PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 12, 2011

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, May 12, 2011.

Closed Session
2:00 p.m. Property, litigation and personnel

Work Session
3:30 p.m. Council questions/comments
3:45 p.m. Monthly financial update
4:00 p.m. Capital Improvement Projects Budget P. 6 - 33

- CIP alternative matrix
- OTIS update
- Downtown projects
- Funding alternatives
  Future property tax levels

5:00 p.m. Historic Preservation Board interviews

Regular Meeting
6:00 p.m.
I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

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

IV WORK SESSION NOTES AND MINUTES OF MEETING OF APRIL 28, 2011
P. 34 - 42

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

1. Consideration of an Ordinance approving a plat amendment for 573 Main Street, Park City Utah
   (a) Public hearing
   (b) **Motion to continue to a date uncertain**

2. Consideration of an Ordinance approving a plat amendment for 259, 261, 263 Norfolk Avenue, Park City, Utah
   (a) Public hearing
   (b) **Motion to continue to a date uncertain**

3. Consideration of a Resolution adopting a tentative revised budget for fiscal year 2011 and the budget for fiscal year 2012 for Park City Municipal Corporation and its related agencies
   (a) Public hearing
   (b) Continuation to May 26, 2011

4. Consideration of acceptance of the 2011 Pavement Management Program and authorization to enter into professional services agreements, approved in form by the City Attorney: P. 43 - 60

(a) Kilgore Paving for pavement overlays in the amount of $395,387
(b) M&M Asphalt Services for slurry seals in the amount of $82,562
(c) Bonneville Asphalt for crack seal in the amount of $59,400
(d) CTS Utilities for utility adjustments in the amount of $64,650

5. Consideration of a Resolution approving an amendment to the Park City General Plan changing the description of the planning areas and the Land Use Map P. 61 - 65

(a) Public hearing
(b) Action

VI ADDITIONAL DISCUSSION – AGENDA ITEMS

VII ADJOURNMENT

Closed Session

Property and litigation

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

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 19, 2011

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will **not** hold its regularly scheduled meeting on Thursday, May 19, 2011.

Posted: 05/09/11
See: www.parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.
PARK CITY COUNCIL TENTATIVE MEETING SCHEDULE

May 2011

19 **No meeting - Liza gone**

26 Operating expenditures, EPA , lump merit increase, Benefits, special service contracts - work, transit Fund analysis - work
PC-SLC Bus Service (45 min) – work
GPS/AVL contract (20 min) – work/action - KC
811 Norfolk Avenue plat – KC
817 Norfolk Avenue plat – KC
MTB Race Series – Round Valley - TY
Classical Concert Series in City Park – TY
Amendment to City's FTA Drug and Alcohol Policy - KC
Public hearing on tentative budget

June 2011

2 Personnel policies, fee changes, council compensation, budget policies, outstanding budget issues – work
High altitude training – work - JG
Inter-local agreement – SR
Public hearing and adoption of tentative budget
Public hearing and adoption of fee schedule
Public hearing and adoption of council compensation
Adoption of CEMP
Adoption of P&P Manual

5 Fire District – one-day academy for elected officials

7 Treasure Open House (TBD)

9 Water Fund Budget, outstanding budget issues – work
USU Electric Trolley, Electric Vehicle Charging Stations & Transit Fuel Strategy – work
SLC-PC Inter-local Agreement - KC
Public hearing on final budget
Banking services contract
Construction contract for intersection of 248 and Richardson Flats Road

16 Monthly financial update
Presentation of final budget and outstanding issues – work
Public hearing and adoption of final budget
RDA and MBA adoption of final budgets

23 **Dick gone**
Triple Crown MOU and City services contract - MP
PAAB interviews
Delivery ordinance update
SLC-PC Inter-local Agreement - KC

30 **No meeting**

July 2011

7

14

21 Monthly financial update

28 **No meeting**

Pending Items:
Appeal of City Manager decision on convention business license fees – Mike Sweeney
U S Postal Service gang boxes in Old Town
Bonanza Tunnel ribbon-cutting

City Council Staff Report

Subject:	**City Manager's Recommended Budget**
Author:	**Bret Howser, Jon Weidenhamer, Joan Card, Tyler Poulson**
Department:	**Budget, Debt, & Grants**
Date:	**May 12, 2011**
Type of Item:	**Informational/Discussion**

Summary Recommendations:

Hold a public hearing on the City Manager's Recommended Budget. Provide direction concerning 5-Year Capital Improvement Plan, and provide preliminary direction concerning OTIS and Downtown Enhancement including potential funding of these projects.

