PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH
May 28, 2015

CLOSED SESSION

To discuss Property, Personnel and Litigation

WORK SESSION

Council Questions and Comments and Manager's Report

Council member Simpson continues to meet with the state forester and the group that ULCT put together to comment on future legislation that Senator Vickers is proposing which would allow communities to be reimbursed from the state on fighting wildfires. Currently the only entities that are able for reimbursement are counties. Reports they are working on creating a fund that would be available to municipalities as well.

Council member Matsumoto regrets missing the Lower Park Avenue Community workshop as she was out of town. Diane Foster states Staff is working on a summary that will update Council. Attended Planning Commission meeting on Wednesday where there was discussion on auxiliary buildings about whether they can have bathrooms, kitchens, etc. States these questions are coming up frequently and asked Staff to review the guidelines. Planning Director Kyla Sintz states they are looking at code changes and will incorporate them as needed. Matsumoto asked when her turn is up on the Planning Commission as she doesn't remember when her rotation began.

Council member Beerman says the Lower Park Avenue workshop was great and thanks staff for their hard work. States there was a great turnout. Has had multiple Mountain Accord meetings and will be taking all the information to their retreat which starts tomorrow. Will have a complete update next week.

Council member Henney participated in the transit rodeo and drove a big bus which was lots of fun. Attended the Bear Bench Plaza dedication. Thanks Water Dept for helping town of Oakley with their water crisis. Thanks Nate Rockwood for his explanation on the $30 million that's going in to the budget for affordable housing. Thanks Ken Fischer for his letter to the woman who was concerned about the use of facilities by soccer teams. Thanks police department for the dog rescue. Wishes Council member Beerman good luck on his Mountain Accord retreat.

Council member Peek attended Friends of the Farm meeting and states they are gearing up for their "Your Barn Door is Open Event." Attended the Lower Park Avenue workshop and was great to hear the ideas. Attended the Bear bench dedication and reports there are apricot trees there instead of plum trees. States Round Valley has been annexed into city property.

Mayor Thomas attended the High West function where they acknowledged preservation month. Attended Lower PA workshop and was happy to see a great turnout from Council and the community. Attended the Council of Governments meeting in Coalville.

Foster states the Special Events Advisory Committee has upcoming interviews they would like to do on June 4th and asks for liaisons to go through them tomorrow so the report can go in Council's packet for Monday. Mayor Thomas and Henney say they are available. Council member Simpson asks if there's a residency requirement. Jenny Diersen, special events, states yes, they have to live within Park City proper limits and we're looking for four community members to join. Matsumoto feels we should select at least eight.

Foster introduced Alfred Knotts as the new transportation planning manager. Knotts states he is from Lake Tahoe and is passionate about the mountains, couldn't ask for a better town to blend in with. Hopes he can be the asset he has come here to be.

City Manager's Recommended Budget

Jed Briggs, Budget Manager and Kory Kersavage, Budget Analyst, spoke to the requests and recommendations from the Results Team members. Briggs discusses Council's goals, which they break out into desired outcomes which help guide the decision making process. Spoke to Budgeting for Outcomes Programs and states they will be presenting these today.

Captain Phil Kirk, Police Department, presented the Recreation part of the Results Team Recommendations, states the MARC has offered increased level of services and has asked for several new positions. New staff positions will result in a total increase of $29,538.

Matt Abbott, Sustainability, presented the Economy section. Abbott states they recommend a $50,000 increase to cover economic development grants.

Jason Christensen, Water Department, presented the Storm Water section. States recommendations include creation of new positions and/or reshuffling of current positions. The following positions would result in a net increase of $93,306. Council member Simpson asks what material escalation means, to which Clint McAfee states it refers to inflationary costs for materials.

Briggs presented the Library section and states the director has requested a community engagement librarian and a youth library assistant, offsetting the Library Assistant position for a net increase of $111,466. Briggs states the recommendations are due to new needs for community engagement and a higher level services. Council member Beerman asks if these positions will be filled internally. Foster states the Community Engagement position is recruitment.

Planning Director Kayla Sintz presented the Planning section. States Planning is asking for a $30,00 increase in consultant services for Bonanza Park, Lower Park and Prospector Area plans. States Engineering is recommending adding a full-time Public Improvements Engineer for $124,000.

