

**PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MAY 13, 2004**

Present: Mayor Dana Williams; Council members Kay Calvert, Marianne Cone, Candace Erickson; Jim Hier, and Joe Kernan

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Gary Hill, Budget Manager; Colin Hilton, Economic Development Director; Alison Butz, Special Events and Facilities Manager; Lloyd Evans, Chief of Police; Kathy Gammel, Water Manager; and Jerry Gibbs, Public Works Director

Randy Barton, Mountain Town Stages

Council questions/comments - Mayor Dana Williams announced that Park City High School soccer and tennis teams won state titles and congratulated Warren Pretorius and Mike Guetschow for their coaching efforts.

Mayor Williams reported that he had received letters regarding the field complex and thanked everyone for their involvement. He also relayed his discussions with members of the Latino community at a recent adult ESL class at the High School. He passed along compliments from Accommodations Unlimited for the work of the Public Safety Department with an ongoing investigation.

Jim Hier reported that the public meeting for the recreation complex was very well organized. He also attended a COSAC meeting. They are discussing some parcels, but have nothing to report at this point.

Kay Calvert congratulated Max Paap on his promotion to the Special Events Department.

Candy Erickson thanked Colin Hilton for the recent open houses, and thanked Alison Butz and Colin Hilton for their renovation efforts at the Library Center. She attended the Library Board meeting where they set their goals and re-aligned their by-laws to meet state requirements. The state-mandated filtering system will be installed by July 1st. Marianne Cone noted there was really no way to filter sexually-oriented messages.

Joe Kernan had attended the first meeting of Summit County Solid Waste Committee. He invited Council members to review the waste plan outline, and advise him if they had topics for future agendas. Joe had spoken with an enthusiastic bike rider who wanted to create jumps in various places and he suggested that he meet with the Recreation Advisory Board to present his ideas.

Temporary beer and liquor licensing amendments – Mountain Town Stages - Special Events Manager Alison Butz, Chief Lloyd Evans and Randy Barton, Mountain Town Stages were present for the discussion. Staff sought direction from Council for Mountain Town Stages' request for changes to the Municipal Code governing temporary beer and liquor licensing. Ms. Butz reviewed the additional information requested by Council at the April 29, 2004 meeting. She reported that 11 temporary liquor permits and 4 temporary beer permits were issued in 2003. She contacted other municipalities (only Moab, West Valley City and Salt Lake City responded) and none had changed their ordinances in response to the state code changes.

In addition, she reviewed the comparison of the City's current regulations to the proposed regulations contained in the Staff Report. The City allows 4 small-scale temporary beer licenses per year for a maximum duration of 72 hours and no change is requested. The City allows 1 large-scale temporary beer license per calendar year for 30 consecutive days maximum for events with a Master Festival License and duration of more than 4 days. Mountain Town Stages has requested a change to allow 3 licenses, for 30 consecutive day duration, with an expansion of the types of groups allowed to receive the license. The City allows 2 temporary liquor licenses per calendar year for a maximum of 72 hours for events that are a special event, a master festival, or corporation, church, political organization, etc. Mountain Town Stages requests a change to allow 4 licenses for 120 hours duration for the groups currently allowed.

Alison noted that the Staff Report addressed concerns of the Public Safety Department. Chief Evans stressed that he did not oppose the desire to bring this ambience to the community; however, it was his responsibility to keep public safety issues in the forefront and have open discussions about the possible impacts of modifying these ordinances.

Jim Hier asked whether Park City had any events that lasted 30 days. Alison explained there were no events that lasted 30 consecutive days, but some events occurred on multiple consecutive weekends, and could be permitted under the 30-day restriction.

Mayor Williams asked if the Police had experienced issues resulting in arrests following Mountain Town Stages events. Chief Evans responded there were relatively few; however, one issue in trying to quantify these was that the incident may have occurred a distance away from the event itself. Incidents are reported by address and without further research, he could not ascertain how many were directly involved with Mountain Town Stages' events at Miners' Park. He reiterated concern about the potential of all the non-profit groups requesting to maximize the number of permits they could get in a calendar year.

Kay Calvert felt most non-profits held 1 or 2 fundraisers per year, typically in a building. Mountain Town Stages is an anomaly and the code hinders the ability to stage events that would draw more people, or give people a better experience.

Randy Barton stated for the past 3 years he had used all the available permits and he had to move some events out of Park City. He was certain other non-profits would be interested in the availability of alcohol at events, but most only hold 2 events due to permit restrictions.

Candace Erickson noted her concerns were not with the Mountain Town Stages' programs, but the potential of a large number of permits in effect at a given time.

Joe Kernan asked if it would be helpful for Mountain Town Stages to cover the cost of off-duty patrolmen. Chief Evans explained it was not necessarily the event, but the residual effect as individuals came onto public streets following events. He indicated that any gatherings that involve alcohol and large numbers of people create control issues.

Mayor Williams clarified that permits could be conditioned by Staff, and could be revoked if there were blatant disregard of those conditions. Attorney Mark Harrington felt there was a greater degree of flexibility by allowing Staff to place conditions on an individual basis, rather than amending the ordinance.

Mayor Williams requested public input. There was no public input.

With unanimous agreement, Jim Hier directed Staff to increase the number of permits for Large Scale Temporary Beer Licenses from 1 to 3 (for the same 30 day duration) and to increase the number of Temporary Liquor License permits from 2 to 4, for the same 72-hour duration. There was no change to the process criteria. Council members wished to have an annual review. Ms. Butz stated Staff would return in the future for adoption on an ordinance. In addition, she would return in January, 2005, with a report of permits issued.

Capital Improvement Budget Projects - Gary Hill, Budget, Debt and Grants Manager, and Colin Hilton, Economic Development and Capital Projects Manager were present for the discussion.

Gary Hill, Budget, Debt and Grants Manager, discussed upcoming budget review topics, which would culminate in presentation of the budget for tentative approval on June 3rd, and final adoption on June 17th. Although two members of Council would be absent on June 3rd, a quorum will be present, and Manager Bakaly noted the final budget must be

adopted before June 22nd. Adoption of the tentative budget on June 3rd, allows 10 days for the public's review prior to final adoption.

Gary Hill explained the change in direction for funding Capital Improvement Projects (CIPs). In the past, there had been a tendency to consider some CIP accounts as "pots of money" waiting for projects and this resulted in a piecemeal approach to some of the projects. The Old Town Improvement Study enabled Staff to consider long-term needs and earmark resources for identified needs. Council's approval of the budget would not constitute approval for construction and they will have several opportunities to consider each of the projects as progress toward design takes place.

Gary Hill explained that Staff researched controlling language for the Parks and Ice Bond. The Proposition stated, in part, "bonds to construct an ice facility and make park improvements". The voter information pamphlet noted that "Citizens have also expressed a desire to improve and increase the number of neighborhood parks.... proceeds from the bond would be used for these upgrades." Staff recommends allocating the bond proceeds between neighborhood parks, City Park and the Recreation Complex. Staff will address this in detail on May 20th.

Downtown Enhancements - The Staff report outlines all CIP projects and recommended funding, as well as descriptions for each project, and a matrix delineating alternatives for funding. Staff's recommendation is Alternative #4 Accelerated.

Mr. Hill explained the accelerated nature of the projects helped Staff consider alternative methods of funding. A key piece of Staff's strategy is a 15 year extension of the Main Street RDA, which is due to expire in FY 2006. This would generate \$8.5 million, the majority of which would go toward funding the parking structure, town plaza and reconstruction of Prospect Avenue; and, free up other monies that would be consumed by the downtown projects. In order to extend the RDA, other affected taxing entities must be notified and a board convened, from which a majority vote is required. Staff recommends beginning the RDA extension process concurrent with the adoption of the Tentative Budget.

At Joe Kernan's request, Gary explained that when RDA's are created the property tax rate is frozen and any growth that occurs as a result of increased property values is retained by the RDA and used for redevelopment in that area. He emphasized that Park City pays the school district almost the entire amount they would have received if there were no RDA.

Colin Hilton emphasized the timing, funding and location of the Town Plaza, Parking Structure, Marsac Building Upgrade and Public Safety Complex projects were

interrelated and each project is outlined in major project summaries attached to the Staff Report. He also briefly reviewed the extended RDA/Downtown Enhancement Projects and explained rationale, timing, identified funding sources and funding impacts of the projects. He noted they were key to the City-wide goals and strategies for economic development and were enthusiastically supported at the open house.

Mr. Hilton referred to Project 715, Downtown Enhancement/Design which has \$850,000 earmarked in FY 2004 for a number of studies related to the downtown projects. He emphasized it was important to plan these areas under a master planning process, the first step of which would be geo-technical and environmental impacts and traffic mitigation/traffic circulation review to collect information before the full-fledged design RFP. Manager Bakaly stressed Staff would need Council's direction by early June. Jim Hier felt it was appropriate to proceed.

Joe Kernan felt there would be many different decisions to be made as during the design process and asked whether the enhanced pedestrian features were included in this budget. Colin noted they were suggestions from the task force and the Plaza could incorporate some of them.

Mayor Williams expressed concern about spending funds for studies at Snow Creek for public safety, since there was a feeling some public safety element should remain at Marsac. Manager Bakaly believed the stand-alone research might be useful for consideration with research for this building, i.e., an annex.

Marianne Cone asked Staff to consider design options that would create aesthetic enhancements on the top of China Bridge.

Water Fund and Rate Increase - Gary Hill reviewed operating requests from the Water Department, which include budget reductions consistent with the rate study, increased budget to match current assessments to the Weber Basin Water District, and reclassification of two water worker positions in the FY2004 budget.

Kathy Gammell, Water Manager, explained that a review of the status of the water O&M and capital budgets caused concern regarding the funding of capital projects so they asked Giardina and Associates to re-evaluate the fund's expense and revenue. The study demonstrated that: impact fees were nearly \$1,000,000 less than estimated; projected revenues decreased by \$155,000 as a result of water conservation; and, interest income was \$176,000 less than projected, due to decreased revenues. In addition, debt service payments were underestimated by \$300,000 and estimated grant proceeds, which had been included in revenue for calculation of the debt coverage ratio in the past, were not allowed in the recent calculation.

As a result, Kathy stated Staff had reduced the O&M budget; deferred some projects and vehicle replacement; and deferred additional staffing until 2006. They also deferred the two Boothill projects to FY 2008 and FY2009. Staff recommends a 20% increase in water rates in FY 2005, to be applied straight across the board. They will consider incremental increases in future years, but want to see the effect of the '05 increase. She reported that only two people had attended the public hearing about a rate increase. They plan to adopt the water rates on June 17th, with the budget. She also reported that Staff was recommending a 50% reduction in impact fees as an incentive for installation of drip irrigation systems in new construction.

Jim Hier asked about the allocation of additional debt service for the Public Works Building of \$332,000 mentioned in the Giardina letter. Jerry Gibbs, Public Works Director, explained they conduct a considerable amount of water business there, and the water funds portion of the debt service was deemed to be appropriate for repayment of debt on the building, in addition to funds from transportation and the general fund.

Jim Hier noted that in FY 2007-08 the comparison of debt service payments jumps from roughly \$300,000 to \$500,000. He asked if it were based on the assumption the Boothill projects were added and debt service on those was deferred. Gary Hill noted water revenue bonds would be issued about that time.

Jim Hier commented they had established a 20% cash reserve, in addition to the 1.4 debt ratio, and asked why the cash reserve was so large compared to the debt ratio. Staff agreed to inform him what makes up the cash reserve and what it is a percentage of, as well as criteria regarding the debt ratio.

Mark Harrington advised Council that the findings prepared for the appeal should reflect direction given at the last meeting. Since he had not received any input, he wanted to make sure Council was comfortable with them.

Prepared by Sharon Bauman

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 13, 2004**

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order to 6:00 p.m. at the Marsac Municipal Building on Thursday, May 13, 2004. Members in attendance were Dana Williams, Kay Calvert, Marianne Cone, Candace Erickson, Jim Hier and Joe Kernan. Staff present were Tom Bakaly City Manager; Mark Harrington, City Attorney; Gary Hill, Budget, Debt and Grants Manager; Colin Hilton, Economic Development and Capital Projects Manager; Kathy Gammell, Water Manager; Alison Butz, Special Events and Facilities Manager; Eric DeHaan, City Engineer; and Patrick Putt, Planning and Zoning Administrator.

II COMMUNICATIONS FROM COUNCIL AND STAFF

Joe Kernan announced that the debut for Dinosaur Water would be held at Ken's Kash in Oakley on Saturday.

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

John Tanner, Congressman Bishop's district office, introduced himself and noted he would be attending Council meetings once a month to stay abreast of the City's activities.

Mountain Mediation Center - Lisa Dator and Natalie Segall distributed information about various programs the Center offers. There is the third center in Utah and is the first community mediation center. Mark Harrington clarified that the City is funding some administration costs during the start up phase.

The Mayor requested input from Deer Valley Drive residents if their issues were other than the Deer Valley Concert Series.

Flagstaff construction mitigation plan - Patricia Constable, 25 year resident on Deer Valley Drive, questioned the decision to have Flagstaff traffic travel up Marsac and down Royal Street and onto Deer Valley Drive. She understands that Deer Valley Drive is a corridor to a major entertainment area in Park City, but she feels the burden of uphill and downhill traffic should be shared.

Patrick Putt, Planning and Zoning Administrator, explained that Construction Mitigation Plans for two Flagstaff projects currently under construction routed trucks up the mine road and down Royal Street, exiting onto Lower Deer Valley Drive. However, the overall Flagstaff Construction Mitigation Technical Report has been amended and each future Conditional Use Permit application will require approval of a construction mitigation plan.

that includes truck routing, and the applications will be discussed in public hearings before the Planning Commission.

Mr. Putt could not predict the number of truck trips per day, but the Conditional Use Permit review provides an opportunity to consider all active projects and to develop alternatives so that no one neighborhood has to unduly carry the burden.

Ms. Constable expressed concern about the removal of hazardous waste materials. Jim Hier clarified that a decision had not been made whether to keep them on site or truck them out. Manager Bakaly stated it would be Staff's recommendation to work with the mining company to haul the materials out of town; and, for economic reasons, they would come down Marsac, if that were decided. There are with conflicting neighborhood interests as it relates to construction traffic that will need to be balanced. .

IV WORK SESSION NOTES AND MINUTES OF MEETING OF APRIL 29, 2004

Jim Hier, "I move we approve the work session notes and minutes of the meeting of April 29, 2004". Kay Calvert seconded. Motion unanimously carried.

V CONSENT AGENDA PUBLIC HEARINGS

1. Hoffman annexation plat (motion to continue to a date uncertain) - Jim Hier, "I move we approve this item to a date uncertain." Candace Erickson seconded. Motion unanimously carried.

2. Amendments to Section 15-2.20-5, Entry Corridor Protection Overlay Zone to the Park City Land Management Code (motion to continue to May 20, 2004) - Kay Calvert, "I move we continue this item to May 20, 2004". Marianne Cone. Motion unanimously carried.

3. Men's Rugby National Sevens Championship MFL – August 14 – 15, 2004 – City Park - See staff report. The Mayor invited public comment. There was none.

4. Summer Concert Series at Deer Valley MFL – Wednesdays from June 30 through September 1, 2004, excluding August 11, 2004 – See staff report. The Mayor invited public comment.

Jeb Griffith, 521 Deer Valley Drive, expressed concern about the impacts from increased traffic flows generated by the concert series and other activities occurring in Deer Valley. He also mentioned a recent increase in construction truck traffic. City Engineer Eric DeHaan explained that the April Mountain developer was removing 50,000 cubic yards of dirt with traffic circulating down Mellow Mountain Road and

traveling out on Deer Valley Drive Mr. Griffith commented on the sense of camaraderie in Old Town and emphasized he wanted to participate in the process of making Deer Valley Drive safer for its residents.

Manager Bakaly noted that Staff has received a request from this neighborhood under the Administrative Policy for Neighborhoods Needs Assessments Policy. Information will be presented to Council in the coming weeks.

VI CONSENT AGENDA

Kay Calvert, "I move we approve the Consent Agenda". Jim Hier seconded. Motion unanimously carried.

1. Men's Rugby National Sevens Championship MFL – August 14 – 15, 2004 – City Park - See Staff Report.

2. Summer Concert Series at Deer Valley MFL – Wednesdays from June 30 through September 1, 2004, excluding August 11, 2004 – See Staff Report.

3. Resolution proclaiming May 15, 2004 as Arbor Day in Park City, Utah Planting day at City Park. See Staff Report.

4. Ratification of findings of fact and conclusions of law of the City Council meeting of May 6, 2004 concerning the matter of the Bamberger Appeal. See Staff Report.

VII PUBLIC HEARINGS

1. Revised budget for fiscal year 2003-04; the tentative budget for fiscal year 2004-2005; and the final budget for fiscal year 2004-2005 for Park City Municipal Corporation and its related agencies. See Staff Report and work session notes.

Gary Hill, Budget, Debt and Grants Manager explained they were reviewing some of the Capital Improvements Budget and the discussion centered on proposed funding for Downtown Improvements. He reported that Staff recommended extending the Main Street RDA for 15 years, which would help to provide funding for the parking structure (\$5.3 million); the Town Plaza, in part (\$2.5 million); and reconstruction of Prospect Avenue. Other projects contemplated in the budget include seismic and ADA upgrades and rehabilitation of the Marsac Building and the Public Safety Building (\$2.5 million).

The Mayor invited the public to comment.

Rick Anderson, President of the Main Street Business Alliance, stated the Alliance supported the China Bridge and Town Plaza proposals. He stressed that Main Street was essential to the existence of Park City as a tourist destination and improvements in parking, as well as the enhanced tourist experience, were essential to maintaining the vitality to the downtown business district. The Mayor closed the public hearing.

Candace Erickson, "I move we approve continue the public hearing to May 20, 2004". Marianne Cone seconded. Motion unanimously carried.

2. Ordinance amending Title 11, Chapter 13 - Impact Fees, of the Park City Municipal Code and Resolution amending Section 2, Water Fees, of the Park City Fee Resolution (open public hearing, take comment, and continue to June 17, 2004) See staff report and work session notes - Kathy Gammell, Water Manager, explained the Water Department requested a 20% increase in water fees for FY 2005 in order to address shortfall in revenue and many capital projects that are scheduled. Mayor Williams emphasized that water conservation efforts last year created a \$150,000 decrease in revenue.

The Mayor invited the public to comment.

Brent Gold expressed his frustration that the fee structure did not reward people for their conservation efforts.

The Mayor closed the public hearing.

Jim Hier, "I move we continue the public hearing to June 17, 2004". Candace Erickson seconded. Motion unanimously carried.