Topic/Description:

FY 2011 Revised Budget, FY 2012 Proposed Budget, and FY 2013 Plan

Background:

The City usually begins the budget process in January with the City Council identifying objectives for the next year. This year, however, the budget process really began in July, 2010 and has included a thorough review of the Pay Plan, service levels and taxation polices.

During the FY 2011 budget process, discussion was held regarding the long-term sustainability of City services and service levels. Staff identified concerns related to the property tax revenue stream, increased volatility in sales tax (both collections and state legislative amendments) and the lack of an escalator in property tax to keep up with inflation. The Budget Department prepared a detailed report which outlined that without a change of course, the City would not be able to provide the existing levels of service in the long run due primarily to the gradual loss of purchasing power in the property tax revenue stream over time. This report promoted a strategy stabilizing long term General Fund revenues and aligning them with long term projected expenditures, while preserving the fiscally conservative strategy of continuing to rely primarily on annual/short term sales tax surplus revenues for one time/short term capital project funding.

The City balanced the FY 2011 budget with reductions to staff performance bonuses, without a property tax increase and without incurring new debt for the Racquet Club. Staff committed to return in the fall with an expanded budget discussion, which would include a fairly rigorous prioritization process of all City services and capital initiatives as well as a discussion revisiting the City Council policy toward employee compensation.

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

In addition to BFO, Council also had a robust discussion about the City’s compensation philosophy and practices during November and December. Council directed staff to take certain measures in order to control the growth of personnel costs in the City, including expanding the low end of pay grades, implementing a hiring maximum at 65% of the pay range, instituting a new working level for employees meeting but not exceeding expectations at 80% of the pay range, limiting annual pay increases for staff not at the top of pay ranges to no more than 5% per annum, and planning for a increase to the at-risk lump merit pool rather than an across the board 2% increase to pay ranges in FY 2012.

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

On April 7, staff presented a capital budget preview to City Council which gave a preliminary view of the major capital issues in the next ten years as well as potential options for financing these projects. Staff took the comments and insights of Council which were voiced in that work session and developed the long-term strategy model presented in the analysis section of this staff report.

On May 2, staff delivered the City Manager’s Recommended Budget (Tentative or Proposed Budget) to City Council. On May 5, staff gave an overview of the tentative budget, discussed timelines, updated Council on long-range projections, and presented the Special Service Contract Subcommittee recommendation. A public hearing was held on May 5, and further hearings are currently scheduled for May 12, 26, June 2, 9, and 16. Discussion/action is slated for these dates as follows, barring changes as needed:

May 12 – CIP Budgets (CIP Alternative Matrix, OTIS Update, Downtown Projects), Revenue & Taxation Policy

May 26 – Operating Expenditures (Departmental Presentations), Administrative Interfund Transfers, Transit Fund Analysis

June 2 – Personnel Policies and Procedures (P&P) Manual, Fee Changes (Special Event Fees & Other Fees), City Fee Resolution, Council Compensation, Budget Policies, Outstanding Budget Issues

June 9 – Water Fund Budget, Outstanding Budget Issues (If necessary)

June 16 – Presentation & Adoption of Final Budget (if no property tax increase), Adoption of Provisional Budget (if property tax will be increased)

Analysis:

5-Year CIP Committee Recommendation
Being the first year of a budget biennium, the CIP Committee performed a full reprioritization of the 5 Year Capital Plan. This means that all projects, even those which have been awarded funding in previous years, were reviewed and prioritized along with new projects.

Unlike the prior two budget years, the City did not have a declared budget shortfall this year. At the time of prioritization, projections showed a slight surplus (less than $500,000) anticipated. This being the case, the Committee did not have a targeted budget cut to achieve this year as it had the past two years. Nonetheless, due to the long-term projections which show lack of available operating surpluses, the amount of scrutiny involved in this process was heightened.

