PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JUNE 11, 2009

Present: **Mayor Dana Williams; Council members Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan**

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Craig Sanchez, Director of Golf; Pace Erickson, Operations Manager; Darren Davis, Transit Supervisor; and Bret Howser, Budget Manager

David Smith, Esq., Talisker

Absent: **Liza Simpson**

1. Council questions/comments. Jim Hier reported on the Uniform Building Code Commission meeting. Candace Erickson directed staff to draft a resolution encouraging sunshine. Roger Harlan commented on the well-attended Air Force band performance at the Egyptian Theater, the Public Art Advisory Board and the Mountainlands Community Housing Trust meetings. The Mayor spoke about attending the open space event at the Junction and agreed that the Air Force band was phenomenal. He thanked staff members serving on the 125th B-Day Bash committee and commented on participating in the Western Governors Conference. He relayed that the Park City Market has a cloth bag loaner program available for shoppers. Discussion ensued on the labyrinth project proposed at the fountain area at Miners Hospital. The Mayor reported on the mosquito abatement board meeting where the mosquito population is estimated to double this season because of the rain; the board adopted its annual budget.

2. Budget review. Mr. Howser explained that on May 28, Council was presented with a study and a recommendation for an adjustment to the administrative portion of the business license fees. The recommendation is to redistribute cost recovery between business types, new licenses and renewals. In order to attain full cost recovery on new businesses, the administrative fee would be in the $200 range. He noted that there was discussion about moving the 40% cost recovery level toward full cost recovery over a number of years. The Lodging Association relayed that most of the board agrees with the staff recommendation with a reminder of the financial support the lodging industry already contributes to the City. All members in attendance expressed that 40% is a good compromise.

Bret Howser explained that the Library reciprocal borrowing program costs $25,000 to move to Phase B to expand free services to County residents working in Park City. It was hoped that Summit County would share the cost equally as was done for the student program. Mr. Howser stated that he attended the Summit County Council meeting where this was discussed and members indicated interest but would prefer to pursue a long term plan of regionalization of the library function. The County may financially participate but would like to understand the costs better and the two library boards will be meeting on this issue.

Jim Hier expressed that after hearing an excerpt from the County Council meeting on the radio, it seemed as if the Council felt that Park City has an ulterior motive for asking to cover its proportional cost of the program. He emphasized that he does not care one way or another about the program, but the proposal was initiated as an outreach effort to County residents. Candace Erickson interpreted comments to reflect that the County is already contributing $13,000 for the student program and another $12,000 for workers would total $25,000 which may be better spent improving Summit County's library program. She understood Mr. Hanrahan's position to be that a regional plan should be in place before considering a contribution toward an expanded program. Craig Sanchez explained that 243 cards were issued for County students and 4,150 books checked out during the past two years the expanded student program has been in place. Roger Harlan expressed concerns that the County is not committed to the proposal. The Mayor suggested leaving the borrowing program in the budget with the proviso that a contribution from the County is necessary in order for the program to be implemented. Mr. Harlan explained that anyone can purchase a library card and the library is open to anyone who walks through the door, i.e., use of computers, reading room, etc.

Mr. Howser stated that changes to budget policies are addressed in the staff report and recent changes include modifying the revenue shortfall plan to reference the reserve policy and the special service policy now clarifies that the 1% allocation excludes capital, inter-fund transfers and any loans for all funds combined. The monthly budget report has been updated as requested.

He referred to the Park and Ride project where staff was directed to explore a limited operation without a transit component. Elements of the operation of the facility include security, public safety response, daily operations, snow removal, trash removal, and lighting. Bret Howser stated that staff continues to recommend that the Park and Ride not be opened this year due to the financial and operating impacts, and the lack of a well defined user. If Council decides to open the Park and Ride on a limited basis this year, the annual operating costs would be about $46,000 and staff will return with a budget option to include in the final document next week.

Jim Hier felt that making a paved lot available to the ski resort and Talisker workers is worthwhile and believed all of these elements are required to obtain an occupancy permit from the County. It would be a shame not to make a paved lot available and important to begin to encourage use as a park and ride for large employers, not for the general public. He felt the $46,000 would be money well spent. Candace Erickson pointed out that PCMR already runs shuttles and discussions with the resorts should have occurred earlier, but suggested budgeting it in the event it could work this year. In response to a question from the Mayor, David Smith from Talisker reported that there were two break-ins in the dirt lot last season and he felt the paved lot would be used.