3. Ordinance vacating of a portion of Crescent Tram, located at 650 Woodside Ave, Park City, Utah - Planning and Zoning Administrator Patrick Putt explained Council was holding the public hearing in response to an application from Lowell Brown, Jr. and Fred Moore, for the City to abandon its interest in a segment of historic Crescent Tram between Park Avenue and Woodside Avenue. Mr. Putt explained that Utah Municipal Code requires City Council to take final action on vacation requests, subject to criteria outlined in Section 10-8-8.1, i.e., there is good cause for the action, and the action will not be detrimental to the public interest. As explained in the Staff Report, the recommendation is for Council to refer the request to Planning Commission for consideration during the subdivision and steep plat CUP review of this parcel. That would allow additional public input and consideration of alternatives for site development.

Marianne Cone stated she had received input from neighboring owners. Mr. Putt noted some input was included in the packet, and clarified that two adjacent owners stated they did not receive notice, although their names were on the mailing list in the file.

City Attorney Mark Harrington clarified that Council is required to hold a public hearing for the petition to vacate because the Subdivision Code does not govern this action. In addition to prescriptive rights the City asserts, the City also asserts dedication by public use for 10 years. Jim Hier asked whether it was required that the Council be petitioned for the vacation prior to review by the Planning Commission. Mr. Harrington explained they could have requested that concurrent with the plat issue, however, the applicants preferred to make the request of Council.

Brent Gold, representing the petitioner, explained they had discussed submitting this to the Planning Commission, but by statute it is the prerogative of City Council. Under their proposal, the petitioner would grant a dedicated 20' easement to the City across the southerly portion of Lot 30 and would convey Lot 8 to the City. In addition, at their cost, they would relocate the city water lines into a deeded easement for a new water line from Woodside Avenue to Park Avenue and would construct a stairway through Lot 30 in the easement. He emphasized they could not move forward with site planning until they resolve the road issue.

The Mayor closed the public hearing.

Marianne Cone asked if vacation of this portion would affect the other portions of Crescent Tram. Patrick Putt explained each request for street closure would require a separate legislative decision.

VIII NEW BUSINESS

Direction on Ordinance vacating of a portion of Crescent Tram, located at 650 Woodside Ave, Park City, Utah - Jim Hier expressed discomfort in making the required determinations (that there was good cause for the action and that the action would not be detrimental to the public interest) without having the Planning Commission review it in context of the plat amendment and steep slope analysis. He was comfortable following the Staff recommendation.

Joe Kernan, "I move we refer this matter to the Planning Commission for review and recommendation in conjunction with the review of the 650 Woodside Plat Amendment."
Kay Calvert seconded. Motion unanimously carried.

IX ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned at 7:40 p.m.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2:30 p.m. Members in attendance were Mayor Dana Williams, Kay Calvert, Marianne Cone, Candace Erickson, Jim Hier, and Joe Kernan. Staff present were Tom Bakaly, City Manager; and Mark Harrington, City Attorney. Kay Calvert, "I move to close the meeting to discuss personnel and property". Jim Hier seconded. Motion carried unanimously. The meeting opened at approximately 3:30 p.m.

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 Sharon Bauman





SPECIAL EVENTS AND
FACILITIES DEPARTMENT

City Council Staff Report

Author: Alison Butz
Subject: Title 4, Chapter Liquor and Beer
Date: May 13, 2004
Type of Item: Informational – Municipal Code Amendment

Summary Recommendations: Review the request for changes to the Municipal Code governing temporary beer and liquor licensing. Staff does not recommend amending the current temporary beer and liquor licensing code. Pending Council direction, Staff will return for formal action as needed.

Description:

Topic:

Review Mountain Town Stages' request for changes to the Municipal Code governing temporary beer and liquor licensing and provide Staff with direction.

Background:

The City Council reviewed the request from Randy Barton, representing Mountain Town Stages, regarding to Municipal Code Title 4, Chapters 5 & 6 regulating temporary beer and liquor licenses within Park City. At the April 26th meeting, Council requested Staff return with clarification on the following issues:

1. Number of temporary liquor and beer permits issued in 2003
2. Information on any other communities changing their licensing regulations to conform with new State Code.
3. Outline current regulations with proposed regulations in a table format

Analysis:

As stated in the Council meeting on April 29th, many of the Special Events that obtain beer or liquor licenses are low key events that do not generate a need for a strong police presence. Large Scale Special Events are monitored and staffed by law enforcement in a manner that corresponds with the size and duration of the event. The main concern of the Chief of Police with an increase in the number and duration of special event beer and liquor permits are the residual effects on public safety these licenses have. A few of the major public safety concerns are; roadway safety, public order and consistence of enforcement of drinking laws outside of special events. Although these events do not necessarily put a huge draw on law enforcement resources or services during the event, there is a cumulative affect on the community as a whole following these events and to minimize those affects, ensuring that the special event promoter is following the requirements and restrictions of these event beer and

liquor permits becomes very important. Special event staff and the police department have concerns involving insufficient staffing levels to monitor these events.

Monitoring of requirements and restrictions of each license holder has been, depending upon the size of the event, largely the responsibility of the Special Events Staff, or on complaints received from community members in relationship to those events. As we evaluate increasing the number and durations of alcohol permits for special events, consideration of the overall affect of community order and public safety needs to be discussed, considered, and weighed before moving forward.

Mountain Town Stages is only one organization and increasing the number of licenses or the duration for Mountain Town Stages solely is not the total issue. Creating ordinance changes that potentially cause our staffing resources to be taxed to it's limit, both within public safety and outside of public safety, is an important decision and that is the issue to be addressed with this request.

In 2003, 11 temporary beer permits were issued and 4 temporary liquor permits were issued for organizations in Park City. Law enforcement or Special Events cannot predict the future number of requests that may come about due to a change in this ordinance, Staff is recommending that Council proceed with full knowledge of potential issues surrounding this issue.

Staff did contact multiple municipalities in Utah inquiring their current regulations regarding beer and liquor licenses. Below is an analysis of those regulations in the respective communities.

Although Park City is more restrictive than the State Code as it pertains to the number of times permits can be received and the duration of the permits, it appears from our research, that we are less restrictive than the City's we surveyed. Park City has developed permit categories that fit the special event nature of our community which other communities have not done to the same extent.

City	Maximum Number of Permits in a Calendar Year	Maximum Duration of Each Permit
Salt Lake City	3 beer permits, Only allow temporary liquor permits for non-profit fundraisers	30 days per beer permit. All days must be at the same location.
West Valley	No Temporary Permits Permitted	
Moab	2 beer permits	7 days per permit
Park City	4 Small Scale temp beer 1 Large scale temp beer 2 temporary liquor	72 hours in duration 30 consecutive days 30 consecutive days

As requested by Council, Staff has provided a chart showing the current regulations in Park City and those requested by Mountain Town Stages.

	Current	Requested
Small Scale Temporary Beer License		
# per calendar year	4	4
duration	72 hours	72 hours
process	Must be either a special event, master festival license holder or corporation, church or political organization or a recognized lodge, chapter or other local unit that is conducting a convention, civic or community enterprise	Must be either a special event, master festival license holder or corporation, church or political organization or a recognized lodge, chapter or other local unit that is conducting a convention, civic or community enterprise
Large Scale Temporary Beer License		
# per calendar year	1	3
duration	30 consecutive days	30 consecutive days
process	Must be an event with a Master Festival License and have a duration of more than 4 days	Must be either a special event, master festival license holder or corporation, church or political organization or a recognized lodge, chapter or other local unit that is conducting a convention, civic or community enterprise
Temporary Liquor License		
# per calendar year	2	4
Duration	72 hours	120
process	Must be either a special event, master festival license holder or corporation, church or political organization or a recognized lodge, chapter or other local unit that is conducting a convention, civic or community enterprise	Must be either a special event, master festival license holder or corporation, church or political organization or a recognized lodge, chapter or other local unit that is conducting a convention, civic or community enterprise

Department Review:

All applicable departments have reviewed the request for modification to Park City's temporary beer and liquor licensing and comments have been incorporated into the report.

Significant Impacts:

The Police Department has voiced concerns that increasing the number and duration of beer and alcohol permits has the potential to draw police resources toward an increased number of community or neighborhood complaints if regulations, guidelines and restrictions on those permits are issued without sufficient oversight by Staff. This amendment to the code could cause the department unanticipated overtime at an average cost of \$30.00 per hour or require the redeployment of reserve officers from their anticipated and regularly scheduled functions.

Recommendation:

Staff requests that City Council review the additional requested information concerning this request for code changes to the Municipal Code governing temporary beer and liquor licensing. Staff is not recommending changes to the current code based on this request from Mountain Town Stages.

City Council Staff Report



Author: Alison Butz
Subject: Men's National 7's Rugby Championship
Date: April 22, 2004
Type of Item: Administrative – Master Festival License

Special Events and
Facilities Department

Summary Recommendations:

Review the Master Festival License application, conduct a public hearing, and consider approving the license for the Men's National 7's Rugby Championship Master Festival License, August 14 and 15, 2004.

Description:

Topic:

Review the Master Festival License Application, submitted by the Park City Rugby Football Club, for the Men's National 7's Rugby Championship from August 14 through August 15, 2004.

Background:

The Men's National 7's Rugby Championship will be held in Park City from August 14 through August 15, 2004. 7-a-side matches have short halves, 7 minutes during the round robin and 10 minutes in the championship rounds. Sixteen teams will play a total of 44 games over the weekend to determine the National Champion.

The Men's National 7's Championship is consistent with the City Council's Goal #4 which is to continue to promote Park City as multi-seasonal resort by maintaining its status as a World Class Resort which hosts such events as this and to increase the number of events in the Summer.

Analysis:

The event will be held in City Park and the Library Field will be used as a warm-up area. The organizers will utilize Miners Hospital for a base of operations and team area. The matches will begin at 9:00am with the final match ending by 7:00pm on both Saturday and Sunday.

The event will include sixteen (16) teams that have twelve (12) athletes each. A group of coaches, friends and family will accompany the team to town. At the matches, the organizers expect between 300 and 500 spectators. Bleacher seating will be provided and spectators may also sit on the grass. Concessions will be provided by the organizers.

Traffic and Parking

Due to the limited amount of parking in City Park, Staff and the organizers are working to secure a spectator parking area. Traffic in City Park will be restricted

through access passes. These passes will be distributed to teams, vips and the residents with access on Sullivan Road. This is similar to the traffic restrictions during the 4th of July.

Awards Presentation

Awards will be presented to the teams on the field after each round of play on Sunday.

City Services

Basic City Services will be required to prep the field prior to and during the tournament. Bleachers and barricades will also be needed requiring City personnel to set-up and take-down. The Building Department will review all temporary structures including tents and bleachers for compliance with the Building Code.

Since the event is stating a moderate crowd size, the Police Department has required Police presence in City Park during the tournament. Staff is working on identifying the locations and hours to prepare estimated costs for the organizer.

Park City Cycling Festival

The Men's National 7's Championship will occur over the first weekend of the Park City Cycling Festival. The Municipal Code allows for Council to approve multiple events within the same time frame if findings can be made that the events will not negatively impact each other and that there are adequate City Services to be spread over two events.

The Park City Cycling Festival schedule shows Road Races occurring over August 14th and 15th. These races will leave town around 7:00am – 8:00pm and will return throughout the afternoon. The course will use Hwy 248, Bonanza Drive and Deer Valley Drive to leave and return to Deer Valley Resort. The proposed parking area for the Rugby Championship will be off-site. Park Avenue will be unaffected by the Cycling Festival.

Fee Waiver Request:

Section 4-8-9 of the Municipal Code provides applicants for Master Festival and Special Event Licenses with criteria to request a waiver for all or a portion of associated fees. The Section further states that fee waiver requests for all new applications be reviewed and approved or denied by the City Council. Eligibility for a full or partial fee waiver shall be determined pursuant to the following criteria, none of which shall be individually controlling. The Park City Performing Arts Foundation has requested a full waiver of all fees associated with the Summer Concert Series at Deer Valley. Please see text in *italics* for the Park City Performing Arts Foundation response to the criteria.

1. For-profit or non-profit status of the Applicant;
The Park City Rugby Football Club is a non-profit organization
2. Whether the event will charge admission fees;
There is no general admission charge for spectators

3. Whether the event is youth-oriented;
The event is encouraging youth to attend.
4. The duration of the event;
Two full days, Saturday August 14 and Sunday August 15
5. Whether and to what extent the City is likely to receive positive tax benefits by virtue of the event;
Yes, There will be sixteen teams and coaches and families traveling with each. All of the teams will be staying a minimum of three days.
6. The degree of City services involved and whether City costs are likely to be recovered by other revenue opportunities arising from the event;
The City will receive a positive tax benefit from this event. Minimal City Services have been requested for this event.
7. The season of occurrence; and
The event will take place during the Summer.
8. Demonstration of hardship by the Applicant.
The Park City Rugby Football Club is a non-profit organization. This is the first year of the event and any additional fee waivers could benefit the organizer in having additional funds that could be spent on marketing and the overall event activities could be enhanced.

At this time the Council has not approved any additional waivers for new events in 2005, however there are already approximately \$54,181 in waivers from the Art Festival and 4th of July Celebrations. The waiver requested by the Park City Rugby Football Club will not impact specific department budgets but will decrease the revenue received to the general fund.

Department Review:

All applicable departments have reviewed the Men's National 7's Championship event and their comments have been incorporated within the report.

Recommendation:

Review the Master Festival License application, conduct a public hearing, and consider approving the license for the Men's National 7's Rugby Championship Master Festival License, August 14 and 15, 2004 based on the following:

Findings of Fact:

1. The event runs from August 14th through August 15th. The event venue is City Park and is the location where all games and awards will take place, and the Library Field, which will be used as a warm-up area. The organizers are working to secure a spectator parking area, most likely at either PCMR or at Park City High School.
2. Parking for the anticipated crowd size throughout the duration of the event will be accommodated at an off-site parking lot, once secured by the organizers. If the PCMR parking lot is used, no shuttle transportation is needed, spectators will be directed to walk to City Park. If the organizers use the Park City High School lot, spectators can use the existing bus service, which operates every 20 minutes.

The conduct of the Men's National 7's Rugby Championship will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its Venue.

3. The Men's National 7's Rugby Championship is oriented towards the athletes and their families, but does expect between 300 and 500 spectators. The events associated with the Championship will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
4. Sullivan Road to the North through City Park will be closed to traffic during the event. Resident parking passes will be provided by the organizer to those homes that access their driveways via Sullivan Road. The event will not interfere with police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
5. Three other Master Festival and Special Event Licenses have been issued for August 14 and 15, 2004. The Jupiter Peak Steeple Race will take place at Park City Mountain Resort on August 14th and the Utah Symphony will occur on August 14th at Deer Valley Resort. The Park City Cycling Festival will take place on both days and will run their road race course exiting town, and then entering via Hwy 224. The Men's National 7's Rugby Championship will not substantially interfere with the logistics and venue for the Tail Trail 10K for which a license has already been granted and with the provision of City services in support of other such events or governmental functions based on the following:
 - a. The Championship is located at City Park and any additional parking will be accommodated off-site. While the Jupiter Peak Steeple Chase occurs at PCMR the same day, that event is only expecting a maximum of 100 racers. All other events will be contained to separate areas of town;
 - b. The Park City Cycling Festival and the Jupiter Peak Steeple Chase will overlap in time periods with the Championship, but all three events are in separate areas of town and will not take away the draw from the other;
 - c. The Rugby Championship will have a significant impact to town, but all impacts will be contained to City Park;
 - d. All three events have their own venues and all people and all activities associated with each event will be contained to their own area. All public personnel, equipment, and/or transportation services at the event have been coordinated with adequate time to insure there is no negative impact to those services in town; and,
 - e. Spectator parking for the Rugby Championship will be located at the South end of City Park and at an off-site parking area, which will be secured by the event organizers, and parking is available on site for the teams and VIPs. Due to the anticipated size of the event, adequate parking can be accommodated without negative impacts on other areas of town.
6. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.

7. The applicant has been working with City Staff and applicable departments to address all event concerns. The Applicant demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.
8. The applicant shows significant reasons, such as the nature of the event as a promotion of a community event within Park City, for a waiver of City Services fees as requested.

Conclusions of Law:

The application is consistent with the requirements of the Park City Municipal Code, Title 4, Chapter 8.

Conditions of Approval:

The applicant will work with Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the applicant.

The applicant shall provide to the Special Events Manager proof of liability insurance as may be required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as an additional insured if necessary.

Exhibits

Exhibit A – Fee Estimate

	INVOICE		Special Events Department PO Box 1480 Park City, UT 84060	
	RUGBY NATIONAL 7s August 14 and 15, 2004			
SERVICE DESCRIPTION			COST WAIVED	COST
Special Events and Facilities Department				
Application Fee - New Event				\$100.00
Miners Hospital Rental Entire - Resident - Event			\$800.00	\$800.00
Streets Department				
Barricade Rental				\$38.00
Barricade Drop and Pick Up Fee				\$150.00
Police Department				
Base Officer Time				\$70.00
Parks Department				
City Park Field Reservation Fee			\$350.00	\$350.00
Trash Removal				\$0.00
Extra Trash Cans				\$15.00
Bleacher Rental			\$200.00	\$200.00
Bleacher Delivery and Pick up				\$100.00
Building Department				
Permit Application Fee				\$15.00
Building Inspection				\$30.00
Tent <200 square feet			\$300.00	\$300.00
Summit County Health Department				
Mass Gathering Permit				\$100.00
TOTALS			\$850.00	\$2,168.00
			Waived Amount	\$850.00
			TOTAL DUE	\$1,318.00

City Council Staff Report



Author: Alison Butz
Subject: Summer Concert Series
at Deer Valley
Date: May 13, 2004
Type of Item: Administrative –
Master Festival License

SPECIAL EVENTS AND
FACILITIES

Summary Recommendations: Review the Master Festival License application, conduct a public hearing, and consider approving the license for the Summer Concert Series at Deer Valley Resort Master Festival License, Wednesdays from June 30 through September 1, excluding August 11, 2004.

Description:

Topic:

Review the Master Festival License Application, submitted by the Park City Performing Arts Foundation, for the Summer Concert Series at Deer Valley Resort held Wednesdays from June 30 through September 1, excluding August 11, 2004.

Background:

The Park City Performing Arts Foundation submitted an application to relocate the Summer Concert Series from City Park to Deer Valley Resort. As in the past the concerts will be Wednesday evenings from 6:00pm until 8:00pm.

The Summer Concert Series has been relocated to Deer Valley Resort due to parking and increased attendance seen at the City Park venue. The Park City Performing Arts Foundation began looking for a new venue last summer and are pleased that they were able to keep the series within Park City with the assistance of Deer Valley Resort.

The Summer Concert Series provides the community with a free live music concert each week. This type of entertainment is consistent with Council's goal to increase the number of events in Park City during the summer season.

Analysis:

Deer Valley Resort hosts a number of amplified music events during the summer. In the past, the events were restricted to end by 10:00pm. The application submitted by the Park City Performing Arts Foundation complies with this guideline.