Ultimately, the Committee set a goal to fund projects requiring operating surplus to the tune of $2.3 M in the current fiscal year and $2 M in each of the five years of the capital plan. The Committee recommendation which went to the City Manager was consistent with that goal. Unfortunately, as the level of surplus funding required for ongoing capital investment, such as asset management, equipment replacement, pavement management, etc., is about $1.8 M annually, the Committee's goal left very little room to fund new projects. More expensive project requests which lacked a designated revenue source, such as the Downtown Enhancement Projects and OTIS, were recommended to be taken to Council as a policy decision outside of this prioritization process as they would require significant debt funding to even be feasible.

Consistent with the Committee's recommendation as well as the discussion held with Council on April 7, the City Manager's Recommended Budget does contain $7 M of funding for the Downtown Enhancements Project in FY 2013 from debt funding, as well as $4.85 M of debt funding for OTIS in FY 2013. Future funding for those projects, both debt and cash, are now included in the five year capital plan. Council should give specific direction on these projects during the budget hearings, as a broad approval from Council regarding the Committee's prioritization would not extend to these projects.

Also, the tentative budget does not include *any* water project funding. The water capital plan is currently undergoing significant restructuring with serious policy implications.

Council has been updated regularly over the past few months regarding the details of the fluctuations in the water capital plan, and further updates and recommendations are forthcoming. However, the plan is not settled enough for inclusion in the tentative budget. Council's decisions on water capital projects will be incorporated in the final budget and presented as a separate discussion on June 9. Due to these circumstances, the total capital budget figures presented in the following paragraph will seem significantly reduced from prior years.

The total proposed CIP budget for FY 2011 Adjusted Budget (excluding water projects) is $62 million ($6 million original budget, $51 million carryforward budget, and $5 million newly proposed budget). The proposed FY 2012 CIP budget is $22.7 million—up $1 million from the amount proposed in last year's 5-Year CIP. The proposed FY 2013 Plan includes nearly $19 million for capital. The General Fund surplus required to fund projects in FY 2012 will be approximately $2.1 million—the majority of which is dedicated to completing current projects, ensuring the maintenance of existing infrastructure, or securing funding for previously-identified needs. Projects in these categories include Pavement Management, Trails Master Plan Implementation, Traffic Calming, Asset Management, Walkability Maintenance, Irrigation Controller Replacement, and Electronic Record Archiving. The surplus needed for FY 2013 jumps to $3.2M due to the inclusion of an additional $1.1 M for the Soils Repository project.

The list below details each of the new projects recommended for funding in the 5-Year CIP for the first time this year:

CIP #	Project Name	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
New 01	Colf Course Controller Upgrade	-	100,000	-	-	-	-
New 02	Golf Course Sprinkler Head Upgrade	-	-	150,000	-	-	-
New 08	Storm Water Improvments	100,000	-	-	-	-	-
New 10	Park Meadows Ponds Control Structure	25,000	-	-	-	-	-
New 11	Drainage issue at 500 DVD	60,000	-	-	-	-	-
New 12	Monitor and Lucky John Drainage	65,000	-	-	-	-	-
New 17	Short Range Transit Development Plan	-	90,000	-	-	-	-
New 18	High School Bus Sundance Transit Reconstruction	50,000	50,000	-	-	-	-
New 19	Lower Park Avenue RDA	-	3,000,000	3,000,000	-	-	-
New 20	Security Projects	-	40,000	-	-	-	-
New 22	Crescent Tramway Trail	-	75,000	-	-	-	-
New 30	Prospector Drain - Regulatory Project	250,000	-	-	666,667	666,667	-
New 31	Soils Repository	187,500	5,500,000	1,100,000	-	-	-
New 33	Tire Mount/Balance Machine (FSFSTM)	15,000	-	-	-	-	-
New 36	Environmental Revolving Loan Fund	100,000	-	-	-	-	-
New 37	Downtown Enhancements Phase II	-	-	7,000,000	-	-	7,000,000

The following figure shows projects that were not recommended for funding in the 5-Year CIP:

CIP #	Project Name	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
CP0163	Quinn's Fields Phase III	-	-	2,700,000	-	-	-
CP0229	Dredge Prospector Pond	-	-	-	-	-	-
CP0246	Rink Roof for Mechanical Equipment	25,000	25,000	25,000	25,000	-	-
New 04	Snow Removal Service Increase	-	1,849,000	184,900	184,900	184,900	184,900
New 06	RFID System for Library	-	59,000	-	-	-	-
New 07	Book Vending Machine for Library	-	25,000	-	-	-	-
New 13	Row Landscape Guidelines	-	40,000	-	-	-	-
New 14	Street Light at Marsac and Guardsman	-	30,000	-	-	-	-
New 15	Hillside Avenue Stairs	-	650,000	-	-	-	-
New 16	3rd Street Stairs	-	130,000	-	-	-	-
New 21	Mobile Command Post (MCP)	-	50,000	50,000	35,000	-	-
New 23	Historic Preservation	50,000	-	-	-	-	-
New 24	Landscape Ordinance	25,000	-	-	-	-	-
New 25	Public WI-FI	21,676	-	-	-	-	-
New 26	Work Lift	-	15,000	-	-	-	-
New 27	Receipt Printers and POS Keyboards	-	2,500	-	-	-	-
New 28	New Copier/ Printer/ Scanner	-	7,500	-	-	-	-
New 29	Sky Lodge Skating Rink	-	20,000	-	-	-	-
New 32	Website Enhancements	-	12,900	-	-	-	-
New 34	Wheel Lift System (FSFSWL)	-	18,500	-	-	-	-
New 35	4th Street Stairs (Main to Park)	-	150,000	-	-	-	-

Among the projects that were not recommended for funding by the CIP Committee is a $30,000 request for a street light at Marsac Road and Guardsman Connection. Staff has received a communication from concerned residents regarding the exclusion of this project from the 5-Year CIP. Their letter is attached to this report in which they express safety concerns, calling the corner “an accident waiting to happen.”

The Marsac/Guardsman Street Light project request received a weighted average score of 12.5 from the Committee, with an average score of 2.75 (out of 5) on the “Necessity” criteria and 2.75 on the “Objectives” criteria. The Committee agrees that this is not a frivolous request and recognized that it is also not a first time request. However, the Committee found that there were many more projects with a higher degree of necessity and limited funds. There are 17 projects not recommended for funding which scored higher than this project. Staff recommends that Council consider these projects as well in their individual analyses.

An update on major capital projects currently underway is included in Volume I of the budget document. What follows is an analysis of major capital issues for which there is insufficient funding projected over the next ten years.

<u>Old Town Improvement Study (OTIS)</u>
In 2002 the City conducted a study of street reconstruction needs in the Old Town area. The study resulted in a slate of projects to be completed over the next 10-15 years. Previous Councils have accepted that plan and implemented early phases of OTIS in the budget. Many of the projects were carried out with surplus operating funds in the peak economy years between 2005-2008. To date, the City has carried out 7 of the 22 projects identified in the 2002 study without issuing any debt specifically for OTIS.

However, progression of these projects has slowed due to lack of operating surplus and the uncertainty surrounding future bonding. During the 2011 Visioning, staff presented long-range financial projections to Council which showed approximately $20 M of bonding needs for the remaining OTIS projects (based on estimates from the 2002 study adjusted for inflation) which would swell the City's debt service paid from operating surplus from $180,000 to over $2.3 M annually. Staff recommended at that time that the OTIS study be updated to get better cost estimates, new prioritization and timing recommendations, and cheaper options.

In March 2011, a consultant was hired to re-evaluate two elements of the Old Town Infrastructure Study (OTIS). The consultant updated the construction cost estimates for the remaining road and water projects and then re-prioritized the road and water projects based on Public Works, Water and Engineering input and needs.

The attached spreadsheet provides a comparison of the anticipated costs in 2002 along with the updated costs. The re-prioritized remaining projects in order are as follows:

1. Empire Avenue
2. Sullivan Road
3. Chambers Avenue (water only)
4. 8th Street
5. 10th Street
6. 11th Street
7. 14th Street
8. Rossi Hill Drive
9. McHenry Street
10. Deer Valley Loop Road (water Only)
11. Swede Alley
12. 9th Street
13. 12th Street
14. Silver King Road
15. Ridge Avenue
16. Lowell Avenue (8th Street to 13th Street)

The 2002 estimate of construction cost for Empire Avenue was $1,927,000 ($3.3 M adjusted at 8% inflation) and included road reconstruction, waterline replacement, curb and gutter replacement, sidewalks installation and dry conduit installation. The updated construction cost estimate is $4,062,000 ($1,725,000 for road reconstruction, curb and gutter replacement and sidewalk installation, $1,730,000 for waterline replacement and $607,000 for dry conduit installation).