Briggs presented the Organization Development section. Recommendations include an additional $30,000 for training costs citywide. Human Resources is asking for $15,000 for annual software maintenance.

Clint Daley, Parks Department, presented the Building Maintenance section. They're requesting $10,000 for high-tech equipment costs, $23,000 for MARC cleaning and supplies and $17,000 for twice a day cleanings at Main Street, the Museum and Transit center bathrooms.

Kersavage addresses the personnel FTE net increases by fund. Council member Beerman asks again that they please include contract employees in these figures. Briggs says they will provide those figures in the next Staff report. Foster reiterates they didn't add any positions but understands Council wishes to see the breakdown. Beerman requested a breakdown by department.

Briggs concludes by summarizing the budget prioritization by Quartile, which reflects Council's goals and desired outcomes.

Pubic Art Advisory Board - Strategic Plan and Policy Changes Review and Provide Direction on Proposed Strategic Plan and Policy Changes

Jenny Diersen, Special Events, spoke to policy updates for the Board. They are keeping the two year, two-term per member policy. Diersen states the current allowed absences for each board member is three per year, but the Board feels they should only allow two per year since they only meet once a month. She also states members are allowed to participate electronically twice a year but are not allowed to vote on purchases via phone. States six members must be present to vote on purchases over $25,000.

Diersen next spoke to the Proposed Strategic Plan changes, stating they are looking in to a de-acquisition policy which will be in place within six months; she will come back within the next few months with an update. Spoke to the Cultural and Economic Diversity and Vibrancy stating they hope to become more creative on the RFP process, allowing artists to work together on creating pieces. Council member Beerman asks about rotating art and Council member Matsumoto asked if locations were made for these pieces. Jason Glidden states there are no designated locations for rotating art but staff is looking to find a place for this project which would rotate every six months. Also states cost is a factor that is high. Foster says they can have Staff come back to Council after conferring with the Board.

Diersen reports on the status of current art pieces/projects. Council member Simpson asked for clarification on funding for PAB art and states she feels there is too much going on in the Bear Bench area and there needs to be more attention paid to way finding in China Bridge. Council member Beerman states Centennial Park seems neglected as well. Foster asks for direction from Council for the PAAB. Lastly, Diersen states they have had people ask about donations or adoption of art pieces and that will report more on that in the future.

Water Elevation Based Surcharge

Clint McAfee and Jason Christensen, Water Department, spoke to the elevation surcharge, explaining the energy costs associated with moving water uphill, and explained the five potential surcharge groups in the city. Council member Matsumoto asked for clarification of certain boundaries, to which McAfee explains boundaries are based off of pressure zones and physical infrastructure. Christensen spoke to the total surcharge costs for each group and options for implementing charges. Council member Beerman asks about discounts for residents who conserve water and would like to see Staff come back with information on that. Beerman also asks if Council is interested in having surcharges reflect carbon footprint and water usage. Council agreed a carbon footprint surcharge should be Staff's first priority. Council says they are in favor of option one – making pumping surcharge effective 7/1/15, no other increase but directed staff to offer multiple public input opportunites, staff agreed to hold a public hearing on the upcoming meetings prior to this increase being adopted on June 18th.

REGULAR MEETING

6:00 PM

I. ROLL CALL – all present

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Foster says a number of interviews are on schedule for various boards and proposes Council hold a special meeting to interview candidates, otherwise Council meeting will have to start early in the morning on June 5th. Council agrees to hold a special meeting at 9:00 the morning of June 5th to interview SEAC members.

III. PUBLIC INPUT ***(ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)***

Jim Tedford commented on historic preservation in Park City, referring to a letter he read to Council in 2013 regarding Historic Main Street, and feels current Main Street projects do not reflect or support the historic nature of Main Street. Suggests Council and Planning Commission consider incorporating several changes into the General Code.

Jenny Diersen introduced artist Danielle Wyckoff, commissioned to work on art pieces at the Library. Wyckoff thanks Council member Beerman for pictures he sent that helped her better understand the area; also thanks Council and the community for their support. She will be finishing up her work by May 30th.