Deer Valley Resort has adequate parking on site to accommodate the attendees of the Summer Concert Series. No additional traffic impacts shall occur due to the change in location of this event.

At this time, the Transit Department will watch the amount of bus ridership to the concerts. They will reserve two additional buses in case additional capacity is needed on the routes. If this is determined, Staff will return to Council to discuss the fees for that additional service.

Fee Waiver Request:

Section 4-8-9 of the Municipal Code provides applicants for Master Festival and Special Event Licenses with criteria to request a waiver for all or a portion of associated fees. The Section further states that fee waiver requests for all new applications be reviewed and approved or denied by the City Council. Eligibility for a full or partial fee waiver shall be determined pursuant to the following criteria, none of which shall be individually controlling. The Park City Performing Arts Foundation has requested a full waiver of all fees associated with the Summer Concert Series at Deer Valley. Please see text in italics for the Park City Performing Arts Foundation response to the criteria.

1. For-profit or non-profit status of the Applicant;
non-profit (Park City Performing Arts Foundation).
2. Whether the event will charge admission fees;
There is no general admission fee.
3. Whether the event is youth-oriented;
Yes - People of all ages enjoy the concerts.
4. The duration of the event;
6-8 p.m. on Wednesday evenings through the summer
5. Whether and to what extent the City is likely to receive positive tax benefits by virtue of the event;
No direct tax benefits The degree of City services involved and whether City costs are likely to be recovered by other revenue opportunities arising from the event;
6. The degree of City services involved and whether City costs are likely to be recovered by other revenue opportunities arising from the event;
Now that the concerts are at Deer Valley, the impact on the city should be minimal. We'd like to have normal police patrols (nothing special) and Deer Valley will be handling trash and traffic.
7. The season of occurrence; and
The event will take place during the Summer.
8. Demonstration of hardship by the Applicant.
We are a non-profit organization. The funds we collect from the event's sponsors go to the performers (bands) and administration of the event. In other words, we do not make money off of this event. We view the concerts as a benefit to the whole community and would really appreciate the city's help.

At this time the Council has not approved any additional waivers for new events in 2005, however there are already approximately \$54,181 in waivers from the Art Festival and 4th of July Celebrations. The waiver requested by the Park City Performing Arts Foundation will not have budget impacts to a specific department.

Department Review:

All applicable departments, including Special Events, Legal, Police, and Finance have reviewed this ordinance request and comments have been incorporated into the report.

Alternatives:**Approve the Request:**

Approve the Master Festival License allowing the Summer Concert Series to be held at Deer Valley Resort.

Deny the Request:

Deny the Master Festival License, preventing the addition of the Summer Concert Series to Deer Valley Resort's schedule of summer events.

Continue the Item:

The City Council may continue the discussion in order to receive additional information

Significant Impacts:

Deer Valley Resort has hosted many summer events with amplified music. The event, as proposed, would comply with a previous guideline set restricting events with music to end at 10:00pm. The City will contribute towards trash removal costs (Deer Valley Resort has requested \$200.00 per show.)

Consequences of not taking the recommended action:

The Summer Concert Series would not take place at Deer Valley Resort.

Recommendation:

Review the Master Festival License application, conduct a public hearing, and consider approving the license for the Summer Concert Series at Deer Valley Resort, Wednesdays from June 30 through September 1, excluding August 11, 2004.

based on the following:

Findings of Fact:

1. The Summer Concert Series will be held in at Deer Valley Resort on Wednesday Nights from June 30th through September 1st, 2004, not including August 11th. The event will take place from 6:00 until 8:00 pm. The event will include performances of live music bands and concession sales by Deer Valley Resort.
2. Parking for the anticipated crowd size throughout the duration of the event can be accommodated by the parking at Deer Valley Resort. The conduct of the Summer Concert Series at Deer Valley Resort will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its Venue.
3. The event is oriented towards families with music for everyone. The Summer Concert Series at Deer Valley Resort will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.

4. The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
5. Two other Master Festival Licenses have been issued on days that the Summer Concert Series will take place. The Triple Crown Girls Fast Pitch World Series will take place in City Park and at the Schools on July 14th and 21st. The Park City Cycling Festival will take place at Deer Valley resort on August 18th. The Summer Concert Series will not substantially interfere with the logistics and venue for the Tail Trail 10K for which a license has already been granted and with the provision of City services in support of other such events or governmental functions based on the following:
 - f. The Triple Crown Tournament is located at City Park and the schools. All parking for that event will take place at each field. The Park City Cycling Festival has a rest day on Wednesday, August 18th and will not conduct any activities at Deer Valley Resort. All events will be contained within separate areas of town;
 - g. The Triple Crown Tournament will overlap in time-periods with the Championship, but both events are in separate areas of town and will not take away the draw from the other. The Park City Cycling Festival will not conduct any events at Deer Valley Resort on Wednesday, August 18th;
 - h. The Triple Crown Tournament and the Park City Cycling Festival will have a significant impact to town, but all impacts will be contained to their own venues and will not be impacted by the Summer Concert Series;
 - i. All three events have their own venues and all people and all activities associated with each event will be contained to their own area. All public personnel, equipment, and/or transportation services at the event have been coordinated with adequate time to insure there is no negative impact to those services in town; and,
 - j. Parking for the Summer Concert Series will be located at Deer Valley Resort. The Park City Cycling Festival will not be using the parking lots for their event on Wednesday, August 18th. Due to the anticipated size of the event adequate parking can be accommodated without negative impacts on other areas of town.
6. The organizer is providing adequate insurance for the event.
7. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
8. The applicant has been working with City Staff and applicable departments to address all event concerns. The Applicant does not demonstrate an inability or unwillingness to conduct the event pursuant to the terms and conditions of this Chapter or has failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.
9. The applicant shows significant reasons, such as the nature of the event as a promotion of a community event within Park City, for a full waiver of all City Services fees.

Conclusions of Law:

1. The application is consistent with the requirements of the Park City Municipal Code, Title 4, Chapter 8.

Conditions of Approval:

1. The Applicant shall comply with all requirements set by the Building Department and Special Events Department which are reasonably related to Building Code or other health requirements for safety, sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety.
2. The Applicant shall provide to the Special Events Manager proof of liability insurance as required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as an additional insured.

Exhibits

Exhibit A – Fee Estimate

	INVOICE Summer Concert Series at Deer Valley June 25 – September 1, 2004	Special Events Department PO Box 1480 Park City, Utah 80460	
SERVICE DESCRIPTION	COST WAIVED	COST	
Special Events and Facilities Department			
Application Fee - Reoccurring Event	\$50.00	\$50.00	
TOTALS	\$50.00	\$50.00	
Waived Amount		\$50.00	
TOTAL DUE		\$0.00	

Resolution No.

**RESOLUTION PROCLAIMING MAY 15, 2004
ARBOR DAY IN PARK CITY, UTAH**

WHEREAS, Park City is vitally interested in maintaining its natural tree resources and other significant flora; and

WHEREAS, Park City is further interested in planting trees and other significant flora so that the present generation can leave an even more lush and healthy environment to future generations than presently exists; and

WHEREAS, Park City recognizes the importance of educating and involving our Citizens in the care, planting and nurturing of our arbor resources; and

WHEREAS, Park City has been named a **Tree City USA** by the National Arbor Day Foundation in cooperation with the National Association of State Foresters and the USDA Forest Service;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of Park City, UT proclaim May 15, 2004 as:

PARK CITY ARBOR DAY

PASSED AND ADOPTED this 13th day of May, 2004.

City Council Staff Report



Author: Tom Bakaly, City Manager
Subject: APPEAL OF WATER FEE CREDIT
APRIL MTN.- BAMBERGER CO.
Date: May 13, 2004
Type of Item: Appeal: Quasi-Judicial

CITY MANAGER

Summary Recommendations: Adopt the Findings of Fact, Conclusions of Law and Order which uphold the staff determination of water fee waivers due in the amount of \$169,260.70 under the 1982 Water Reservoir and Road Agreement.

Description:

Topic:

Please refer to the 5/06/04 Staff Report.

Background:

The City Council conducted a hearing on this matter at the May 6th, 2004 City Council meeting. After hearing argument and reviewing the evidence, the Council voted to direct staff to prepare findings and conclusions upholding the staff determination.

Analysis:

The Council should review the attached findings and conclusion to make sure they reflect the basis for Council's decision.

Department Review:

Building; Public Works; Engineering; Legal; Finance

Alternatives:

- 1. Adopt the FF and Conclusion Which Deny the Appeal:**
Uphold staff's determination of the fee waiver for 70 units. This is the recommended action.
- 2. Re-Open the Appeal:** The Code allows reconsideration of any quasi-judicial matter prior to Final Action (adoption of Findings) by a majority vote of the Council.

- 3. Direct Staff to Make Further Changes and Return for Adoption:** Determine that changes are necessary to make the appropriate findings prior to adoption.

Significant Impacts:

Staff will issue final payment upon satisfaction of the conditions.

Consequences of not taking the recommended action:

Adoption of findings and conclusions is required to formalize the Council's decision and set forth the basis for the decision. Failure to provide such findings could increase the likelihood of a successful judicial challenge of the Council's action.

Recommendation:

Adopt the Findings of Fact, Conclusions of Law, and Order which uphold the staff determination of water fee waivers due in the amount of \$169,260.70 under the 1982 Water Reservoir and Road Agreement.

BEFORE THE CITY COUNCIL OF PARK CITY, UTAH

	)	
	)	
Bamberger Co., Appellant	)	
	)	Findings of Fact, Conclusions of Law
v.	)	and Order: April Mtn. Fee Waiver
	)	
Tom Bakaly, City Manager,	)	
Appellee	)	
	)	

Whereas, on May 6, 2004, the City Council held a hearing on this matter, at which the Appellant was represented by Richard Hall and the Appellee appeared personally, advised by Mark Harrington, City Attorney, and the Council reviewed all relevant evidence, including Tabs 1-4 of the Council Packet, supplemental information consisting of two Summary of Account Reports and 6/29/94 letter of J. Craig Smith and attached documentation, testimony of J. Craig Smith, and oral argument by each party (together with the Meeting Minutes is hereafter referred to as "the Record");

NOW, THEREFORE, being fully advised thereof, the City Council hereby adopts the Findings of Fact, Conclusions of Law and Order as follows:

SECTION 1. FINDINGS: The Council finds that:

1. The Record demonstrates that the 1982 Water Reservoir and Road Agreement (the "Agreement") is controlling in this matter;
2. The Appellant substantially complied with the Agreement;
3. The Agreement provides for fee waivers, the right to which only vests to Appellant at the time of complete building permit application and which did not include a minimum or maximum right;
4. The Agreement did not provide for transferable fee credits or other entitlements to the tank capacity;
5. The Record supports the City Manager's basis for calculating the fee waiver for 70 units at \$2,418.01/per unit for a total waiver of \$169,260.70;
6. The Record raises legitimate issues as to whether the Agreement was

enforceable at the time of complete application by Appellant's successor in interest, however, due to Appellant's substantial compliance with the Agreement, the City Manager had a reasonable basis to provide Appellant with the benefit of the fee waiver as set forth in the Agreement;

7. The Record does not demonstrate that the City was unjustly enriched by virtue of Appellant's payments because the City actually ended up subsidizing the water tank and other infrastructure more than the City had contracted to due to the default of other parties, and several other factors including treatment of other property owners, change in build-out development type, increased fire storage capacity requirements, and increased per unit demand.

SECTION 2. CONCLUSIONS OF LAW:

1. The City Manager did not err in applying the terms of the Agreement to the Appellant.
2. There is no equitable basis to vary from a strict reading of the Agreement.
3. The City was not unjustly enriched by virtue of Appellant's payments.
4. The Council has no jurisdiction to hear challenges to the Assessments or density of the development.

SECTION 3. ORDER:

The determination of the City Manager is hereby upheld and the appeal is denied. The Finance Manager shall issue payment of \$169,260.70 to Appellant, subject to the following conditions:

1. Receipt of proof of assignment from the current owner or reservation of rights to the fee waiver in a form approved by the City Attorney; and
2. The lump sum payment constitutes full accord and satisfaction of the City's obligation to the Appellant under the Agreement.

ADOPTED this 13th day of May, 2004.

City Council Staff Report



Author: Tom Bakaly, Gary Hill
Subject: FY 2004 Adjusted Budget,
FY 2005 Tentative Budget
Date: May 13, 2004
Type of Item: Discussion/Legislative

Budget, Debt, & Grants

Description:

Topic:

FY 2004 Adjusted Budget
FY 2005 Tentative Budget

Background:

On May 6, 2004 staff presented the City Manager's Recommended Budget. This week continues the discussion leading to adoption of the Tentative Budget on June 3 2004.

Analysis:

On May 13th, staff will discuss the following topics with City Council:

- (1) CIP Philosophy and Overview
- (2) Parks and Ice Bond update
- (3) Downtown Enhancements
 - A - Extension of the Main Street RDA;
 - B - Marsac Seismic/HVAC upgrade;
 - C - Parking Structure; and
 - D - Public Safety Complex.
- (4) The Water Fund and its related fees (a discussion of the proposed water rate increase is found in a separate staff report in the Council Packet)

CIP Philosophy and Overview

This year's budget process highlights a change in direction for funding Capital Improvement Projects (CIPs). There has been a tendency in the past to consider some CIP accounts as "pots of money" waiting for projects. This has resulted in a piecemeal approach with expenditures on projects before they are totally planned and presented to the public and City Council. Due to the number of improvements the City is contemplating funding, capital needs should be identified before funds (present or future) are allocated. The City is now at a point where instead of having funds for which projects must be found, we have identified needs for which a limited number of resources must be allocated. Staff hopes that this approach will result in a more uniform approach to funding identified needs in the community.

The CIP Alternative report included with the Executive Summary has also been included with this report as an attachment. Also attached is a list of all CIP projects with their respective descriptions. These documents were used by staff to help prioritize this year's budget and are intended to help Council to provide additional direction to staff.

As indicated in the CIP Alternative Matrix found on Page 12 of the Executive Summary, staff is recommending an accelerated approach to funding several future CIP projects. It is important to note, however, that Council's final approval of the budget will only earmark funding for projects, and does not constitute an approval for construction. In fact, Council will have several opportunities to consider each of these projects again as progress toward design and (ultimately) construction takes place.

Parks and Ice Bond Update

On May 4, 2006 staff discussed possible strategies for funding City Park, neighborhood parks, and the Quinn's Junction Recreation Complex with the Recreation Advisory Board (RAB). A question was raised about whether the Parks and Ice bond proceeds could be used for projects other than neighborhood parks and City Park. Staff's original intention for FY 2005 (as explained the Executive Summary delivered to Council on May 3rd) was to use \$1,000,000 in Parks and Ice bonds for the Recreation Complex and \$1,000,000 for neighborhood parks. The remaining \$2,000,000 of the \$4 million bond would be earmarked for the Ice facility. Based on the questions raised by RAB, staff looked at the information available to interpret how the funds would need to be utilized.

The controlling language for use of these bond proceeds is the Bond Proposition voted upon by residents. The Proposition stated the following:

"Shall Park City, Utah be authorized to issue general obligation bonds in an amount not to exceed Four Million Dollars (\$4,000,000) payable and due in no more than 15 years from the date or dates of said bonds *to construct an ice facility and make park improvements?*" (emphasis added)

Additional information offering guidance on interpretation was found in the voter information pamphlet prepared by the City (attached). It states:

Improvements to City owned Parks, as well as additional parks were supported in a recent survey of Park City residents... Citizens have also expressed a desire to improve and increase the number of neighborhood parks. Existing neighborhood parks include City Park, Rotary Park, Miner's Park, and Prospector Park. Proceeds from the bond would be used for these upgrades.

While the available information indicates that proceeds from the bond should be used for neighborhood parks and City Park, it does not preclude the use of bond funds for other park improvements. Based on that information, staff recommends allocating the

bond proceeds between neighborhood parks, City Park, and the Recreation Complex as shown in Table 1 below.

Table 1 - Proposed Distribution of Parks/Ice Bond	
Ice Facility	\$ 2,000,000
Neighborhood Parks	\$ 1,200,000
City Park	\$ 300,000
Fields Complex	\$ 500,000
Total Parks/Ice Bond	\$ 4,000,000

These proceeds combined with other funds will provide nearly the same level of funding for the Recreation Complex as outlined originally in the Executive Summary while also providing sufficient resources to enhance City Park and neighborhood parks as contemplated in the voter pamphlet.

Staff will return to Council on May 20th to explain these changes in further detail as outlined in the Budget Discussion Calendar found on Page vi of the Executive Summary.

Downtown Enhancements

The timing, funding, and in some cases location of the Town Plaza, Parking Structure, Marsac Building Upgrade, and Public Safety Complex projects is interrelated. Table 2 below shows the recommended timing and funding sources of each.

Table 2 - Downtown Enhancements			
Project	Estimated Cost	Funding Source	Scheduled Start
Parking Structure	\$5.3 million	RDA Extension	April 2005
Plaza	\$2.5 million	RDA Extension Sale of Assets (\$1mil.)	April 2006
Prospect Avenue	\$1.2 million	RDA Extension	April 2006
Recreation Complex	\$6.5 million	Sales Tax Bond Ice/Parks Bond (\$1 mil.) Park Impact Fees	April 2005
Marsac Seismic	\$2.75 million	General Fund	April 2006
Public Safety			
a) Parking Structure	\$2.5 million	Impact Fees - 2005	April 2005
b) Marsac	\$2.5 million	Impact Fees - 2006	April 2006
c) Snow Creek	\$3.5 million	Impact Fees - 2008	April 2008

Each of the projects is outlined in greater detail in the major project summaries attached to this report. Please refer to each of the following sheets for a project-specific discussion:

- Extended RDA/Downtown Enhancement Projects
- Police Facility
- Marsac Renovation

In order to finance the projects, staff is recommending a multi-tiered approach to funding. The key to this strategy is the extension of the life of the Main Street Redevelopment Agency (RDA). The Main Street RDA is scheduled to expire in FY 2006. Staff estimates that in that time the City could generate an additional \$1 million. An extension of the RDA for 15 years and the issuance of a tax increment bond would generate approximately \$8.5 million. As shown in Table 2 and Attachment A, this revenue would be used to fund the Parking Structure, Town Plaza and Prospect Avenue (which is the next street identified by OTIS for reconstruction). In accordance with Council's goal of economic development, it is anticipated that these projects would generate additional access to and use of the Main Street area and help stimulate Park City's economy.

A secondary benefit of using extended-RDA funds would be to free-up funds that are budgeted for projects downtown. For example, the current budget earmarks sales tax revenue bonds for the reconstruction of Prospect Avenue. By using RDA funds for Prospect Avenue, sales tax revenue bonds can be leveraged for other projects such as the Recreation Complex. A sales tax revenue bond for approximately \$8 million would fund currently anticipated projects through 2009 and leave roughly \$4 million left over to fund OTIS street projects after that point. There are about \$10 million in OTIS projects after 2010 that are currently unfunded. Additional sales tax bonds could be future revenue source for these projects.