The completion period for the remaining OTIS road and water projects was anticipated to be nine years before this update. Many of the smaller projects above can be combined so the time period remains the same, or the time period for completion could be stretched longer if so desired. The final report will include the number of years to complete the remaining road and water projects.

The total cost of the remaining projects is now expected to be $16 M ($4 M for the Water Fund portion). The 5-Year CIP has been adjusted to include $12 M in funding for the General Fund portion (roads, storm drain, and conduit) of the project. Staff has put together alternate options for the remaining projects which would eliminate certain aspects of projects (sidewalks, landscape, etc) in order to reduce the cost. These are presented in the matrix below. Rather than an exhaustive list of alternatives, the below matrix serves to give an idea of some of the cost saving measures that could be taken to ease the financial impact of OTIS projects. The details of these options are attached.

OTIS Alternative	GF Cost	Water Fund Cost	Total Cost	Included
#1 - All In	$12.3	$4.1	$16.4	Streets, storm drain, sidewalks, landscape, conduit, water, etc
#2 - No Addit. Ped/Conduit	$8.5	$4.1	$12.6	No pedestrian or conduit improvements unassociated with a broader street
#3 - No Conduit/Sidewalk/Stairs	$7.0	$4.1	$11.1	No conduit elements, sidewalks, or stairs. Just road reconstruction

<u>Downtown Enhancement Projects</u>

There is a formal relationship between the HPCA and Park City through the Main Street Business Improvement District and common goals forged from the Economic Development Plan, which recognizes we should "Protect, preserve and promote the historic Main Street downtown area as the heart of the region." Furthermore a series of Main Street programs are listed as specific priority targets of the Economic Development Plan.

We believe the HPCA's visioning process and position papers discussed with Council in an August 2010 work session represents a step towards a collaborative effort, where both parties understand broader goals of the other and look for programs and improvements that mutually benefit both.

To that end the HPCA and City jointly funded IBI as a consultant to update and prioritize recommended infrastructure projects, which is in final editing stages that identifies prioritized projects for the downtown over the next 3-5 years. The consultant's project list generally includes parks and plazas (brew pub lot, Miner's Park, Coalition Park), Main Street sidewalk & street (reconstruction and/or radiant heating), bulb-outs, and a series of streetscape and "place" projects (light poles, benches, etc.). The tentative project list represents as much as $14 Million in costs, not including ongoing operational and maintenance considerations.

Staff is currently recommending through the FY 2012 budget additional refinement, cost estimating, public input process, and dialogue with the HPCA to further refine and prioritize the final scope and implementation strategy of the downtown requests. This strategy is consistent with the recent position statement from HPCA (attached) from May 5, 2011.

Indicative of the complexity of the analysis and prioritization exercise, staff completed a preliminary analysis on radiant heating options for Main Street.
Staff recently completed a preliminary analysis to compare the current process for snow removal on Main Street versus radiant heat snow melting options. The financial and carbon emissions impacts derived from this investigation are included in the table below. Staff forecasts that snow melting options have a higher cost to operate while also significantly increasing the municipal carbon footprint relative to the current process of plowing, hauling, and shoveling snow. Note #3 in the table below provides some comparative scenarios for what this type of net increase in carbon emissions would mean. Staff recommends that these impacts be studied further prior to final direction from Council on the specifics of potential Downtown Enhancement projects.

