumoto asked if Park City will need more than dorms and a 50 meter pool. He felt that having another running track might be a consideration although Salt Lake might be able to accommodate that need.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL WORK SESSION MINUTES
SUMMIT COUNTY, UTAH
JUNE 21, 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; Jonathan Weidenhamer, Economic Development Manager; and Bret Howser, Budget Manager

Anita Lewis and Alison Wehyer, Summit County; Gary Nielsen, All Resort Group

1. **Council questions/comments.** Alex Butwinski spoke about ULCT business. He congratulated the Red Banjo on its 50th Anniversary and announced that the public is invited to an open house on Sunday. Andy Beerman attended a Recycle Meeting this week and discussed the changes in the curbside recycling program. Contaminated cardboard and glass will not be accepted. Recycle Utah is anticipating changes in its intake of materials and Ms. Simpson suggested that the City offer to do PSAs on Recycle Utah's behalf. Dick Peek also attended the ULCT meetings where billboards were discussed. He attended the HPB meeting where preservation award candidates were reviewed. Liza Simpson encouraged the public to attend the event at the Farm. She complimented Summit County on its recent recycling mailer.

The Mayor reported that the Sewer District has some major capital projects in the works. The Leadership group from Ogden High School was here for a workshop. COG met this week where updates on the Summit County Fair were provided. He relayed that the group would like to recruit a committee member from Park City. The legislature set money aside to acquire property adjacent to highway rights-of-way. The extra revenue from drivers' license fees goes into a COG fund and there is well over $1 million. A discussion point was the development pressure in Eastern Summit County to develop more subdivisions. The Mayor stated that he met with the Vice President of Hyatt Hotels this week.

Cindy Matsumoto reported that the Historic Home Tour was held over the weekend and was a great success.

2. Summit County Economic Development Task Force update. Jonathan Weidenhamer introduced Anita Lewis and Alison Wehyer from Summit County. Ms. Lewis explained that one of the strategic issues of the County Council is economic diversification and a task force to formulate a plan was appointed. The group met for about six months and identified unaddressed issues which were presented to the County Council in December.

Alison Wehyer stated that the task force identified four areas including the creation of an on-line business directory. Users can sort by type, name, or location and Park City businesses will be included. The second effort is an interactive website for economic development in the County and will be funded and maintained by the Chamber. The third area is the creation of an eastern Summit County business alliance. These businesses are very different than western Summit County because they are agricultural and small in nature and face different challenges. Ms. Wehyer explained that the final element involves procuring funding from the BEAR Program which is available to rural counties. The state funds this and each county conducts interviews with a representative cross-section of the businesses in the county and identifies strengths and weaknesses of the business community. The state encouraged the group to apply for more funding and the goal is to interview 200 different businesses county-wide to assess the kinds of assistance needed. Park City businesses will be included. Anita Lewis added that the data will be reviewed by the state who will respond with specialized assistance.

3. Economic development grant request – All Resort Group. Alex Butwinski disclosed that he leases a storage facility to one of All Resort's subsidiaries. Andy Beerman disclosed that TMI does a lot of business with Park City Transportation. Bret Howser explained that the City set aside $20,000 annually for economic development grants for start-up businesses or relocations. The policy does not designate a deadline for requests but the money is available on a fiscal year basis and the City tends to receive requests throughout the year. However, this is the only request submitted during this fiscal year. He stated that a committee meets to evaluate the request and to forward a recommendation to the City Council.

The City received an application in May from All Resort Group, specifically for one of its subsidiaries, Lewis Stages, currently located in Salt Lake City to move to Park City. All Resort will be consolidating its branches including Lewis Stages which will be moving to the Park Meadows Plaza Building. Mr. Howser relayed that the move will bring 20 to 25 jobs to Park City and some positions will need to be filled. The committee consisted of Dick Peek, Thomas Eddington, Nate Rockwood and him and the application was tested against policy criteria.

Ms. Simpson asked if all criteria need to be met. Mr. Howser acknowledged that the policy is unclear. She referred to the criteria of generating overnight visitors which seems inapplicable in this instance. Mr. Howser explained that it is felt that All Resort will be marketing Park City by being here. Gary Nielsen indicated that the entire Lewis Brothers Stages staff will be coming to Park City, except for its mechanics.

Alex Butwinski commented that he doesn't see a real taxable benefit. Mr. Nielsen believed that the City will benefit materially from having the sales force in Park City who tends to sell the town. He felt that Park City will benefit from this and more visitors will come here. Mr. Butwinski countered that there is really no data to back that up. Mr. Nielsen again spoke about the benefits of the sales team being in Park City. Andy

Beerman agreed with Ms. Simpson that the applicant meets the majority of the criteria but not all of it. Ms. Simpson felt that the grant supports the City's interests and a transportation partnership is beneficial especially with the goal of reducing the number of vehicles on the road. She stated that she supports the grant and maybe at some point, Council should discuss clarifying policy criteria and perhaps creating two separate categories for economic development, start-up businesses and relocations. Bret Howser suggested returning with a discussion as part of the study session for business recruitment scheduled in August or September.