To extend the RDA, the City would need approval from an RDA extension board made up of representatives of each affected taxing entity. Table 3 below shows the State-mandated make up of the board. In order to begin the extension process, the City would need to provide a letter to each affected taxing entity of its intention to extend the life of the RDA. Meetings to consider the request for extension would begin shortly thereafter. Staff recommends beginning the RDA extension process concurrent with the adoption of the Tentative Budget.

Table 3 - RDA Extension Board Representatives

Taxing Entity	Representatives
Park City	2
Summit County	2
Park City School District	2
State Board of Education	1
P.C. Fire District/Weber Basin Water*	1

* The Fire District and Weber Basin Water have one vote between them and would choose which entity would participate on the board.

Water Fund and Rate Increase

In February 2004 staff reevaluated the current and future status of the Water Fund. The analysis highlighted concerns regarding the ability to fund some water capital projects in spite of what the rate study from the previous year had indicated. Staff took immediate measures to balance the Water Fund which included reductions in operating expenditures for FY 2004 and FY 2005, reassessing capital needs and changing the

timing of some capital projects. In spite of the reductions, the analysis indicates that an increase in water rates is still needed to meet capital needs into the future. The need for the rate increase is discussed in greater detail in a separate staff report (also included in the week's Council Packet).

Table 4 is a summary of the Operational Requests made by the Water Department this year. The package titled RATE encompasses the changes made to reduce the operating budget and consists of \$346,025 in reductions in the current year and an additional \$444,441 in operating reductions in FY 2005. Other packages include increases for water assessment and reservation fees (ASMT), the reclassification of a Water Worker 2 to a Water Worker 3 in FY 2005 (WW3), and the reclassification of two Water Worker 4 positions in FY 2004 instead of 2005 as approved in last year's budget (WATR).

Table 4 - Water Operations Operating Requests			
Package	Description	2003-04 Adj.	2004-05 Budget
ASMT	WATER ASSESSMENT ADJ Adjust water budget to match current assessments/water reservation fees to the Weber Basin Water District	\$ 112,000	\$ 200,000
RATE	REDUCE BUDGET This option makes budget reductions consistent with the rate study.	\$ (346,025)	\$ (444,441)
WATR	2 WWIV FROM 05 TO 04 This option will take two Water Worker III positions currently slated to move to Water Worker IV in FY05 and make the change in FY04 instead	\$ 10,816	
WW3	WATER WORKER 2 TO 3 Move a Water Worker II position to a Water Worker III position in FY 2005		\$ 3,399
Total		\$ (223,209)	\$ (241,042)

Department Review:

Budget, City Manager, Economic Development and Capital Projects, Public Safety, Building

Alternatives:

- **Provide Direction about Budget Issues, Policies, and Capital Projects**
- **Continue the Item:** The CIP will be discussed again on May 20th and 27th at which time Council could choose to give additional direction.
- **Do Nothing**

SIGNIFICANT IMPACTS: The City's budget must be balanced. Staff recommends that Council provide policy direction on budget issues.

RECOMMENDATION: The City Council should follow the budget presentation schedule described above and provide direction concerning budget policies and issues if needed.

ATTACHMENTS:

- (1) Major Project Descriptions for:
 - a. Downtown Enhancements (parking, plaza, streets)
 - b. Police Facility
 - c. Marsac Renovation
- (2) CIP Alternative Matrix
- (3) CIP Project Summary by Alternative
- (4) CIP Project Descriptions
- (5) Voter Information Pamphlet for 2001 Ice/Parks Bond

Project: Extended RDA / Downtown Enhancement Projects:

- Town Plaza Concept
- Expanded Parking Structure
- Street Reconstruction (Prospect Ave)

Project Description:

Based on City Council direction during the last year's budget deliberations, a comprehensive and holistic look at downtown enhancements was the focus of a task force that assembled six times in the last eight months.

Representatives of this task force included: (2) City Council liaisons (Jim Hier & Fred Jones), (2) planning commissioners (Brice Erickson & Andrew Volkman), (3) HMBA business owners (Rick Anderson, Ken Davis, Monty Coates) (2) Old Town residents (John Plunkett & Barbara Kuhr), and a number of City Staff (Jonathan Weidenhamer, Pat Putt, Doug Stephans, Myles Rademan, and Colin Hilton).

The Downtown Enhancements task force reviewed numerous ideas generated from previous City sanctioned studies. Their assessment recognized several good ideas generated from the previous studies as well as pointing out "new factors in play," noting the creation of the Transit Center existence in Swede Alley, a continuing shift in the make-up of the commercial usage of buildings in the downtown core, and the increasingly apparent lack of supply of parking.

The perception of downtown is still an excellent one, however many people speak to some very disturbing trends over the past years; such as:

- a. Many locals and visitors are increasingly saying that its too much trouble and hassle to go "downtown" and avoid doing so (too hard to park and what to do beyond eating??)
- b. Locals are rarely "frequenting" the downtown area – Only doing so when relatives or visitors are in town.
- c. Regional commercial growth is providing increased competition to Main Street
- d. The number of street festivals and activities in downtown are negatively affected by huge temporary event costs and painstaking logistical challenges.
- e. If no proactive steps are taken to ensure the health and vitality of downtown, the charm and uniqueness of Park City will be lost!

It is for these reasons that the Downtown task force recommended to the City leadership the following projects:

1. Downtown Plaza Concept
 - a. The concept of providing a gathering space that can be utilized in many different creative ways is consistent with numerous City goals.

- b. The suggested location would be from the current Post Office, 5th Street to the steps up to City Hall.
- c. Possible uses could include:
 - Everyday green space enjoyable to both visitors and locals
 - Venue for holding events of all varieties
 - i. Biggies – Art Fest, Jazz Fest, America's Opening, Sundance, etc.
 - ii. Not so biggies – Wednesday night concert series, farmers markets, entertainers of all shapes and styles
 - iii. Unknown – a place for any creative entity to come up with a good idea to host an event or approved display
 - Site for town gatherings, assemblies, peaceful demonstrations
 - Site for public art displays
 - A focal point for Main Street & all of Park City
- d. The scope of this concept should include:
 - Appealing landscape features: to possibly include a water feature
 - Sidewalks, "street/park furniture"
 - Enhanced lighting similar to Main Street
 - Stage with support infrastructure for permanent power & speaker wiring
 - Permanent restrooms
 - A long-term Post Office presence on Main Street – the location of the post office on Main Street is extremely important and would remain an integral part of any gathering space concept.

2. An Expanded / More Accessible China Bridge Parking Structure

- a. Suggestion is to expand the existing China Bridge structure to:
 - a. Improve the accessibility of existing floors of China Bridge
 - b. Improve the accessibility and ease of getting to the overflow Sandridge Lots
 - c. Consolidate lost surface parking from other downtown area projects
 - d. While constructing to improve the accessibility and to recover the lost surface spots due to the new downtown improvements, build as many additional parking spaces as possible in the area previously looked at in the OTIS study. Rough estimates project this to be an added 320 spaces with a loss of roughly 50 spaces to have a net gain of 250-275.
 - e. Create an ability to simplify the parking directional signage by designating this parking facility as the primary parking lot for those who choose to drive downtown.

It was also strongly recommended that the City spearhead an effort to look into setting up an organization that promotes, markets, and programs events for the downtown area. With the fact that there is no clear cookie-cutter model to do this, it was suggested to piece together an organization that has a "board" that is made up of an assembled group such as the City, Chamber, HMBA, restaurant association, etc

Project Rationale

After reviewing in a holistic way suggested improvements to the downtown core, City Staff and members of the recent task force view that proactive steps taken now will do the part that City government does best. That is in laying the foundation and infrastructure of key transportation components and the creation of space for creative artists and event organizers to display their talents.

Additionally, these projects meet several City-Wide Goals and Strategies for economic development; including but not limited to:

- ✓ Preservation of Park City Character
- ✓ Effective Transportation and Parking system
- ✓ World Class, Multi-seasonal resort community
- ✓ Improving Historic Park City
- ✓ Having aggressive efforts to broaden the tourism efforts
- ✓ Establish more attractions and events
- ✓ Protect, preserve and promote the historic Main Street area
- ✓ Further develop the uniqueness of Park City
- ✓ Making Park City more "User-Friendly" for visitors and event organizers

Expanded accessibility to the Main Street area and the supply of parking ranks near the top of a broad spectrum of constituents recommendations for enhancements to the downtown area. Additionally, the town plaza or gathering space has seen a great deal of support and enthusiasm. Continued "pedestrianization" of the downtown area and efforts to utilize capital funds on projects that are intended to show positive economic returns fits very well into the above outlined City goals.

A recent "Open House" saw more than a hundred constituents review the proposed plans and give their input. There was resounding support for the proposed concepts and an enthusiastic interest in beginning to define the "elements" of what the components of the projects would be.

Project Timing:

The proposed timing of the suggested downtown projects is as follows (regardless of where the Police Site study recommends their facility goes):

- | | |
|----------------|---|
| May/June 2004 | Budget deliberations and approvals |
| June/July 2004 | Begin geotechnical/environmental/site survey work for the downtown site areas |

July 2004	Select a design team for approved projects in the downtown core. Begin design and engineering process.
Aug-Dec 2004	Design & Approvals process
April 2005	Begin Phase 1 construction • Parking structure • Public safety space (if a part of the parking structure construction) • Option: Do utility/infrastructure work for Town Plaza concept
April – Nov 2005	Phase 1 construction – isolating work and still allowing for adequate downtown circulation. Parking structure element complete by November (Interior work of the possible Police facility to continue through winter).
December 2005	New parking structure complete & ready for winter demand (Winter '05-'06 for Police Facility option to be ready for move-in)
April 2006	Marsac functions move to temporary office space locations (If police facility is complete, police and some Marsac administrative functions move to new police facility. Temp office trailers or vacant office space used by the rest)
April – Oct 2006	Marsac Renovation (Seismic/ADA/HVAC renovations) Option: Construct town plaza elements at the same time Reconstruct Prospect Avenue
November 2006	Marsac building renovation complete / staff moves back in.
April –Aug 2007	Option: Complete Phase II Town Plaza concept

Identified Funding Source:

Funds would be generated through a proposed extension of the Main Street RDA. The recommended budget for an extended parking structure (\$5.3 million) and town plaza (\$2.5 million) are forecasted to be funded in part from an extended Main Street RDA. Other funds in the amount of \$1.3 million are also contributing to this project. Current projections show the ability to generate \$8.5 million over the course of a 15 year extension. In addition, the next street priority as identified by the OTIS study (Prospect Avenue) would also be funded at \$1 million by the RDA extension.

Funding Impacts:

RDA funds – coordination with the School District, State, County, Districts.

If RDA fails – reprioritization of \$1 million to ensure Prospect Avenue gets funding. Downtown projects and the recreation complex projects would be “reprioritized” in 2005 budget preparation process if the extension fails.

Project: Police Facility

Project Description:

In 1996 the City began collecting impact fees for public safety infrastructure projects, more specifically expanded public safety facility or facilities that would address public safety related concerns surrounding facility security, prisoner intake/handling, officer and victim/witness interaction. Our ever changing national environment is beginning to increase the need to address security issues and facility preparedness to maintain operations during unanticipated events, either natural or human caused.

As well, near term space needs and future space need requirements of the police and communications departments need to be addressed as our community boundaries expand and our population increases.

Over the past year, the Police Needs and Site Assessment has narrowed down the number of possible sites for a public safety facility. The Public Safety Complex CIP currently has just over \$1.5 million in collected impact fee revenue. The FY 2005 recommended budget contemplates an additional one million dollars in impact fees over the next two years. The location of the Public Safety facility will affect the amount of funding required as well as the construction timing of the parking structure, town plaza, and the Marsac Building improvements. Potential site locations as approved by City Council include the proposed parking structure, a Marsac Building renovation, and the Snowcreek parcel. The recommended \$2.5 million would fund the project if it was located as part of the Parking Structure or a Marsac Building renovation. If located at Snow Creek, an additional \$1 million would be needed (not including the \$2 million land value). After 2006, staff would like to program impact fees for public safety needs in Flagstaff. The Police Facility site analysis will be complete in early June, when staff will make a formal recommendation to Council. The recommended budget earmarks \$2.5 million through 2006.

As a part of reviewing the site options, the Marsac renovation idea could see two scenarios. One for which all functions get taken care of within the existing building structure, and a second that might suggest exploring the idea of an "annex building" that would be built in an adjacent parking lot. More details on these two options will be brought to City Council once the site review is complete.

Project Timing:

The proposed timing of the suggested downtown projects is as follows (regardless of where the Police Site study recommends the public safety facility should be located):

May/June 2004	Budget deliberations, approvals & completion of Site study
June 2004	Selection of preferred site for police facility
Aug-Dec 2004	Design & Approvals process if a part of: • Parking Structure, or • Marsac Building

April 2005	Option: Begin Phase 1 construction if a part of the Parking structure
April – Nov 2005	Option: Construction – police facility either a part of the parking structure addition. Exterior work complete by November. Interior work to continue through winter.
Jan/Feb 2006	Option: Police facility complete if a part of the parking structure.
April 2006 to 2008	Option#2: Start construction of a police facility as a part of a Marsac renovation or a stand-alone facility at the Snow Creek site

Identified Funding Source:

Funding for this project will come from impact fees collected for the Public Safety facility.

Funding Impacts:

If either the Marsac Building or Parking Structure is chosen as the preferred location, design and construction is estimated at \$2.5 million. If located at Snow Creek as a stand-alone facility, the anticipated cost would be \$3.5 million. The last million dollars is currently unbudgeted, so an additional funding source would need to be identified.

Project: Marsac Renovation

Project Description:

The FY 2005 budget recommends that \$2.75 million from the 5-year CIP be made available now to meet seismic and interior renovation needs of the Marsac Building. This project will require the temporary displacement of several City departments and will include ADA & HVAC improvements to City Hall. If public safety were to remain located at the Marsac Building, additional improvements (soon to be outlined in the site study) would need to be made. The costs to do the seismic upgrade to the Marsac building is not that dramatically different if the police facility was a part of the renovation or not.

Project Timing:

The proposed timing of the suggested downtown projects is as follows (regardless of where the Police Site study recommends their facility goes):

May/June 2004	Budget deliberations and approval
June/July 2004	Begin geotechnical/environmental/site survey work for the downtown site areas
July 2004	Select a design team for approved projects in the downtown core. Begin design and engineering process.
Aug-Dec 2004	Design process for downtown projects: focusing on parking structure design and approval.
2005	Design / Plan for Marsac Renovation / Staff relocation plan
April 2006	Marsac functions move to temporary office space locations (If police facility is complete, police and some Marsac admin functions move to new police facility. Temp office trailers or vacant office space used by the rest)
April – Oct 2006	Marsac Renovation (Seismic/ADA/HVAC renovations)
November 2006	Marsac building renovation complete / staff moves back in.

Identified Funding Source:

Funding for the Marsac Building project would come from the 5-Year CIP and would be allocated now due to the health and safety issues surrounding this project.

Funding Impacts:

It is staff's recommendation that these funds not be removed from this project even if the RDA extension fails.

CIP Project Summary by Alternative											
CIP	Project	Balance on 4/30/04	2004	2005	2006	2007	2008	2009	Available	TOTAL	Unscheduled

CIP	Project	Balance on 4/30/04	2004	2005	2006	2007	2008	2009	Available	TOTAL	Unscheduled
Alternative 1											
1	Planning/Capital Analysis	24,703	24,703	7,456	7,456	7,456	7,456	7,456	54,527	54,527	
3	Information System Enhancement/Upgrades	281,368	313,183	25,000	25,000			25,000	331,368	363,183	
37	Hillside Avenue Design & Widening	600,000	600,000						600,000	600,000	
85	Pavement Management Impl.	572,874	886,805	400,000	400,000	400,000	400,000	400,000	2,572,874	2,886,805	
93	Tunnel Maintenance	25,242	108,948	125,000	125,000	125,000	125,000	125,000	650,242	733,948	
419	Transit Coaches	1,476,589	1,476,589		2,042,000	350,000	540,000		4,408,589	4,408,589	
420	Water Department service equipment	31,505	40,000	75,000	75,000	75,000	75,000	75,000	406,505	415,000	
427	Bike Path Sealing	27,686	27,686						27,686	27,686	
445	Affordable Housing Program	421,002	491,853	232,000	232,000	232,000	232,000	200,000	1,549,002	1,619,853	
473	McPolin Farm	407,603	413,864						407,603	413,864	
487	ADA Implementation	18,676	18,676	10,000	10,000	10,000	10,000		58,676	58,676	
547	McMillian and Biologio-Open Space Acquisition	980,000	980,000						980,000	980,000	
563	Education Center										
579	Library Development and donations	1,476	2,745						1,476	2,745	
592	City-Wide Signs Phase I	47,629	57,999						47,629	57,999	
598	Geographic Information Systems	29,857	29,857	18,000					47,857	47,857	
624	Resurface Tennis Courts			35,000					35,000	35,000	
629	Implement Bus Graphics	90,172	92,562						90,172	92,562	
634	Motor Change-out and Rebuild Program	-58	20,029	15,000	15,000	15,000	15,000	15,000	74,942	95,029	
638	Street Light Replacement										
639	New Trash Pumps										
640	Water Recording Devices	5,258	36,000	15,000	5,000	5,000	5,000	5,000	40,258	71,000	
648	5 Year CIP Funding	7,259,048	8,156,333	-3,600,000	-560,000				3,099,048	3,996,333	
666	Equipment Replacement - Film Equipment	24,243	24,243						24,243	24,243	
672	Old Town Intermodal Center	371,106	371,203						371,106	371,203	
675	Future Projects	159,231	159,231						159,231	159,231	
681	Golf Pro Shop Acquisition	544,082	544,082						544,082	544,082	
694	Police Department Computer System	6,152	8,146						6,152	8,146	
697	Traffic Calming	182,780	204,846						182,780	204,846	
698	Office Space	94,888	204,579						94,888	204,579	
699	Open Space Bond Acquisitions			5,250,000					5,250,000	10,000,792	
703	Library Software	24,558	24,558						24,558	24,558	
705	Water Department Infrastructure Improvement										11,000,000
706	Install Street Light at 224/Thaynes										
709	Property Improvements Gilmore Open Space	25,178	164,431	100,000	400,000	100,000	100,000	100,000	825,178	964,431	
711	800 MHz Radio	9,115	19,115						9,115	19,115	
716	Main Street RDA Debt Service	108,330	650,000	710,000	650,000				1,468,330	2,010,000	
720	Lower Park RDA Debt Service	107,500	645,000	640,000	640,000	600,000	600,000		2,587,500	3,125,000	
736	Sidewalk Improvements	52,537	106,084						52,537	106,084	
744	Snowcat Replacement fund	77,061	77,061	15,000	15,000	15,000	15,000	15,000	152,061	152,061	
745	Police Computer Grant		5,502								75,000
747	Olympic Preparation/Legacies	85,365	128,036						85,365	128,036	
748	Cemetery Capital Replacement	10,618	10,618						10,618	10,618	
750	SLOC Gold Medal Event										
751	Old Town Capital Needs Assessment		146							146	
752	Economic Development	51,706	69,206						51,706	69,206	
754	Racquet Club Roof & Ceiling		523,625							523,625	