Charlie Sturgis, Mountain Trails, addresses what he feels is a hyper enforcement of leash laws. Suggests strategies such as high-enforcement and low-enforcement of leash law areas, no dog area trails, etc. Heinrich Dieters explains Staff will come back before Council June 18th to discuss leash laws in the city.

Phil Huffeldt, director of Snow Riders International, an international recreation organization based out of Denver, introduces himself and states he will be reaching out to Council on several of their campaigns such as climate change, decreased winter/snow seasons, improved resort transportation, etc.. Huffeldt states they hope to have a beneficial relationship with Park City in the future

IV. CONSIDERATION OF MINUTES

1. Consideration of Minutes from March 26, April 2, and 16, 2015

Approved unanimously with changes

V. CONSENT AGENDA

Council moved to remove item number one off Consent Agenda
Approved unanimously

1. Moved off Consent Agenda: Council member Beerman moved to remove item number 1 from the Consent Agenda. Council member Simpson seconded. Approved unanimously.

2. Consideration Authorizing the City Manager to Execute the First Amendment to the Professional Services Agreement, in a Form Approved by the City Attorney, with AECOM (Formerly URS Corporation) for Services Related to the Engineering Evaluation/Cost Evaluation (EE/CA) Professional Services Aspects of the Richardson Flat Tailings Site OU4 (The Prospector Drain) Administrative Order on Consent (AOC) for an Increase to the Contract in an Amount Not to Exceed $95,485

3. 2015 Pavement Management Program Accept the 2015 Pavement Management Bids and Authorize the City Manager to Enter into Agreements in a Form Approved by the City Attorney With: 1.Staker Parson Companies, for Rotomilling, Pavement Overlays, and Utility Adjustments in the Amount of $509,908.05 2.Morgan Pavement, for Slurry Seals, and Crack Seal, in the Amount $211,136.92 3.Kilgore Companies, for Trail Seal Coat in the Amount of $18,844.65

4. Consideration Authorizing the City Manager to Sign the Service Provider/Professional Services Agreement with Fehr and Peers for Professional Services Related to the Preparation of a Transportation Demand Management Plan in the Amount of $252,526 in a Form to be Approved by the City Attorney

Council member Peek moved to approve the consent agenda
Council member Simpson seconded
Approved unanimously

1. Council Consideration to Execute a Change Order in the Amount of $23,700.34 Authorized by the City Manager for the Design and Construction Management of the Stoneridge Trails and Trailhead Project

Council member Simpson asks if there will be portable restroom at the trailhead. Dieters reports they're starting with port a potty's and will monitor it from there. Council member Beerman asks if the manager's report can include a discussion for use of Clark Ranch.

Council member Simpson moved to approve item number 1
Council member Beerman seconded
Approved unanimously

VI. PUBLIC HEARING

1. Public Hearing to Receive Comment with Regard to the City's Issuance of Approximately $19,500,000 Industrial Revenue Refunding Bonds, Series 2015 (United States Ski and

Snowboard Association) and Final Approval by the City Council.

Mayor Thomas opens the public hearing for comments.

Tiger Shaw, president and CEO of USSA, thanked council for their opportunity to take advantage of this cost savings.

Mayor Thomas closed the public hearing.

VII. OLD BUSINESS

1. Consideration of the 205 Main Street Plat Condominium Record of Survey Pursuant to Findings of Fact, Conclusions of Law and Conditions of Approval in a Form Approved by the City Attorney.

Senior Planner Francisco Astorga, along with applicant representative Jack Johnson, states this record of survey was approved unanimously back in April by the Planning Commission but since then there were public comments against it and Staff was directed to clarify how this request got through the Historic District Design review. Astorga explains the intent of the project and how it met guidelines. Council member Matsumoto asked if this project truly met the store front ordinance intent. Tom Daley explained for Council that all that is before Council is the record of survey, and whatever they vote on tonight will not change the approval process.

Mayor Thomas opened the public hearing.

Eric Nelson referred to the Land Management Code and stated there are no purpose points in the code that this project fits under. States what worries him most is that during the entire process, no one was aware of this other than the original planner.

Hope Melville seconds Nelson's comments. Acknowledges it's too late to do anything about this project but feels something needs to change. Feels this project is a travesty and there needs to be a second level of review for projects of this nature.