The Mayor agreed to add this item in the budget and felt the Park and Ride lot could also be used for special events. Mr. Smith interjected that The Montage workers will be coming on line. Roger Harlan added his support. Joe Kernan expressed concern about the $35,000 cost estimated for security which he felt was really high. Pace Erickson strongly recommended investing in security and explained that the success of the lot will depend on people feeling safe there, especially women. Candace Erickson pointed out the remoteness of the lot and would rather have a good security plan in place. Darren Davis pointed out that the security cost is based on 12 hours a day of service but the larger employers may be willing to participate in an expanded security plan. The City Manager noted that staff will follow-up with contacting resorts and businesses.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JUNE 11, 2009

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Library and Education Center on Thursday, June 11, 2009. Members in attendance were Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Liza Simpson was excused. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; and Max Paap, Special Events Manager.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Joe Kernan disclosed that Talisker is among his recycling customers.

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

None.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF MAY 28, 2009

Roger Harlan corrected roll for work session, "I move that we approve the work session notes and minutes of May 28th with the correction noted". Jim Hier seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Absent

V NEW BUSINESS *(New items with presentations and/or anticipated detailed discussions)*

1. Consideration of a Resolution adopting a budget for fiscal year 2010 for Park City Municipal Corporation and its related agencies – The Mayor opened the public hearing; there were no comments from the audience and the hearing was closed. The Mayor requested a motion to continue to June 18, 2009. Roger Harlan, "I so move". Joe Kernan seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Absent

2. Consideration of a Master Festival License for The Gallery Stroll Music in the Park, as conditioned, on June 26, July 31, and August 28, 2009 to be held in Miner's Park on Main Street – Max Paap explained that The Gallery Association and Mountain Town Stages submitted an application requesting an MFL in Miners Park to compliment the existing Friday evening gallery strolls by incorporating a live music element to get more movement on the street. The events will run from 6 p.m. to 8:30 p.m. on the Fridays indicated and a MFL is required because of the request for amplified music and the use of City property. Discussion ensued on the availability of parking, specifically on July 31. The Mayor opened the public hearing; there was no input. The hearing was closed. Jim Hier, "I move we approve the Master Festival License for The Gallery Stroll Music in the Park, as conditioned in the staff report". Roger Harlan seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Absent

VI OLD BUSINESS

Consideration of an Ordinance annexing approximately 286.64 acres of property located at the southwest corner of the SR248 and US40 interchange in the Quinn's Junction area, known as the Park City Heights Annexation, into the corporate limits of Park City, Utah, and approving a Water Agreement, and amending the Official Zoning Map of Park city to zone the property in the Community Transition Zoning District (CT) – Mark Harrington referred to the update in the staff report regarding the on-going discussions between staff and the applicants of the Park City Heights Annexation. He stated that the annexation has undergone extensive discussions to finalize remaining details, most in relation to the water system, capital infrastructure, cost sharing and some issues associated with transportation and traffic improvements. Concurrently, Talisker has been exploring an alternative in terms of removing all of its density from the project in exchange for the purchase of some additional existing units and/or construction in combination with a land contribution to the City. Those alternatives continue to be explored by Talisker and are not formalized and therefore not public. Staff felt it appropriate to come to Council in open session to ensure that Council is comfortable with exploring those options prior to moving forward with the entire annexation.

Mr. Harrington asked if Council is supportive of the concept of exploring the swap of as-built units in combination with a land contribution in satisfaction of some or all of the remaining approximate 86 AUEs. If yes, he asked if Council is comfortable with a third party holding a portion of the remaining land in a conservation easement. The third point is authorizing staff to further explore terms of City participation in the infrastructure within the existing pending MPD and the fourth is authorizing staff to explore and further negotiate City development partnership in the project as a whole (limited to city affordable housing development) in a reconfigured MPD, including some minor modifications to density apportionment provided overall density remains within the CT zone limits. The fifth issue is to provide direction to prioritize and target finalizing the annexation approval within a specified time frame and Mr. Harrington indicated that staff's recommendation is to complete the annexation within the next 30 days. The Planning Commission will be updated and have the ability to provide input, but the application will not formally return to the Commission. This is a fundamental dramatic change, but one that has the possibility of a win-win for all parties involved.

All members in attendance were willing to explore the options presented. Jim Hier suggested that a weekly standing meeting be scheduled on the project with the parties, staff and Council representatives. Jim Hier and Roger Harlan were assigned as liaisons to the meetings. The Mayor opened the public hearing; there were no comments from the public and the public hearing was closed. Joe Kernan, "I move we continue the Park City Heights annexation to June 25, 2009". Roger Harlan seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Absent

VII ADDITIONAL DISCUSSION – AGENDA ITEMS

None.

VIII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 5 p.m. Members in attendance were Mayor Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Liza Simpson was excused. Staff present was Tom Bakaly, City Manager and Mark Harrington, City Attorney. Roger Harlan, "I move to close the meeting to discuss personnel". Jim Hier seconded. Motion carried. The meeting opened at approximately 5:15 p.m. Roger Harlan, "I move to open the meeting". Jim Hier seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye

Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Absent

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

Prepared by Janet M. Scott

Janet M. Scott, City Recorder