CIP Project Summary by Alternative

CIP	Project	Balance on 4/30/04	2004	2005	2006	2007	2008	2009	Available	TOTAL	Unscheduled
758	Racquet Club Building Improvements	23,859	134,500	50,000	50,000	50,000	50,000	50,000	273,859	384,500	
759	Aquatics Equipment		20,000							20,000	
763	Spiro Treatment Plant	692,810	1,842,084	848,817	750,000				2,291,627	3,440,901	
764	Judge Water Treatment Plant	88,347	145,569	982,450	2,466,050				3,536,847	3,594,069	
765	Meter Reading Upgrade	1,686	149,216	120,000	122,400	124,848	127,345		496,279	643,809	
766	JSSD Water Assessment		609,000	624,000	648,960	674,918	701,915	729,992	3,379,785	3,988,785	
771	Equipment Replacement - Rolling Stock	1,920,496	2,098,512	200,000	200,000	200,000	200,000	200,000	2,920,496	3,098,512	
772	Equipment Replacement - Computer	438,181	486,755	100,000	100,000	100,000	100,000	100,000	838,181	886,755	
773	Boothill Tank	12,263	100,000	600,000			1,600,000		2,212,263	2,300,000	2,000,000
774	Boothill Pump station and Water line	4,817	5,000					1,975,000	1,979,817	1,980,000	2,000,000
775	Park Meadows Well	11,449	25,336	1,000,000					1,011,449	1,025,336	
776	Rockport	15,000	15,000						15,000	15,000	
777	JSSD Pipeline		547							547	
790	TMMS Waterline Replacement		41,622							41,622	
794	Golf Maintenance Equipment Replacement	51,484	51,484	58,884	58,884	58,884	58,884		287,020	287,020	
795	Open Space Improvements	110,775	110,775						110,775	110,775	
797	Bus Closed Circuit TV	70,000	70,000						70,000	70,000	
800	Aspen Well	15,300	204,805						15,300	204,805	
803	Santy Auditorium Chairs	29,682	57,400						29,682	57,400	
TOTAL		17,721,229	28,704,865	8,656,607	8,477,750	3,143,106	4,962,600	4,022,448	46,851,284	57,834,920	15,075,000
Alternative 2											
32	Old Town Stairs	208,859	242,467						208,859	242,467	
48	City Park Improvements	784,854	854,558	100,000	100,000	100,000			1,084,854	1,154,558	
166	Historical Incentive Grants	227,011	376,338	75,000	75,000	75,000	25,000	25,000	477,011	626,338	
437	Prospector Buffer Corridor										
481	Main Street Parking	193,025	194,525	5,339,601					5,532,626	5,534,126	
620	Sandridge Parking Lot	49,984	100,797						49,984	100,797	
630	Bus Shelters	209,690	313,116	20,000	20,000	20,000	20,000		289,690	393,116	
671	Public Safety Complex	1,560,090	1,582,345	500,000	500,000				2,560,090	2,582,345	1,000,000
708	Trails Master Plan Implementation	574,745	646,322						574,745	646,322	
712	Building Replacement and Enhancement	119,547	120,875	75,000	75,000	75,000	75,000	75,000	419,547	420,875	500,000
713	Golf Course Improvements	30,000	30,000	135,000	266,000	266,000	266,000	266,000	1,229,000	1,229,000	
760	In-Car Computer System	130,535	247,497						130,535	247,497	
799	E-Government Software	6,840	9,153	750,000					756,840	759,153	
804	Imperial Hotel Maintenance	11,660	30,000						11,660	30,000	
TOTAL		4,106,840	4,747,993	6,994,601	1,036,000	536,000	386,000	366,000	13,325,441	13,966,594	1,500,000
Alternative 3											
485	Lower Park Avenue	378,942	644,030						378,942	644,030	
695	Bonanza Crosswalk	18,369	18,369						18,369	18,369	
710	Public Works Storage Parcel	125,000	125,000	50,000	50,000	50,000	50,000	50,000	375,000	375,000	
714	Park Avenue Redevelopment Parcel		2,275							2,275	
715	Downtown Enhancements/Design	826,329	840,941						826,329	840,941	300,000
726	Public Works Building										
741	Upper Park Avenue	1,423,250	1,481,302	778,693					2,201,943	2,259,995	

CIP Project Summary by Alternative

CIP	Project	Balance on 4/30/04	2004	2005	2006	2007	2008	2009	Available	TOTAL	Unscheduled
755	Historic Structure Abatement Fund	423,960	425,000	125,000	125,000	125,000	75,000		873,960	875,000	
762	Recreation Complex	426,071	428,571	3,375,000	500,000	500,000	500,000	500,000	6,601,071	6,603,571	800,000
787	Prospect Avenue				1,186,000				1,186,000	1,186,000	
796	Recreation Software	33,750	33,750	1,000,000					33,750	33,750	
805	Neighborhood Parks								1,000,000	1,000,000	
807	Biocell Remediation		50,000						50,000	50,000	
	TOTAL	3,655,671	4,049,238	5,328,693	1,861,000	675,000	625,000	550,000	13,545,364	13,888,931	1,100,000
Alternative 4											
702	Project Management Software										
743	DVD Equipment Grant- Park City Film Series										
749	Ice Facility			2,000,000					2,000,000	2,000,000	
757	Library Expansion	327,482	385,488						327,482	385,488	
768	Relocated Utilities- Park Avenue	771,825	807,000		810,000				1,581,825	1,617,000	
770	Marsac Seismic Improvement			2,750,000					2,750,000	2,750,000	4,894,000
781	Lower Norfolk					1,736,000			1,736,000	1,736,000	
782	Woodside - North of 13th						1,045,000		1,045,000	1,045,000	
786	Town Plaza			200,000	2,300,000				2,500,000	2,500,000	450,000
789	Golf Course Hotel Mitigation		7,366						7,366	7,366	
791	Public Art	100,000	100,000	100,000					200,000	200,000	
793	Friends of the Farm	11,970	13,425						11,970	13,425	
798	Tennis Bubble Replacement			150,000					150,000	150,000	
	TOTAL	1,218,643	1,313,279	5,050,000	3,260,000	1,736,000	1,045,000	0	12,309,643	12,404,279	5,344,000
Alternative 5											
733	Bus Storage Facility			2,000,000					2,000,000	2,000,000	2,500,000
739	City Park Phase 2		23,601							23,601	600,000
778	OTIS Water Replacement				81,000	150,000	150,000	150,000	531,000	531,000	1,115,000
788	Woodside 8th-12th - Utility Relocation					568,000			568,000	568,000	
801	Bonanza Drive Reconstruction							1,836,000	1,836,000	1,836,000	
	TOTAL	0	23,601	2,000,000	81,000	718,000	150,000	1,986,000	4,935,000	4,958,601	4,215,000
Alternative 6											
723	City Park Improvements Phase 3 & 4										900,000
724	Trails Master Plan										750,000
727	Park and Ride Lot										1,000,000
729	Reconstruct Wyau Earp Drive Streets										500,000
735	Recreation Facility Phase 2										1,300,000
737	Affordable Housing Phase 2										200,000
769	Ski Bridge Park/Open Space										2,000,000
780	Patterned crosswalks for intersections										50,000
784	Intersection - Marsac and Hillside										600,000
785	Decorative Street Lighting - Top of Main										40,000
806	Future Traditional Street Projects										14,214,700
	TOTAL										21,554,700
TOTAL PROJECTS											
		26,702,383	38,838,976	28,029,901	14,715,750	6,808,106	7,168,600	6,924,448	90,966,732	103,053,325	48,788,700

FY 2005 Characteristics of Alternate Capital Projects Plans						
Characteristics	Alt #1 Status Quo	Alt #2 Enhanced	Alt #3 Expanded	Alt #4 Accelerated	Alt #5 Aggressive	Alt #6 Maximum
Number of projects	fewest	low	moderate	significant	significant	highest
Total Spending	no increase	some increase	moderate increase	significant increase	major increase	highest increase
Funding & Financing	use of existing funds only	existing + conservative new streams	existing + sales tax revenue bonds	existing + sales tax revenue bonds + extended RDA	existing + high use of sales tax revenue bonds + extended RDA + increased taxes	existing + sales tax revenue bonds + extended RDA + increased taxes
Management Strategy	existing staff only	existing staff only	low use of contract / consulting help	moderate use of contract / consultant assistance	increasing use of contract / consultant assistance	significant use of contract / consulting assistance
Operating Budget Impacts	none	low	moderate	moderate	significant	significant
Community Impacts	low	low	moderate	significant	considerable	most impacting
Highlights	- CIP Baseline - basic maintenance projects - addresses only current core city CIP needs	- adds future street & utility replacement needs - addresses current and limited # of future core City CIP needs	- funds streets, parking, plaza, recreation complex, and some other prioritized projects - addresses current and some future City CIP needs	- funds streets, parking, plaza, recreation complex, and most prioritized projects - addresses base needs plus a number of proactive economic development project needs	- addresses targeted projects, but through extensive use of debt service - utilizes higher amount of sales tax revenue bonds instead of RDA funds to accommodate same # of projects - addresses base needs plus a number of proactive economic development project needs	- funds all projects - most aggressive - addresses all City identified needs

= Staff recommendation

CIP #	Project Descriptions	Project Manager
1	Planning/Capital Analysis Annual analysis of General Impact Fees to determine/justify formula, collection, use. Including GASB 34 planning and implementation.	HILL
3	Information System Enhancement/Upgrades Funding of computer expenditures and major upgrades as technology is available. Technological advancements that solve a City need are funded from here. Past examples include Web Page Design & Implementation; Security Systems; Document Imaging, Telephony Enhancements, etc.	KURDI
32	Old Town Stairs An ongoing program to construct or reconstruct stairways in the Old Town Area. Stairways that are in a dilapidated condition beyond effective repair are replaced. Most of the stair projects include retaining walls, drainage improvements and lighting. Like trails, the priority depends on factors such as adjacent development, available easements, community priority and location. Funding comes largely from RDAs so most funding is restricted for use in a particular area. Tread replacements are planned beginning with the oldest in closest proximity to Main Street. See also Project #722.	TWOMBLY
37	Hillside Avenue Design & Widening Hillside Avenue Design and Widening. Park City has acquired all the necessary right-of-way to implement a downhill widening project on Hillside Avenue between Marsac and Main Street. There is very little neighborhood support for this project. The condition of existing retaining walls is poor and money should be kept in the CIP Budget for emergency replacement. However, no funds are scheduled to be spent.	DEHAAN
48	City Park Improvements As Park City and surrounding areas continue to grow, there is a greater public demand for recreational uses. This project is a continuing effort to complete City Park. The funds will be used to improve and better accommodate the community's needs with necessary recreational amenities. RAB currently looking to prioritize project ideas.	TWOMBLY/FISHER
85	Pavement Management Impl. This project provides the funding necessary to properly maintain and prolong the useful life of City owned streets and parking lots. Annual maintenance projects include crack sealing, slurry sealing and overlays.	CASHEL/ERICKSON
93	Tunnel Maintenance Maintenance of two mine water source tunnels. Replacement of rotting timber with steel sets and cleanup of mine cave ins. Stabilization of sidewall shifting with split set of bolts and screening.	GIBBS
166	Historical Incentive Grants The historic preservation board continues to look at requests for matching grants for restoration work on a case-by-case basis. The program was modified this year to review grants requests all year long. Funding for this project comes from Main Street and Lower Park RDAs.	PUTT/STEPHENS
419	Transit Coaches This program provides for the replacement of the existing transit fleet and additional vehicles for service expansions. Federal Transit Administration will be providing 80 percent of the purchase cost.	CASHEL
420	Water Department service equipment Replacement of vehicles and other water department service equipment that is on the timed depreciation schedule. Five year plan for meter upgrades in conjunction with backflow prevention upgrade plan.	
427	Bike Path Sealing This project provides the funding necessary to properly maintain and prolong the useful life of City owned pavement on bike paths and trails. Annual maintenance projects include crack sealing and slurry sealing.	ERICKSON

CIP #	Project Descriptions	Project Manager
437	Prospector Buffer Corridor Project entails capping contaminated soils, repairing drainage, installation of a new irrigation system, bike path realignment and additional plan material. Project would complete capping program begun in 1984 in the prospector soils mitigation zone.	ERICKSON
445	Affordable Housing Program The Housing Advisory Task Force in 1994 recommended the establishment of ongoing revenue sources to fund a variety of affordable housing programs. The city has established the Housing Authority Fund (36-49048) and a Projects Fund (31-49058). Fund 36-49048 will be for the acquisition of units as opportunities become available, provision of employee mortgage assistance, and prior housing loan commitments. It will also provide assistance to developers in the production of units.	HILL
473	McPolin Farm City Farm Phase II - Landscaping. Trailhead parking. Completion of the sidewalks, ADA accessible trail to safely accommodate the passive use of the property.	BUTZ
481	Main Street Parking This would fund the anticipated construction costs of an expansion to the existing China Bridge parking structure. The parking addition would cover the costs associated with construction approx. 320 new parking spaces. Design and project management costs would be covered under a separate project.	BAKALY/HILTON
485	Lower Park Avenue Identified projects would include continued street improvements to Lower Park Avenue. Feasibility studies of a convention center within the RDA boundaries and other improvements consistent with the Lower Park Avenue RDA guidelines.	HILTON/TWOMBLY
487	ADA Implementation Many of the City's buildings have restricted programs due to physical restraints of the buildings. An ADA compliance audit was conducted by the building department and phase one improvements have been made. Additional funds will be needed to continue the program to complete phase 2 and 3 improvements.	ERICKSON
547	McMillian and Bilogio-Open Space Acquisition Set aside additional monies for acquisition of open space parcels not intended for purchase with the \$10,000,00 bond proceeds.	RADEMAN
563	Education Center When the Carl Winters building was restored the auditorium improvements were never completed. This is a tentatively proposed timeline for additional improvements to the Auditorium based on continued increased usage of the Facility, beginning with stage curtains, sound improvements, new seats and carpet.	GIBBS
579	Library Development and donations Project 579 also includes a category 39124 - Public Library Development Grant. This is a grant made to all public libraries in Utah by the State, based on both population and assessed needs. The uses of this money are restricted by State statute, and must be outlined in the Library Goals which are set by the Library Board and due to the State Library at the end of October each year.	TILLSON

CIP #	Project Descriptions	Project Manager
592	City-Wide Signs Phase I Funded in FY02 - Continue to coordinate and install way-finding and directional signs throughout the City. See also Project #732.	RADEMAN
598	Geographic Information Systems Utilize the geographic information system software obtained in grant from ESRI to produce a base map, parcel map, and street center line map. Maps will be used by numerous city departments for planning and design purposes. This program is a joint venture between PCMC & SBSID. An interlocal agreement is pending between PCMC, SBSID, and Summit County.	KURDI
620	Sandridge Parking Lot Construction of the Sandridge parking lot. Includes landscaping, lighting, fencing and other beautification elements.	CASHEL/ERICKSON
624	Resurface Tennis Courts In order to preserve the existing condition of the tennis courts a regular resurfacing program needs to occur. This project fund covers these ongoing costs	FISHER
629	Implement Bus Graphics In April 2000 Council adopted the Transit Development Plan. This plan directed staff to develop a new graphics theme for Park City Transit vehicles. Staff already begun work on this project and will continue development of this graphics theme into early FY2001. Staff will present its graphics package to Council for approval in FY2001 and begin installing the package in the same fiscal year.	KENT CASHEL
630	Bus Shelters Passenger amenities such as shelters, and benches have proven to enhance transit ridership. This project will provide the funding necessary to redesign and install shelters and benches at new locations. These locations will be determined using rider and staff input as well as rider data. Funding will be 80% FTA funds, 20% transit fund balance.	KENT CASHEL
634	Motor Change-out and Rebuild Program In order to minimize the potential for water distribution interruptions all system pumps and motors are evaluated at least yearly with those indicating a problem taken out of service and either repaired or replaced. Funded by user fees.	GIBBS/GAMMELL
638	Street Light Replacement The changeout of the wooden pole fixtures with hadco type units has 34 units to be changed out.	ERICKSON
639	New Trash Pumps Purchase new trash pumps for water department to improve our ability to make timely water line repairs. The pumps let us work in drier conditions.	ERICKSON
640	Water Recording Devices In order to obtain accurate East Canyon flow records for downstream users and State Engineer, it is requested to purchase 2 flames recording devices and install required electrical cable to these units. These will be installed by stream flows by 3 Kings and by #8 fairway at Park City golf course. Funded by user fees.	GIBBS/GAMMELL
648	5 Year CIP Funding This account is for identified unfunded projects.	HILL
666	Equipment Replacement - Film Equipment Operational pay back relating to film equipment.	BUTZ

CIP #	Project Descriptions	Project Manager
671	Public Safety Complex Construction of a facility that will house the police, communication and related department functions and will provide for the operational needs of the Public safety function.	EVANS
672	Old Town Intermodal Center This project provides for five bus bays, 2500 sq foot facility with restrooms, landscaping and other pedestrian amenities and Roundabout at the intersection of Deer Valley Drive and Marsac Avenue. This project will also fund additional buses.	CASHEL
675	Future Projects	HILL
681	Golf Pro Shop Acquisition In the development agreement signed in 1997, the golf course was obligated to pay for areas of the Hotel development. City agreed to pay for 48% of the underground parking construction costs. The City agreed to pay for 50% of the restroom construction costs. The city agreed to pay for construction costs of the 2000 square foot Pro Shop. This will be finished to a shell state, City will be responsible for fixtures, floor coverings, and window coverings. Additional funds will be needed to rebuild the driving range area. The City will pay for the construction of the golf cart storage area.	SANCHEZ
694	Police Department Computer System Upgrade or replacement of the Public Safety computerized Records Management System and Computer-Aided Dispatch system.	POLICE-EVANS
695	Bonanza Crosswalk Initial installation complete - remaing funds to make any future adjustments if required	GIBBS
697	Traffic Calming Over the last few years residents have expressed concerns with the speed and number of vehicles, safety of children and walkers. A program prioritization has been implemented. The interest of participation for traffic calming has come in from Prospector, Park Meadows, Old Town, Solamere/Oaks areas.	GIBBS
698	Office Space Consistent with the recommendations of the Space Needs Committee, these funds will be used to reconfigure office space, workstations, meeting and storage space in the Marsac building.	BAKALY
699	Open Space Bond Acquisitions In 1998 and 2002, Park City Residents, by votes of 78% and 80%, voted in support of \$20,000,000 of Open Space Bonds. These bonds are to fund the purchase of properties that contribute to the open and natural beauty of the city. It is the City's goal to prevent these properties from future development and preserve Open Space for future generations. To oversee this mission, the City Council created a Citizens Open Space Advisory Committee (COSAC) to oversee the property selection.	RADEMAN
702	Project Management Software The Office of Capital Management and Budget need a professional software package to manage the Capital Improvement Program. The Software will enable staff to accurately and efficiently manage the CIP program. Updates to the City's CIP budget system will also need to use mode in order to effectively plan CIP expenditures. (This project will be deleted after this budget cycle).	HILTON