Andy Beerman recommended that if the grant is approved, to add a condition that the $20,000 is spent locally. Mr. Nielsen spoke about spending thousands of dollars with local businesses to date associated with the move. The realtor is local and all best efforts will be made to spend the funding in Park City. Alex Butwinski stated that in his opinion, the application does not meet three of the specified criteria.

Prepared by Janet M. Scott, City Recorder

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

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at a special time of 5 p.m. at the Marsac Municipal Building on Thursday, June 21, 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; Bret Howser, Budget Manager; and Nate Rockwood, Budget Program Manager;

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Orange barrel update – Brooks Robinson described the status of UDOT projects on SR224.

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

None.

IV MINUTES OF MEETING OF MAY 31, 2012

Liza Simpson clarified her remarks about funding public art in the work session minutes. Alex Butwinski indicated that he submitted some minor corrections to the City Recorder, "I move we approve the Minutes of the meeting of May 31st as amended". Andy Beerman seconded. Motion unanimously carried.

V NEW BUSINESS

1. Consideration of an Economic Development Grant requested by All Resort Group in the amount of $20,000 – See work session minutes. Bret Howser stated that All Resort Group is consolidating its offices in the Park Meadows Plaza Building and moving Lewis Brothers Stages to Park City. He addressed Criteria #5 regarding a return to the City of twice the amount of the grant, which was a discussion point with the committee. A payback within four years was estimated and Mr. Howser described how that was calculated. There may be additional property taxes paid to the City. Cindy Matsumoto commented that it is good that the building will be occupied again. Dick Peek referred to Criteria #5, noting that it reads, an ability to achieve direct taxable benefits. . .not direct tax benefits. The Mayor expressed that he is pleased that All Resort is staying in Park City.

Dick Peek, "I move we approve the $20,000 grant to All Resort Group for business relocation assistance". Liza Simpson seconded. The Mayor asked for additional discussion.

Andy Beerman asked if there is any support for the condition he suggested during work session, that the $20,000 be spent locally and documented somehow. He has no problem with crediting All Resort for money already paid to local businesses with regard to the relocation. Mr. Howser stated that the City interprets local to include businesses in Summit County and Mr. Beerman felt that is fine. Cindy Matsumoto supported Mr. Beerman's condition as did Liza Simpson. The Mayor pointed out that All Resort needs furniture and equipment which is not really available here, although he doesn't disagree with the principle. Ms. Simpson suggested that All Resort makes its best efforts. It was pointed out that about $8,000 has been spent on local vendors to date.

Dick Peek modified his motion, to award the grant of $20,000 to All Resort Group for business relocation assistance and that All Resort makes substantial best efforts to spend the grant money within the Summit County area". Liza Simpson seconded. Motion carried.

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

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 – Nate Rockwood explained that there are some changes to the budget including an additional transfer from the Lower Park Avenue RDA into the General Fund to cover operating expenses that occur on behalf of the LPARDA. There was an additional $100,000 adjustment for electric, gas and sewer costs associated with new water treatment plant. The fleet fund was adjusted up based on the anticipated cost of gasoline and supplies related to the fleet. He stated that the revenues for the recreation budget were adjusted upward by $350,000 to reflect trends at the PC MARC. Ice revenues have also been extremely strong. The purchase of the golf carts in the amount of $211,000 is in the budget; $40,000 of that is a loan from the CIP which will be repaid by the Golf Fund for three years. He pointed out that the Resort Communities Sales Tax will not affect the 2012 budget but will be included in the 2014 plan. The later stages of OTIS were moved up based on construction timelines and paying in cash. The 2014 budget currently has $750,000 budgeted for two years which can change based on Council's direction on conservation easements.

Nate Rockwood stated that the budget for 2013 including capital and debt service is $69 million and excluding capital is $51 million. The CIP budget carries forward from year to year which is a technical adjustment made mid-year. The Mayor opened the public hearing; there were no comments and the public hearing was closed.

Liza Simpson, "I move we approve 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". Cindy Matsumoto seconded. Motion unanimously carried.

VI 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; Phyllis Robinson, Public Affairs Manager; Linda Tillson, Library Director; Ken Fisher, Recreation Manager; Jon Weidenhamer, Economic Development Manager; Thomas Eddington, Planning Manager; Tom Daley, Deputy City Attorney; Bret Howser, Budget Manager; Joan Card, Environmental Regulatory Program Manager; Jim Blankenau, Environmental Regulatory Program Manager; and Mark Harrington, City Attorney. Alex Butwinski, "I move to close the meeting to discuss property and litigation". Dick Peek seconded. Motion carried unanimously. The meeting opened at approximately 3:30 p.m. Liza Simpson, "I move to open the meeting". Andy Beerman seconded. Motion unanimously carried.

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

Prepared by Janet M. Scott, City Recorder