Mike Sweeney also agrees this project is an unfortunate mistake and there needs to be change to preserve the continuation of storefronts on Main Street.

Greg Schnuff, Brew Pub owner, states he also feels a mistake has been made in allowing condos on Historic Main Street. He had faith in city officials to not allow this type of project to be approved but is disappointed it fell through the cracks.

Doug Clyde, representing Bill White, states this issue is not entirely about use. The application before Council tonight is about a structure, not necessarily solely use. States the applicant was able to bypass the store front guideline through the letter written by the applicant's architect. Explains not all hope is loss in that Council can ask Staff for a detailed analysis to provide clarification.

Alison Buttz, Park City Alliance, states she hopes Council will follow code to uphold the intent(s) under which it was written.

Jim Tedford asks when approval was given for this project. Daley states initial approval was given in October, 2012. Tedford states he's very disappointed that someone would build a project of this nature knowing full well that it goes against the nature of Historic Main Street.

Brooks Robinson asks if the applicant has applied for a conditional use permit as it appears to him that it qualifies for needing one. Astorga states the property was not found needing a conditional use permit.

Mayor Thomas closed the public hearing.

Council member Simpson states she was not on council when the vertical zoning ordinance was approved. Disagrees that it is not too late to keep this from happening again and states she is committed to revisiting the code in order to clarify the intention for which it was written.

Matsumoto states she takes responsibility for allowing this project and hopes Council can take a harder look at the code. Suggests Staff have a review process so they are not relying solely on an opinion of an applicant's architect. Council members Beerman, Henney state their disappointment in the failure of the process as well in allowing this project to go forth. Peek asks for clarification on several features of the project. Simpson asks Daley if Council can continue this item and ask for clarification from Staff. Daley states if there is a God, Mark Harrington is getting mauled by a shark right now. Mayor Thomas agrees this project is a travesty and goes against the nature of our town and Main Street. States there are things that are not clear with the project design and should have gone through the public process. Jack Johnson states they are a couple million dollars into this project and they need to have the plat approved before they draw more money. Also states his client will incur significant damage if no approval.

Council member Simpson moved to approve the plat. Motion failed due to lack of second.

Council member Beerman moved to continue this item with clarification
on egress door swinging onto the adjacent property to a date uncertain.
Council member Henney seconded
Approved unanimously

Council member Simpson moved to create a special meeting
for June 5th and 11th, 2015.
Council member Peek seconded
Approved unanimously

VIII. NEW BUSINESS

1. Council Consideration to Ratify Terms Associated with a Public Easement for a Pedestrian and Bicycle Pathway and Related Appurtenances Between Park Avenue Condominiums (PAC) and Park City Municipal Corporation (PCMC) with a Total Compensation of Eighty Eight Thousand Dollars. ($88,000).

Mayor Thomas opened the public hearing. No comments were made. Mayor Thomas closed the public hearing.

Council member Beerman moved to approve the ratification terms Associated with a Public Easement for a Pedestrian and Bicycle Pathway and Related Appurtenances Between Park Avenue Condominiums (PAC) and Park City Municipal Corporation (PCMC) with a Total Compensation of Eighty Eight Thousand Dollars. ($88,000).
Council member Peek seconded
Approved unanimously

2. Consideration of the Master Festival License Application for the Library Grand Opening to be Held on June 13, 2015.

Jenny Diersen introduced Stewart Ashe, who is helping plan the Library Grand Opening. Event will run from 10:00 am – 5:00 pm. Diersen reports at noon there will be a ribbon cutting and approximately 500 volunteers will be needed for the book brigade. A street closure on Park Avenue will occur from 11:00 am – 1:00 pm for the brigade. Ashe states they would like Council to be on the stand for the ribbon cutting and asks Mayor Thomas to personally do the ribbon cutting.

Mayor Thomas opens the public hearing.

Brooks Robinson stated the previous book brigade did not go from the Marsac building but rather from the building on Main.

Mayor Thomas closed the public hearing.

Council member Matsumoto moved to approve the Master Festival License Application for the Library Grand Opening to be Held on June 13, 2015
Council member Simpson seconded
Approved unanimously

VX. ADJOURNMENT

Council member Beerman moved to adjourn
Council member Simpson seconded
Approved unanimously