CIP #	Project Descriptions	Project Manager
703	Library Software The purpose of this project is the purchase and installation of a new automated system for the Library. This system will handle all Library functions as well as providing web access to the Library's holdings and other resources. Costs will cover hardware, software, conversion services and training. The contract for this project was approved by City Council in March of 2000, and the matching funds from the CIP budget were also approved by City Council.	KURDI
705	Water Department Infrastructure Improvement This project includes all aspects of daily maintenance, improvements to water system quantity and quality.	GIBBS
706	Install Street Light at 224/Thaynes Project completed. Due to the dark intersection and heavy traffic a intersection street light is required. Installed by City crew and replacement of pole and fixture is required.	ERICKSON
708	Trails Master Plan Implementation Rail Trail from Bonanza to kiosk, Round Valley Trails, Entryway Trail System including trailhead parking. Funds intended to provide a comprehensive system of bicycle, pedestrian, equestrian, cross-country skiing and hiking trails - both paved and back-country. Trails connect the various City neighborhoods, schools, parks and mountain open spaces, resorts and other country trails. Provide high priority recreation and alternative transportation. Trails have been funded largely with grants, development exactions, and external sources as much as possible. City funds have been used to supplement or match grants.	TWOMBLY
709	Property Improvements Gilmore Open Space The City's property acquisitions often require improvements for the City's intended uses. Improvements typically include structural studies, restoration, environmental remediation, removal of debris, basic cleanup, landscaping, and signs. 100,000 per year is budgeted for debt service payments.	TWOMBLY
710	Public Works Storage Parcel This project would provide for the purchase of five acres of ground at Quinn's Junction. The estimated cost is \$500,000. A lease-purchase arrangement could be negotiated with balloon payment in year six. The estimated annual- lease-purchase payment of \$50,000 is anticipated.	GIBBS
711	800 MHZ Radio This project would change the Police communications equipment to enable the department to participate in the State of Utah's communication network, UCAN. This system will provide for one radio system, statewide, for law enforcement and emergency management type organizations. This network will allow for communications between the police department, Utah Highway Patrol, Summit County Sheriff and Wasatch County Sheriff. This project would replace the current high band radio system the department currently uses. Wasatch and Summit County have not yet been scheduled for connection.	EVANS
712	Building Replacement and Enhancement CIP expenditures for building improvements was started several years ago to minimize O&M impacts to the general fund. Continued funding of this program will help keep many community buildings from falling into disrepair. This annual capital renewal program is a sound financial investment to continue to preserve Park City's building investment. The unfunded \$500,000 of this project represents an annual contribution of \$100,000 for ongoing replacement and maintenance.	ERICKSON

CIP #	Project Descriptions	Project Manager
713	Golf Course Improvements This project encompasses all golf course related projects, enlarging tees, fairways, rebuilding greens, restroom upgrade, landscaping, the construction of a fence along the road and other operational maintenance.	ERICKSON
714	Park Avenue Redevelopment Parcel Completion of Mawhinney lot improvements and other Lower Park Avenue Projects	BAKALY/HILTON
715	Downtown Enhancements/Design In the wake of the 2003 Downtown Enhancements Task Force, this project code would be geared toward doing the appropriate design, survey and environmental planning efforts of proposed recommendations of the task force - namely, for the plaza and parking components, pedestrian enhancement for walkways to and from Main Street would also be targeted.	HILTON
716	Main Street RDA Debt Service This is an expenditure account for debt service.	COLLETT
720	Lower Park RDA Debt Service This is an expenditure account for debt service.	COLLETT
722	Old Town Stairs Phase 2 Partially funded and planned for FY03 and beyond, with projects prioritized first for use of expiring Main St. RDA fund. See also Project #32. The completion of all Old Town Stairs in existing rights-of-way and identified easements if prioritized - New sets planned include 9th St. with 3 new blocks at \$300,000 (LPARDA); 10th St. with 1 new block at \$100,000 (LPARDA); possible improvements to Crescent Tram; Hillside with easement acquisition and new stairs at \$100K to \$300,000 (Main St. RDA).	TWOMBLY
723	City Park Improvements Phase 3 & 4 As Park City and surrounding areas continue to grow, there is a greater public demand for recreational uses. This project is a continuing effort to complete City Park, and create new Parks within the City. The monies would be used to continue the effort to improve and better accommodate the communities needs, along with much needed recreational amenities. Phase 3 - Landscaping south of skatepark and new facilities at Prospector Park. Phase 4 - The creation of new neighborhood parks in Park City.	TWOMBLY/ERICKSON
724	Trails Master Plan This plan is a long range system of bicycle, pedestrian, cross country skiing and hiking trails which connect various parts of town and provides access to the mountains surrounding Park City. This program is to continue with the implementation of the Comprehensive Trail Master Plan. Projects include the continuation of the lost prospector trail and connections, Round Valley trail Connections, the continuation of Trail-heads and signs. These projects are on the outskirts of the City Boundary in anticipation of expanding the City boundaries through annexation.	TWOMBLY
726	Public Works Building The construction of the Public Works Building was completed in 1997. The funds remaining in the project were insufficient to complete the bus washer and paint bay. This program would provide for the completion of a washer and paint bay.	GIBBS

CIP #	Project Descriptions	Project Manager
727	Park and Ride Lot The maximum project could construct a 250 to 300 car intercept garage and transit center at the corner of SR 224 and Snow Creek Drive. The project scope has not been established and could range from a small transit center with limited parking to a car park and ride facility with rental space and transportation to resorts. The design would be coordinated with a proposed post office north of the project.	BAKALY
729	Reconstruct Wyatt Earp Drive Streets Depending on the level of development at Chatham Crossing subdivision, Wyatt Earp may need to be reconstructed from Keams Blvd. to Chatham Crossing.	DEHAAN
732	City Wide Signs Phase 2 Partially funded but planned for FY03 and beyond. This is the second phase of Project #592 Directional Signs representing a more aggressive and comprehensive sign project throughout the City.	RADEMAN
733	Bus Storage Facility Bus facility includes 10 bay bus storage facility, bus parking & storage, and a small administration area. This will be funded 80% federal funds and 20% local land match (Shortline parcel).	KENT CASHEL
735	Racquet Club Phase 2 The Parks, Recreation, and Beautification Board identified the Racquet Club as a Top Priority in the Facilities Master Plan. The Racquet Club was originally built in the 70s and a major expansion and remodel took place in 1990. While the newer components of the Club are holding up quite well, some of the older areas are in need of repairs and upgrades. The Recreation Pool was part of the original facility and leaks over the years have caused the sub-grade that supports the pool to soften, as a result significant cracks are beginning to appear. Any major repair work will trigger health code modifications that are expected to be quite costly. A recently completed study suggests that the pool be removed and replaced with a modern pool that will have greater appeal, meet current health codes and have more of an ability to generate revenue. Another area in need of immediate attention is the roof over the indoor tennis courts. Attempts have been made using various coatings and paints, to plug the leaks. We have had some success with this process, however the leaks continue. The leaks have caused damage to the ceiling above the tennis courts, again, that is the original ceiling. Water damage and damage from errant tennis balls over the years have taken their toll, the ceiling is in need of replacement. Other issues throughout the Club have been identified and are in need of attention. Examples include but are not limited to; tennis court resurfacing, new carpet, new gymnasium equipment, possible fitness area expansion, additional storage capacity and a climbing wall. A detailed needs assessment is currently being completed and will more specifically address these issues.	FISHER

CIP #	Project Descriptions	Project Manager
736	Sidewalk Improvements Increase the funding for sidewalk replacement to include replacement of 2400 curb gutters on Main Street, and 1200 feet on Park Avenue.	GIBBS
737	Affordable Housing Phase 2 This project anticipates future affordable housing needs not included in CIP #445. There is currently no funding for this project.	BAKALY
739	City Park Phase 2 As Park City and surrounding areas continue to grow, there is a greater public demand for recreational uses. This project is a continuing effort to complete City Park. The monies would be used to continue the effort to improve and better accommodate the communities need, along with much needed recreational amenities. Phase 3 - Basketball courts and landscaping north of skatepark. Phase 4 - New playground and spray park area around recreational building. Projects include new skatepark, basketball courts, northend streetscape improvements south end of City Park. (All project funds have been transferred to Proj. # 48)	TWOMBLY
741	Upper Park Avenue (Reconstruct Upper Park Avenue from Heber to King Road): Funding for this project comes from carryover money from project 37 Hillside Avenue and Impact Fees. The project design is complete. The project is scheduled for 2004 construction with the undergrounding component to follow closely afterward if SID funding is received.	ERIC DEHAAN
743	DVD Equipment Grant- Park City Film Series Digital Equipment.	BUTZ
744	Snowcat Replacement fund. This project uses cross-country ski revenue to fund ongoing replacement costs for the City Snowcast used to groom cross country ski trails.	ERICKSON
745	Police Computer Grant This project uses grant revenue to purchase incar computers for the Police Department. See also Project # 760.	LLOYD EVANS
747	Olympic Preparation/Legacies This will fund Olympic legacy projects including support of the new entry corridor project and the Olympic Mini-towers on Main Street.	RADEMAN
748	Cemetery Capital Replacement This project is designed to meet the ongoing capital replacement needs for the City Cemetery.	ERICKSON
749	Ice Facility This project includes the City's share of design and construction of the joint regional Ice facility. Funding for this project is through the Ice and Parks bond approved by voters in 2001. Current focus is on a location at the Quinn's Junction Recreation Complex.	HILTON
750	SLOC Gold Medal Event Grant from Department of Health (this roject will be deleted after this year)	HILTON
751	Old Town Capital Needs Assessment and Implementation This project was created to fund the Old Town Improvement Study (OTIS) and related implmentation.	HILTON
752	Economic Development The project was created to provide "seed money" towards public/private partnership ideas. These expenditures are a result of the beginning stages of the economic development plan.	HILTON/BAKALY
754	Racquet Club Roof & Ceiling Racquet Club Roof - This project involves the installation of a new roof over the indoor tennis courts at the Racquet Club. Also, some minor repair work will be needed over the fitness loft and gymnasium. Racquet Club Ceiling - Replace the existing ceiling over the indoor tennis courts. This project will involve the removal of the original ceiling and replacing it with an industry standard ceiling.	FISHER
755	Historic Structure Abatement Fund Establishment of revolving fund for abatement of dangerous buildings, fund to be replenished with recovery of city costs by owner of structure.	RON IVIE

CIP #	Project Descriptions	Project Manager
757	Library Expansion The library is outgrowing its current space, especially in the heavily used children's section and computer terminal area. By expanding into the hallway and rooms to the east of the current location, the library would gain an additional 3100 square feet. This additional space would be used to create a larger children's area, increase space for computer terminals, add additional shelving for adult fiction & non-fiction, and create a new space for teens and the audio visual collection.	LINDA TILLSON
758	Racquet Club Building Improvements Reinstate \$50,000 yearly fund for building improvements. The council ranked the Racquet Club as a priority area, and the funds would be used to keep the building from falling into further disrepair. Locker rooms, gymnasium, carpeting, sound panels, new capital equipment are examples of expenditures.	FISHER
759	Aquatics Equipment For pool cover (average life of 5 years), and outdoor coin lockers for leisure pool patrons. This lockers would generate revenue to be used for a replacement fund.	FISHER
760	In-Car Computer System The department continues to advance in the area of technology and would like to move toward developing laptop computer use in patrol vehicles to assist with generation of reports relating to crimes, accidents and arrests. As well, it will provide the officer with information resources that are not currently available in the vehicle, or are only available through the dispatcher obtaining the information.	LLOYD EVANS
762	Recreation Complex This Recreation Complex would add soccer, rugby, lacrosse, and softball fields on City-owned property near the National Ability Center. This facility would not only meet the growing needs of the resident base, but also create venues for hosting revenue-producing sports tournaments consistent with City goals for economic development.	HILTON
763	Spiro Treatment Plant This project will fund improvements necessary to meet water quality mandates on arsenic, antimony and plant discharge into the East Canyon watershed.	GIBBS/GAMMELL
764	Judge Water Treatment Plant Funded by federal funds, user fees, bonds. This project will fund improvements necessary to meet EPA water quality mandates for the Judge Tunnel source. Federal funding will be utilized as available to complete this project.	GIBBS/GAMMELL
765	Meter Reading Upgrade This project will provide funding to upgrade meters to enable remote radio reading of water meters. This process will improve the efficiency and effectiveness of water billing.	GIBBS/GAMMELL
766	JSSD Water Assessment JSSD water assessment - This option is to provide funding for council approved agreement for water delivery.	GIBBS/GAMMELL
768	Relocated Utilities - Park Avenue. These monies represent the City's contribution to the goal of undergrounding utilities for this street.	HILTON
769	Ski Bridge Park/Open Space	HILTON
770	Marsac seismic, HVAC, ADA and associated internal renovations.	IVIE
771	Equipment Replacement - Rolling Stock This project finds the replacement of fleet vehicles based upon a predetermined schedule. The purpose of the project is to ensure the City has the funding to replace equipment that has reached the end of its useful life.	CASHEL

CIP #	Project Descriptions	Project Manager
772	Equipment Replacement - Computer The computer replacement fund is set up to ensure funding to replace computer equipment and peripheral equipment including environmental climate control systems on a 3 to 4 year cycle. The average replacement cost per year approximates \$200,000. Equipment replacement decisions are driven by technological advancements, software requirements, and obsolescence.	KURDI
773	Boothill Tank. This project will provide the funding necessary to enhance the storage capacity of the Boothill water tank. This enhanced storage is needed to provide adequate fire flows once all properties within the service district are fully developed. Funded by impact fees and user fees.	GIBBS/GAMMELL
774	Boothill Pump station and Water line. Funded by impact fees and user fees. This project will enhance pumping capacity from boothill tank. This enhancement will be required to provide primary water service to Flagstaff development and to provide redundancy for the Old Town area.	GIBBS/GAMMELL
775	Park Meadows Well Water treatment. Funded by user fees.	GIBBS/GAMMELL
776	Rockport. Federal Funds, Impact Fees, Bonds This project will provide funding to provide a pipeline to move City water from the Rockport Reservoir into the City water system	GIBBS/GAMMELL
777	JSSD Pipeline. This project will provide funding to construct additional water connections between Park City's system and the Jordanelle Special Service District's system. No further costs after 7/4/2004.	GIBBS/GAMMELL
778	OTIS Water pipeline replacement. Funded by user fees.	GIBBS/GAMMELL
780	Patterned crosswalks for intersections in accordance with Downtown Revitalization Plan.	ERIC DEHAAN
781	Lower Norfolk Reconstruction in accordance with Old Town Improvement Study.	ERIC DEHAAN
782	Woodside - North of 13th Reconstruction in accordance with Old Town Improvement Study.	ERIC DEHAAN
784	Intersection - Marsac and Hillside Reconstruction	ERIC DEHAAN
785	Decorative Street Lighting - Top of Main	ERICKSON
786	Town Plaza This project is one of three main recommendations of the Task Force for Downtown Enhancements. A central gathering space would be created to assist in the promotion of programmed activities and events in the downtown core.	HILTON
787	Prospect Avenue Reconstruction in accordance with Old Town Study	ERIC DEFAAN
788	Woodside 8th-12th - Utility Relocation	HILTON
789	GOLF COURSE HOTEL MITIGATION Funds for this project were contributed by the developer to remedy any golf course related impacts resulting from Hotel Park City's development at the Golf Course.	SANCHEZ
790	TMMS WATERLINE REPLACEMENT. Will not incur any additional costs.	GIBBS/GAMMELL
791	Public Art This project is designed to fund public art as part of an "Arts Community Master Plan".	BUTZ
793	Friends of the Farm. Use to produce events to raise money for the Friends of the Farm and use for improvements to the farm.	BUTZ/HILTON

CIP #	Project Descriptions	Project Manager
794	Golf Maintenance Equipment Replacement This option will move the funding of equipment from the operating line to a CIP account. This CIP will help insure adequate funding is available to meet replacement needs.	
795	Open Space Improvements This project includes the improvement of Park City's open space parcels to include control of noxious weeds.	
796	RECREATION SOFTWARE This project is an enhancement to the Class Registration Software at the Park City Racquet club. This module will allow on-line registration via our website, parkcityrecreation.org	KURDI
797	Bus Closed Circuit TV Passenger security on public transit is becoming and increasing concern nationally and therefore federal funds are becoming more available for this purpose. On board digital recorders and camera systems (CCTV) are now being installed on the majority of buses delivered to transit agencies. An additional benefit of these systems is reducing the number of fraudulent lawsuits as a deterrent to improper behavior when passengers and drivers are aware of cameras on buses. Four new buses with CCTV and digital records will be delivered in August 2004. Seven buses have been purchased in the last 3 years and will remain in service for approximately 10 more years. It is recommended that cameras and records be retrofitted to these seven buses at a cost of approximately \$10,000 per bus contingent on obtaining federal matching fund for a portion, (expected to be 80%) of the cost.	CASHEL
798	Tennis Bubble Replacement CIP Request for the replacement of the tennis bubble. It has about 2 more years before it needs to be retired. Request for \$75K for 04/05 and another \$75K for 05/06. Total replacement \$150K. Life of the tennis bubble is estimated to be between 10 and 12 years.	FISHER
799	E-Government Software This project includes the purchase and installation of software to manage the City's budgetary and financial functions including E-Government capabilities.	KURDI
800	Aspen Well Aspen Well. This will not incur any additional costs after 7/1/2004.	GIBBS/GAMMELL
801	Bonanza Drive Reconstruction to accommodate new water lines, pedestrian enhancements, gutters, storm drains and landscaping.	DEHAAN
803	Santy Auditorium Chairs Replacement of the chairs in the Santy Auditorium of the Library building.	BUTZ
804	Imperial Hotel Maintenance This project represents ongoing building maintenance costs.	BUTZ
805	Neighborhood Parks This project includes the creation of neighborhood parks through the use of Park and Ice bond proceeds. This includes projects in Park Meadows, Prospector, and Old Town.	HILTON
806	Future Street Projects- Traditional Scope. These projects were identified as apart of the Old Town Improvement Study in FY2002.	HILTON
807	BioCell Remediation This project includes the use of BioCell remediation to mitigate zinc loads in the stream feeding the wetlands near the SR 248 entryway.	SCHOENBACHER

City Council Staff Report

Author: Jerry Gibbs, Kathy Gammell
Subject: Water User Rates
Date: May 13, 2004
Type of Item: Legislative



PUBLIC WORKS

Summary Recommendations:

Direct staff to present a resolution to adopt a user rate structure to generate 20% more revenue in FY05.

Description:

Topic: Water user fees.

Background:

In 2002 Park City retained the services of Rick Giardina & Associates (RGA) to assist in reviewing and developing a water fee structure that was adopted by Council. This structure provided a slight decrease in water usage costs for users of less than 5000 gallons per month. The largest increase was in single-family usage over 80,000 gallons per month. In 2003 Council adopted an 8% increase for F04.

The current rate structure is:

TABLE 1 BASE RATES		
Class	Meter size	Current
Residential SF, Residential Condo & Lodging	5/8, 3/4	\$10.80
	1	\$14.58
	1 ½	\$17.28
Irrigation & Commercial	3/4	\$14.04
	1	\$23.76
	1 ½	\$50.76
	2	\$105.84
	3	\$275.40
	4	\$500.04
	6	\$942.84
	8	\$1623.24
Construction Meter		\$62.64

**TABLE 2
CURRENT BLOCK RANGE**

Type (May-Sept)	Block 1 \$1.35/k-gal	Block 2 \$2.16/k-gal	Block 3 \$3.51/k-gal	Block 4 \$5.40/k-gal
3/4" to 1 1/2" Single Family/Condo	0-5K Gal	5- 30 K Gal	30 -80 K Gal	Over 80 K Gal
Multi-Family				
1 1/2"	0-30 K Gal	30-100 K Gal	100-200 K Gal	Over 200 K Gal
2"	0-48 K Gal	48-160 K Gal	160-320 K Gal	Over 320 K Gal
3"	0-96 K Gal	96-320 K Gal	320-640 K Gal	Over 640 K Gal
4"	0- 150 K Gal	150-500 K Gal	500-1000 K Gal	Over 1000 K Gal
6"	0-180 K Gal	180-600 K Gal	600-1200 K Gal	Over 1200 K Gal
Irrigation 3/4"		0-56 K Gal	Over 56 K Gal	
1"		0-90 K Gal	Over 90 K Gal	
1 1/2"		0-185 K Gal	Over 185 K Gal	
2"		0-300 K Gal	Over 300 K Gal	
3"		0-600 K Gal	Over 600 K Gal	
4"		0-935K Gal	Over 935 K Gal	
6"		0-1865 K Gal	Over 1865 K Gal	
Winter Residential (Oct thru April)	\$1.89 per 1000 gallons all volumes			
Commercial (All Year)	\$1.89 per 1000 gallons all volumes			
Construction Water	\$2.30 per 1000 gallons all volumes			

The objectives of the rate structure are to:

- ▶ Provide adequate revenues to pay for the operation of the water system;
- ▶ Provide adequate revenues to pay for capital projects;
- ▶ Define a rate structure that is easy to administer and simple for the customer to understand;
- ▶ Meet required debt coverage ratio;
- ▶ Comply with Utah law

Analysis:

In February 2004 staff evaluated the status of the water O&M and capital budgets for present and future. The rough analysis caused concern regarding ability to fund some of the capital projects in spite of what the rate study from the previous year had indicated. Because of this rough analysis, staff asked Giardina and Associates to re-evaluate the water fund's expense and revenue.

Giardina's findings are:

- Impact fee revenues are tracking at nearly \$1,000,000 less than had been estimated for 03-04 – decrease in revenue.
- Water conservation reduced projected revenues by \$155,000.
- Interest income was \$176,000 less than projected – decrease in revenue.

- Debt Service payments were under estimated by \$300,000 – increase in debt payment.
- Estimated grant proceeds were included in revenue for calculating the debt coverage ratio in Giardina's May 2003 report, but not allowed in the recent calculation – decrease in revenue.

Giardina's recommendations are:

- Reduce O&M expenses .
- Delay FY05 non-critical capital projects one to two years.
- Provide a substantial rate increase for summer 04 and 05 to achieve a debt ratio of 1.25.

A simple explanation of the debt service ration is (revenues- expenses)/debt payment should be no less than 1.25. Staff has been in contact with Zion's Bank and our bond counsel Blake Wade to discuss what revenues and expenses should or should not be used. The initial review shows revenues from grants and donation of improvements should not be included as revenue in the calculation. The result is a lower debt ratio. Our bonds require Park City to maintain a minimum of 1.25 debt service ratio at all times. Any indication the fiscal year will end at a ratio less than 1.25 requires the water fund to reduce expenses, increase revenues or a combination of the two.

Staff immediately began to look at opportunities to reduce operating expense and delay capital projects.

Water Rates

Based on these reductions, staff is recommending a 20% across the board increase in 04-05. Projections indicate another 20% will be required in 05-06 and 3% increases in each of the next three years. However, as the 04-05 budget year progresses staff will assess budget status and return to council with a firm recommendation for subsequent years. Prior to summer 05, consideration should be given to review the allocation of water provided in each block especially irrigation to determine if additional adjustments should be made. The current irrigation season is June through September.

TABLE 3 PROPOSED BASE RATES			
Class	Meter size	Current	
Residential SF, Residential Condo & Lodging	5/8, 3/4	\$10.80	\$12.96
	1	\$14.58	\$17.50
	1 1/2	\$17.28	\$20.74
Irrigation & Commercial	3/4	\$14.04	\$16.85
	1	\$23.76	\$28.51
	1 1/2	\$50.76	\$60.91
	2	\$105.84	\$127.01
	3	\$275.40	\$330.48
	4	\$500.04	\$600.45
	6	\$942.84	\$1,131.41
	8	\$1623.24	\$1,947.89
Construction Meter		\$62.64	\$75.17

TABLE 4 PROPOSED BLOCK RANGE				
Type (May-Sept)	Block 1 \$1.35 \$1.62/k-gal	Block 2 \$2.16 \$2.59/k- gal	Block 3 \$3.51 \$4.21/k- gal	Block 4 \$5.40 \$6.48/k- gal
3/4" to 1 1/2" Single Family/Condo	0-5K Gal	5- 30 K Gal	30 -80 K Gal	Over 80 K Gal
Multi-Family 1 1/2"	0-30 K Gal	30-100 K Gal	100-200 K Gal	Over 200 K Gal
2"	0-48 K Gal	48-160 K Gal	160-320 K Gal	Over 320 K Gal
3"	0-96 K Gal	96-320 K Gal	320-640 K Gal	Over 640 K Gal
4"	0- 150 K Gal	150-500 K Gal	500-1000 K Gal	Over1000K Gal
6"	0-180 K Gal	180-600 K Gal	600-1200 K Gal	Over1200K Gal
Irrigation 3/4"		0-56 K Gal	Over 56 K Gal	
1"		0-90 K Gal	Over 90 K Gal	
1 1/2"		0-185 K Gal	Over 185 K Gal	
2"		0-300 K Gal	Over 300 K Gal	
3"		0-600 K Gal	Over 600 K Gal	
4"		0-935K Gal	Over 935 K Gal	
6"		0-1865 K Gal	Over1865K Gal	
Winter Residential (Oct thru April)	\$1.89 \$2.27 per 1000 gallons all volumes			

Commercial (All Year)	\$1.89 \$2.27 per 1000 gallons all volumes
Construction Water	\$2.30 \$2.76 per 1000 gallons all volumes

Department Review:

This report has been reviewed by Public Works, Budget and City Manager offices.

Alternatives:

- Request staff to return with a resolution to adopt the recommended rate structure that is based on uniform allocation to the base rate and block structures. **Staff recommended.**
- Request staff to return with a resolution to adopt the recommended rate structure that is based on uniform allocation to only the base rate. **Not recommended by staff.**
- Request staff to return with a resolution to adopt the recommended rate structure that is based on uniform allocation to only the block structures. **Not recommended by staff.**
- Request staff to return with a resolution to adopt the recommended rate structure that is based on a partial allocation to the base rate and block structures. **Not recommended by staff.**
- Do Nothing. **Not recommended by staff.**

SIGNIFICANT IMPACTS: Revenues need to be increased by approximately 40% over the next two years to cover operating cost, debt service, debt coverage, and the cost of capital projects.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: No increase or less than the recommended increase could delay capital projects, if the required debt coverage cannot be met, bond holders could require higher than needed increases to be implemented the following year to meet bond requirements, our city bond rating could be affected.

RECOMMENDATION:

Direct staff to present a resolution adopting an across the board water user rates generating 20% more revenue in FY05.

Attachments: Giardina Report
Water Projects CIP

April 30, 2004

To: Mr. Jerry Gibbs, Director of Public Works
Park City Municipal Corporation

From: Rick Giardina, RGA Project Manager

Re: Water Fund – FY 2004-05 Financial Plan Update

Overview and Purpose

The firm of Rick Giardina & Associates In. (RGA) was retained to update our May 2003 Water Rate Update (the 2003 Report) prepared for the City. The purpose of this update is to estimate the fiscal year (FY) 2003-04 financial results and project results for the five-year study period ending June 30, 2009. This update is based upon financial information provided by the City including and most significantly, projected capital improvement costs and debt service payments. The “results” are presented in terms of future revenue adjustments, borrowings, financial performance ratios, etc.

Summary of Findings

Financial Plan

The 2003 report for the City estimated existing debt service at just under \$1 million a year. This did not include the water fund's allocation of debt service on the public works building that has been included in this analysis. This results in annual debt service of almost \$1.3 million per year (see Table 1). The additional \$332,000 per year in debt service exerts downward pressure on the debt service coverage ratio creating a need to raise rates or reduce O&M expenditures, to maintain the legal 1.25 debt service coverage ratio.

Table 1					
Comparison of Debt Service Payments					
Description	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09
2003 Report	\$949,298	\$949,306	\$949,057	\$789,809	(1)
Current Analysis	1,281,574	1,281,973	1,281,406	1,279,745	1,279,109
(1) The study period for the 2003 Report only extended through FY 07-08					

In the previous study, O&M costs were being escalated at 4% per year, but have been revised in our current analysis and are escalated at a rate of 2% per year. The annual O&M expenditures currently projected are comparable to the projected expenditures in the previous report.

The projected capital improvement project (CIP) amounts have also remained largely unchanged, however, the annual CIP costs have increased by approximately \$260,000 for the 4 year period (see Table-2). The increase while relatively small, results in the need for additional borrowings or higher rate increases than had been projected in the previous report.

Table 2
Comparison of Capital Improvement Projects

Description	<u>FY 2004-05</u>	<u>FY 2005-06</u>	<u>FY 2006-07</u>	<u>FY 2007-08</u>	<u>Total</u>
2003 Report	\$5,849,654	\$3,184,879	\$1,417,329	\$2,948,044	\$13,399,906
Current Analysis	5,251,965	4,338,410	1,219,766	2,849,260	13,659,401

In the 2003 report, FY 2003-04 revenues from operations and all other sources were projected at \$4.3 million. The revised projection of revenues for FY 2003-04 is \$4.0 million. The most significant changes included: water service fee revenue was approximately \$155,000 less and interest income was \$176,000 less than anticipated. Connection fees, however, were \$41,000 greater than originally projected.

Table 3 provides a comparison of projected revenues from the previous report and the revised projections based on the current best available data. In the 2003 Report connection fee revenue was estimated at \$1.9 million per year for FY 2004-05 through FY 2007-08. The revised estimate for connection fee revenue is \$1 million per year for the same period.

Table 3
Comparison of FY 2003-04

Description	<u>2003 Report</u>	<u>Current Analysis</u>	<u>Difference</u>
Water Service Fees	\$3,348,000	\$3,193,024	(\$154,976)
Connection Fee/Development Fee	700,000	741,267	41,267
Other	12,350	43,619	31,269
Interest Income	<u>254,029</u>	<u>78,346</u>	<u>(175,683)</u>
Total	\$4,314,379	\$4,056,256	(\$258,123)

In the 2003 Report the City had projected bond proceeds of \$4.2 million and grants of \$450,000 in FY 2003-04. The projected bond issue did not occur although it is estimated that grant proceeds of \$200,000 will be obtained. The grant proceeds received by the City are intended to be used for capital related projects and therefore cannot be used in the calculation of debt service coverage as a source of revenue.

The outlook for the overall financial performance of the Water Fund necessitates rate increases over and above those projected in the 2003 report. The revenue increases are needed in order to meet the same performance measures that were used in developing the financial plan in the 2003 report. The financial performance measurements include a 20% cash reserve ratio and a 1.4 times debt service coverage ratio (a 1.25 ratio is the legal requirement; 1.4 was established as a "safety net" should water revenues be less than projected or expenses higher). Because of the increase in debt service payments (over the amounts estimated in the 2003 report) and the lower than projected revenues, the water fund is not expected to achieve the 1.25 times coverage in FY 2003-04.

In order to meet these financial thresholds, revenue increases of 20% are required for the next 2 years (effective July 1, 2004 and 2005), followed by a 3% increase in each of the subsequent three years. These revenue increases are primarily being driven by the previously mentioned increase in debt service payments. At the City's request, the rate increases were projected based on a "smoothing" approach with identical rate increases in the first two years of the study rather than a large increase in 1 year and a smaller increase in the other. Even with the indicated revenue increases the debt service coverage ratio, while meeting the legal 1.25 times legal requirement, falls short of the 1.4 times target.

Table 4 provides a summary of the financial results and illustrates the change in the average residential bill. As shown on Table 4, the average residential bill is defined as a single-family residential customer with a 3/4 - inch meter, using 11,000 gallons of water per month in the summer.

Table 4					
Financial Planning Summary					
Fiscal Year	2003 Report Increase	% Increase	Average Bill (1)	Cash Reserve Ratio	Debt Service Coverage Ratio
03-04	8%	8%	\$30.51	177%	0.95
04-05	8%	20%	36.31	186%	1.30
05-06	5%	20%	43.93	72%	1.31
06-07	6%	3%	45.25	179%	1.35
07-08	7%	3%	46.61	114%	1.26
08-09 (2)	—	3%	48.01	70%	1.26
Change FY 03-04 to 08-09 (2)	29%	57%	\$17.50		
(1) Average Monthly Bill for a 3/4-inch single-family residential customer using 11,000 gallons in the summer.					
(2) The study period for the 2003 report only extended through FY 07-08.					

The revenue increases are projected to be achieved by applying a "uniform" 20% increase effective July 1, 2004 to all components of the water rate structure and for subsequent years, in a similar fashion.

City Council Staff Report



Author: Patrick J. Putt
Subject: Crescent Tramway Right-of-Way
Vacation Request
650 Woodside Avenue
Date: May 13, 2004
Type of Item: Legislative

Planning Department

Summary Recommendations: Conduct a public hearing on the proposed vacation request and refer the matter to the Planning Commission for review in conjunction with the related 650 Woodside Plat Amendment.

Topic: A request to vacate a portion of the historic Crescent Tramway through the Amended Park City Survey, Block 6 between Park and Woodside Avenues.

Background: The City has received a request by Lowell A. Brown, Jr. and Frederick C. Moore to vacate and abandon its interests in a segment of the historic Crescent Train Grade, a.k.a. the Crescent Tramway between Park and Woodside Avenues (see *attached survey map*). This vacation request does not affect the Crescent Tramway above Woodside Avenue. The purpose for the proposed vacation is to make way for Lowell A. Brown, Jr. to develop a single-family residence on Lots 27-30 (see *attached site plan*). Mr. Brown's related plat amendment and steep slope conditional use permit applications are pending public hearings at the Planning Commission.

The proposed vacation area crosses Lots 8-9 and Lots 27-30, Block 6 of the Amended Park City Survey. The affected properties are currently vacant. The lots located along Woodside Avenue are zoned Historic Residential (HR-1). The property located along Park Avenue is zoned Historic Recreation Commercial (HRC).

The traveled width of the Crescent Tramway is approximately 10-25 feet. Two (2) City water lines (*a 6" and 8" line*) exist within, and in some cases outside, the current tramway right-of-way. The lines serve the culinary and fire protection needs for the Upper Park Avenue and nearby neighborhoods. The City asserts a prescriptive right-of-way over the Crescent Tramway by virtue of its historic use as a road, transportation and utility corridor, as well as a pedestrian trail.

The tramway grade was originally developed for a narrow gauge railroad operated by the Crescent Mining Company. Over time, the railroad tracks were removed and the tramway grade was used as a road. The City has performed occasional maintenance on the road. In recent years, the Crescent Tramway has also served as a primary

pedestrian trail connection between the Main Street area and the residential neighborhoods west of the commercial core.

A portion of the Crescent Tramway between Norfolk and Empire Court was dedicated as a public right-of-way in 2002 as part of the 835 Norfolk Avenue Shepard Plat Amendment.

The City Streets Master Plan does not appear to address this portion of the Crescent Tramway.

Analysis:

City Council takes final action on requests to vacate public streets and rights-of-way pursuant to the Utah Municipal Code, Section 10-8-8.1: Request for action to vacate, narrow, or change the name of a street or alley- Hearing-Ordinance. This provision permits Council to consider the proposed vacation provided:

- the affected property owners and owners/operators of underground utilities are notified of the proposed action;
- a hearing is held;
- there is good cause for the action; and
- the action will not be detrimental to the public interest.

Reaching the required findings necessary to demonstrate good cause and a lack of detrimental public impacts involves public input and discussion. Prior to formulating a recommendation, staff typically processes requests such as this in conjunction with the associated plat amendment application. This allows the City, the neighborhood, and the general public to benefit from a comprehensive understanding of the overall development plan for the property.

To accommodate the relocation of the City water lines and to offset the loss of public access through the property the applicant proposes to dedicate a public utility and trail easement along the south side of the project and construct a public walkway and staircase between Park and Woodside Avenues. The applicant has also submitted a plan for the proposed relocation of the water lines and has discussed many of the technical details with the Staff.

Staff has received a substantial amount of public inquiry and comment on the proposed vacation. All comments received to date except one oppose the proposed request. In all cases respondents cite the loss of historic road and trail (and trail alignment) as the primary reason for opposing the project. Given this fact, and consistent with previous vacation requests made in conjunction with plat amendment and development applications, Council may wish to consider referring the vacation request to the Planning Commission for its May 26, 2004 meeting to complete a public hearing and

recommendation from Council on the vacation and plat amendment. Planning Commission review of this proposal will allow additional public comment and may offer an opportunity to explore alternative development plans which maintain the Crescent Tramway in its historic alignment.

Council Alternatives. Among Council's options are the following alternatives:

Alternative 1. Refer the vacation request to the Planning Commission for concurrent review with the related plat amendment request. A public hearing for the 650 Woodside Avenue Plat Amendment is scheduled for May 26, 2004.

Alternative 2. Hold a public hearing and direct Staff to prepare the necessary findings for action at a subsequent Council meeting.

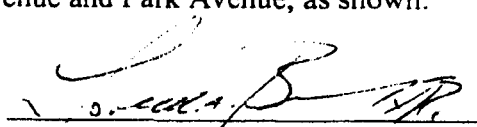
Staff Recommendation: Staff recommends Alternative 1-- conduct a public hearing on the proposed vacation request and refer the matter to the May 26, 2004 Planning Commission meeting for review in conjunction with the related 650 Woodside Plat Amendment.

**REQUEST FOR AND CONSENT TO
ABANDONMENT AND VACATION OF ROADWAY**

The undersigned constitute all of the adjoining and abutting owners of the real property which is adjacent to the subject roadway shown on the hereto attached exhibit. Request is herewith made that the subject roadway, commonly known as the old Crescent Train Grade, be for all purposes abandoned and vacated by the Park City Municipal Corporation. Further, the undersigned owners specifically consent to such abandonment and vacation of the subject roadway consistent with the requirements of § 10-8-8.3 of the Utah Code Annotated (1953 as amended).

The undersigned herewith certify that they are respectively the owners of Lot 8 (excepting the southerly 4 feet thereof), and Lots 27 through 30 of Block 6, Park City Survey; and Lots 9 through 13, and Lots 25 and 26 of Block 6, Park City Survey, as shown on the attached exhibit. The above-described real property, owned by the undersigned, entirely surrounds and abuts the roadway sought to be abandoned and vacated, except for Woodside Avenue and Park Avenue, as shown.

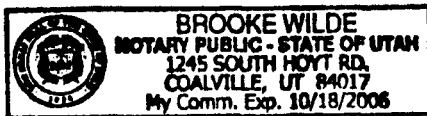
DATED: April 12, 2004

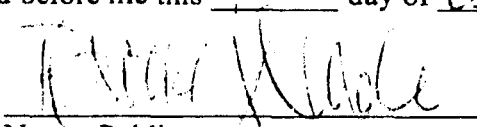


Lowell A. Brown, Jr.

STATE OF UTAH)
 : ss.
County of Summit)

The foregoing instrument was acknowledged before me this 12th day of April, 2004, by LOWELL A. BROWN, JR.

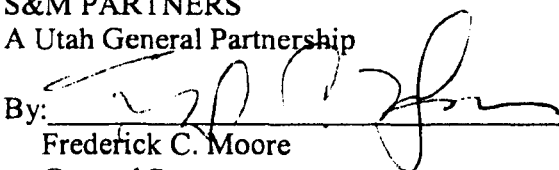




Notary Public

DATED: April 7, 2004

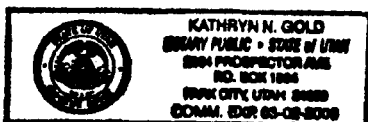
S&M PARTNERS
A Utah General Partnership

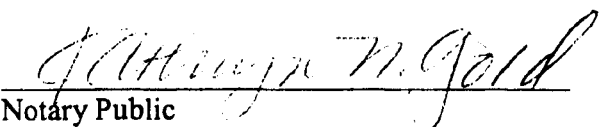
By: 

Frederick C. Moore
General Partner

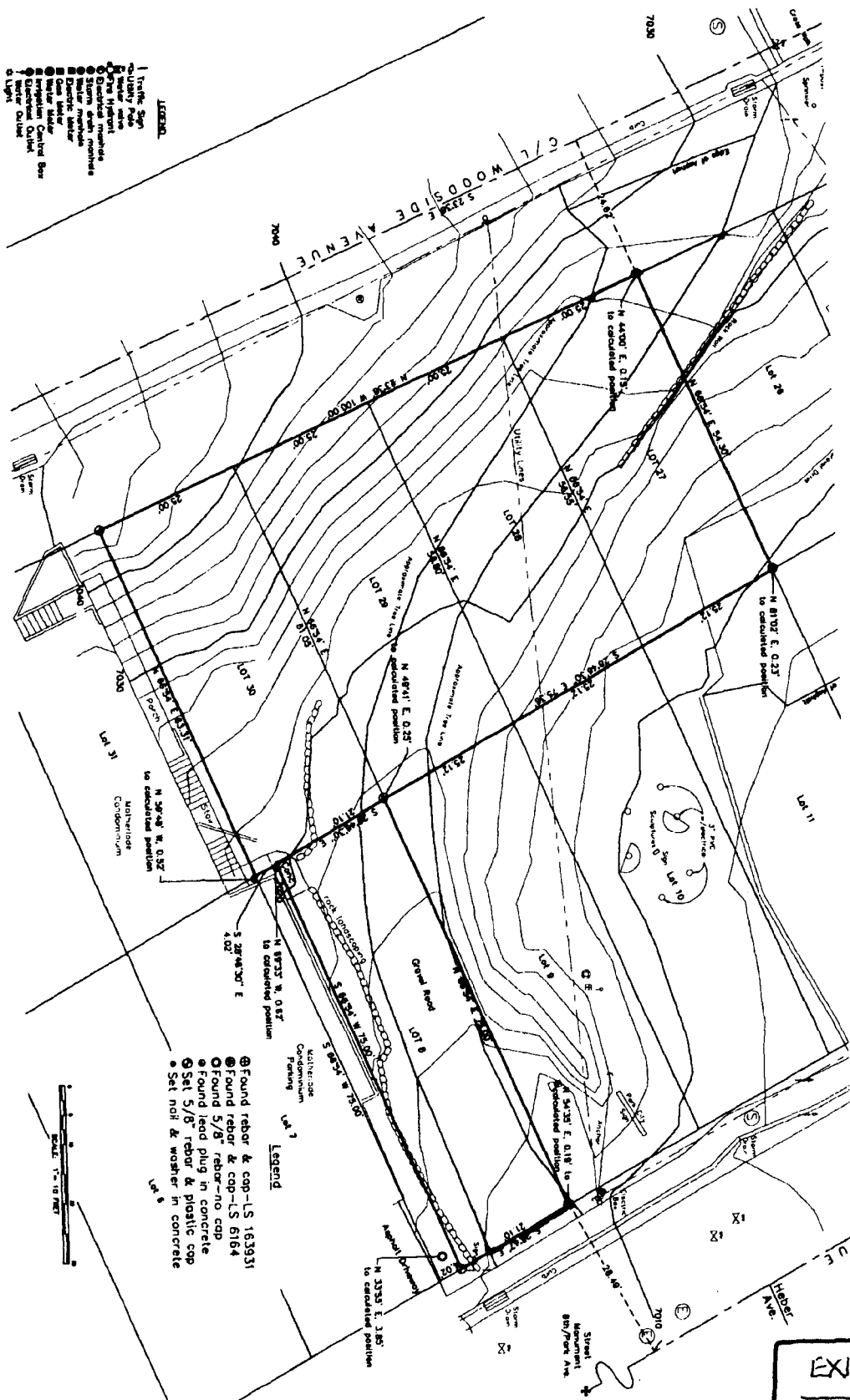
STATE OF UTAH)
 : ss.
County of Summit)

The foregoing instrument was acknowledged before me this 7th day of April, 2004, by FREDERICK C. MOORE, who acknowledged to me that he is the General Partner of S&M PARTNERS, a Utah General Partnership.





Notary Public

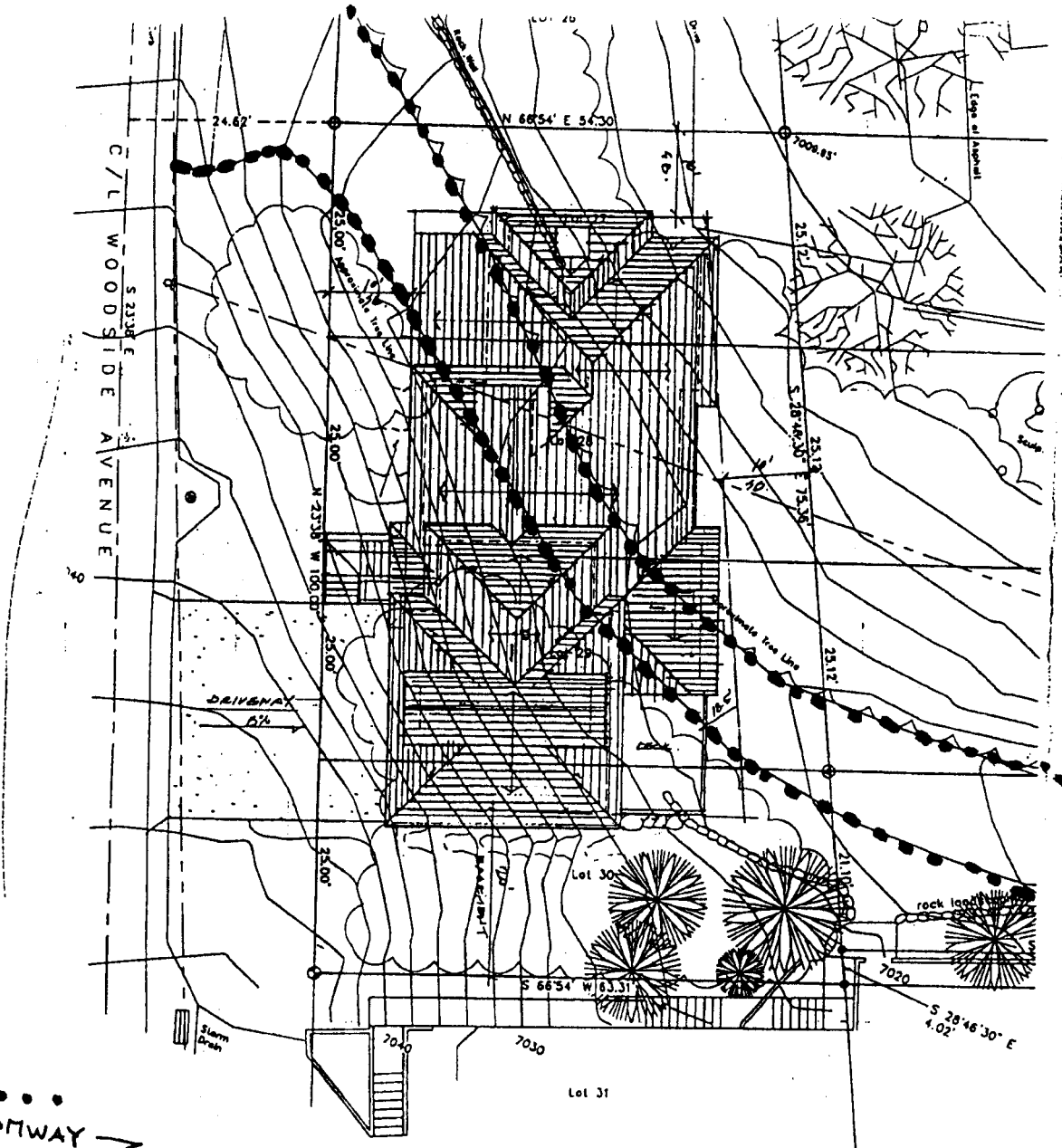


4. Date of survey
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- Summit Court

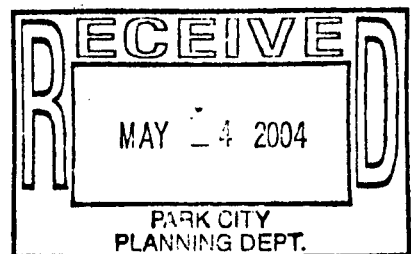
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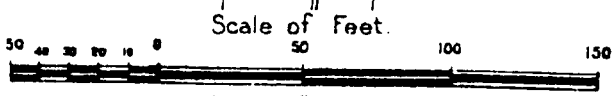
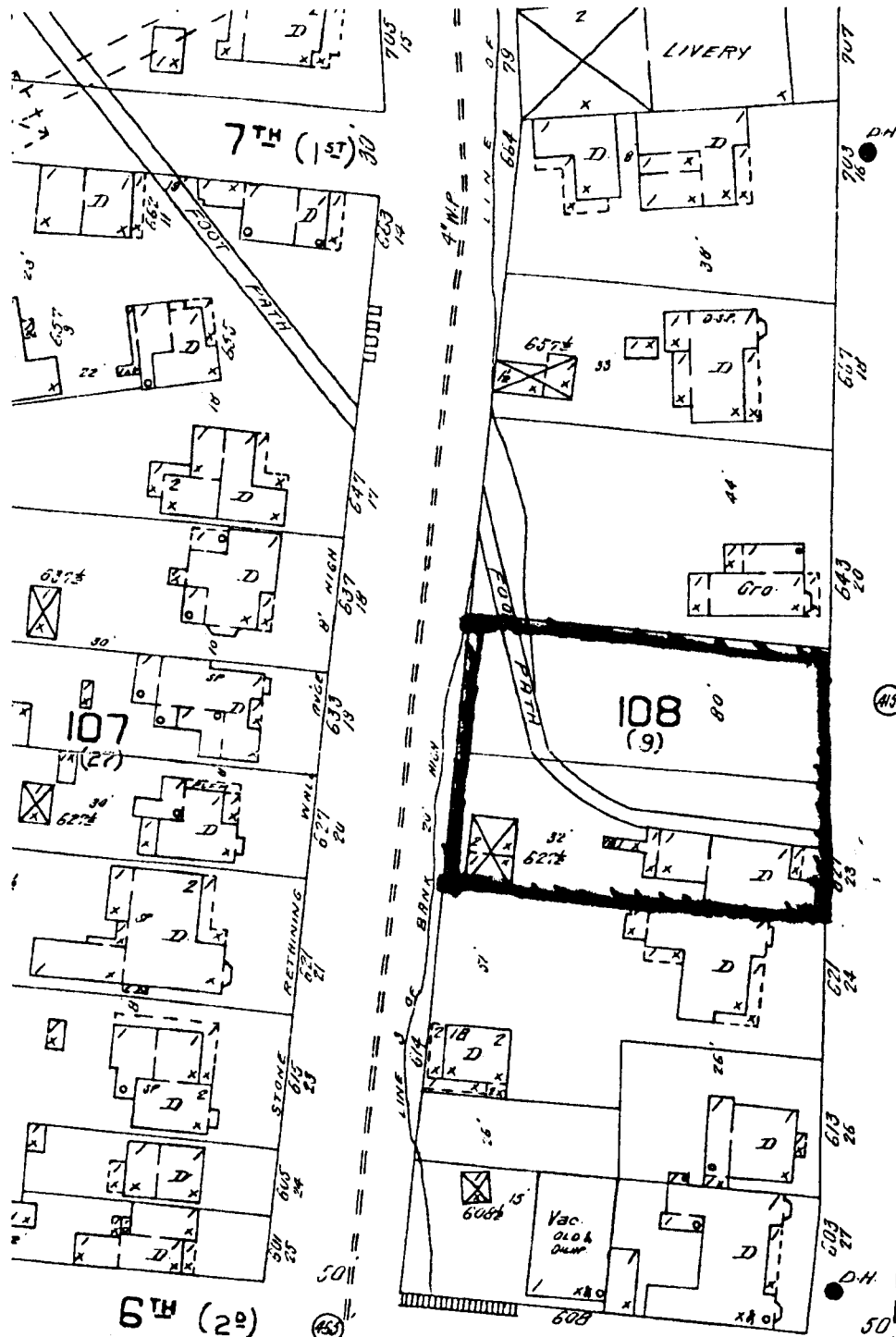
1. J.D. Gable
laws of the
hereby certify
of said survey.

Date



SITE / ROOF PLAN
(PROPOSED SITE PLAN)





SANBORN MAP
1907

1929

G
4344
P376475
1907
33
sheets

HEBER AV. 6

Jill Sheinberg
627 Woodside Avenue
PO Box 2593
Park City, UT 84060

May 3, 2004

Planning and Zoning
Park City Municipal Corp.
PO Box 1480
Park City, UT 84060

To Whom it May Concern:

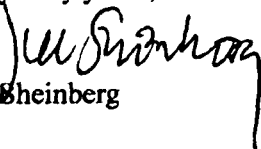
Reference is made to the notice dated April 20, 2004 regarding the application of Lowell Brown requesting, among other things, that the City abandon and vacate the Crescent Tram Right of Way.

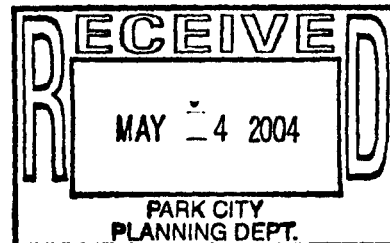
Please be advised as follows:

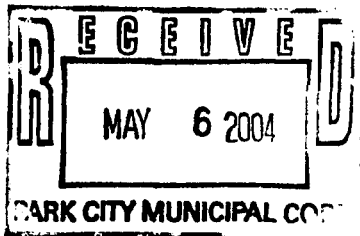
1. As an adjoining property owner I did not receive a copy of the Notice dated April 20, 2004 from the City.
2. I am hereby stating my view of record that I am opposed to any action on the part of the City that results in giving up any part of the Crescent Tramway.

The tramway is a significant component of the heritage of our City and has been open to the general public for over 100 years as an integral part of the pathways of Park City.

Very truly yours,


Jill Sheinberg





Scott and Susan Gilson
P.O Box 805
658 Woodside Ave.,
Park City, UT 84060

May 1, 2004

Dear Mayor Dana Williams, Ms. Cone, and City Council Members,

We are writing in regard to the REQUEST FOR AND CONSENT TO ABANDONMENT AND VACATION OF ROADWAY submitted on April 12 by Frederick C. Moore.

We are opposed to the request for the following reasons.

1. The roadway in question is the site of a historic tramway. The city has shown a strong position in the preservation of the history of Park City. To obliterate the end of the tramway road as it brought ore from the mines is to ignore that phase of mining history. It would be a reversal of the historic policy and a disgrace to lose land that honors the past.

2. Our understanding is that the roadway in question is of a prescriptive nature. It has been used for public access over many years and thus belongs to the public. Today it is in constant use as a pedestrian walkway. It offers another route for those of us who live in or visit Old Town to reach the businesses on Main Street. It also provides a strip of open space to the residential area. Since the roadway should be defined as prescriptive, the city should be cautious about decisions made. It would also be imprudent to set a precedent negating history and long term public access.

3. The owners of the lots that the tramway crossed knew when the purchase was made that the road was historic and prescriptive. They obviously have hoped to maximize their profit by changing what was purchased into a more buildable area by being granted the tramway route. They obviously have hoped that you will feel more structures, more wealth to the developers, and less preservation of history is the decision you will make. A few will get rich, and the majority of residents now and for generations to follow will lose something very special, their heritage.

We would appreciate it if this letter would be read at the Public Hearing. Thank you for your time and consideration of our hope that the REQUEST FOR AND CONSENT TO ABANDONMENT AND VACATION OF ROADWAY will be DENIED.

Sincerely, Susan and Scott Gilson