Park City Main Street Snow Removal – Current Process vs. Boiler Snow Melt System				
Details & Impacts	**Current Process Plows/Haulers/Shovels (180,000 sq ft)**	**Snow Melt - Option 1 All Main Street + Plaza (225,000 sq ft)**	**Snow Melt - Option 2 All Main Street w/o Plaza (180,000 sq ft)**	**Snow Melt - Option 3 Main Street Sidewalk + Gutter (84,000 sq ft)**
Upfront Cost	$0 *Equipment in Total Annual Cost*	$3.375MM to $4.5MM *IBI Fact Sheet*	$2.7MM to $3.6MM	$1.26MM to $1.68MM
Annual Fuel Cost	$4,228 *PCMC Fuel Only*	$145,530 to $242,550 *Nat Gas*	$116,424 to $194,040	$54,331 to $90,552
Total Annual Cost Comparison	$46,913 *Fuel/Equip Depreciation/Employees/Hauling*	$278,863 to $375,883 *Nat Gas/30-yr Depreciation*	$223,091 to $300,707	$104,109 to $140,330
Total Annual Carbon Impact *Short Tons CO_2*	14	1,285 to 2,141	1,028 to 1,713	480 to 799

Note #1: All financial values were derived using simple calculations. No inflationary impacts or NPV estimates have been applied.

Note #2: The upper-bound estimates for snow melt were compared to actual data from the Comstock Tunnel system. This comparison found that the upper-bound estimate is about 14% below the actual nat gas usage we incurred at Comstock this past winter. These details are on the second tab of the Excel file.

Note #3: 1,000 Annual Short Tons CO_2 = GHG offset of approx 2,500 solar panels ($2.875MM installed cost for this much solar). The $1.2MM Johnson Controls project completed by PCMC in 2009 prevents roughly 1,044 short tons CO_2 per year.

Soils Repository

In May 2010, EPA informed Park City that the Richardson Flat mine waste repository is no longer available to receive mine waste soils from within Park City's "Soil Ordinance Boundary." This leaves the community without a long term, low cost disposal option for these mine waste soils. Park City is discussing with EPA the potential to develop a new local mine waste repository. Under EPA rules, Park City would be required to share in the costs of the investigation, design and possibly, the operation of a new repository over the course of several years. Staff has created a CIP in the event a repository agreement is reached. The 1st year of the CIP is for the purpose of beginning the investigation and design phase of the project. Staff estimates investigation and design will take 2-3 years.

Staff proposes that money from the eventual sale of PC Heights be allocated to the soils repository. This would provide the vast majority of cash funding needed for the project in the short term while avoiding entering debt service obligations which might lock the City into a long-term financial strategy prematurely. In this manner, the City's most pressing capital need is financed with cash sooner rather than later, giving Council more time (perhaps two more years) to evaluate financing solutions for other, less immediate capital needs.

It should be noted that approximately $3 M of the $5.5M of cash funding for the PC Heights purchase was obtained by deobligating funds from other capital projects. The intent initially was to replace much of that funding once the PC Heights project was completed and sold. However, replacement of those funds was never programmed into the 5-Year CIP, and in many cases alternative funding was found or the project was reduced in scope to accommodate the reduced funding. It is probable that the funds could be diverted to the Repository without experiencing significant impact to the rest of the capital plan.

<u>Long-Range Strategy & Financing Options</u>

The City Manager's Recommended Budget was constructed drawing upon Council input and direction received during the BFO discussions over the past several months. The more significant outcomes of the broader discussion actually impact the City's budget outside the biennium currently under review. Thus, this section of the Budget Issues analysis is dedicated to the long-term picture of the budget, including significant capital projects for the next ten years, the debt service ramifications, and funding options. The majority of these measures would not go into effect until FY 2014, but Council should be considering and preparing for these issues now, as the impacts are potentially noteworthy to the community.

Using the long-term budget model presented to Council on April 7, staff has constructed a recommended option for a long-term strategy regarding the funding of significant capital projects. This option would fund the following capital projects for which the CIP Committee was unable to find sufficient funding:

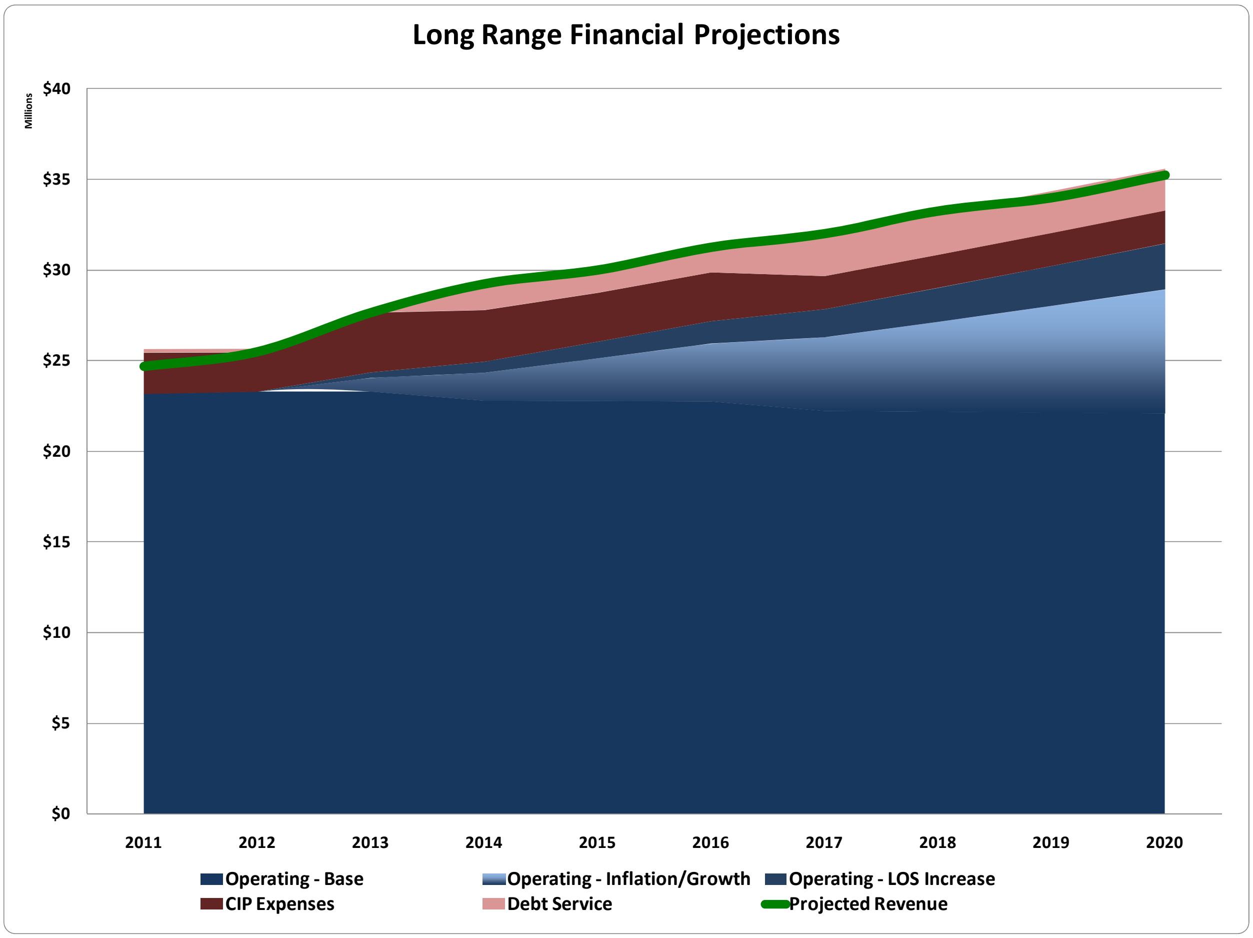
1) Old Town Street Reconstruction Projects (OTIS)
    a. $12 M Total
    b. $9.7 M in debt financing
    c. $2.3 M in cash financing
    d. Split into two phases spanning from 2013-2018
2) Downtown Enhancement Projects
    a. $14 M Total
    b. All debt financing
    c. Split into two phases spanning from 2013-2016
3) Soils Repository
    a. $6.6 M Total
    b. $5.5 M cash from sale of PC Heights
    c. $1.1 M cash from projected operating surplus in FY 2013
    d. Single Phase, 2012-2013

Funding for these projects and the resultant debt service can be accomplished by taking the following actions:

1) $500,000 operating cuts in FY 2014
2) Move 5% of the Resort Sales Tax back to the General Fund from the Transit Fund by policy, beginning in FY 2014

3) Institute 6% property tax general levy increase every other year between FY 2014 – FY 2020
4) Second round of $500,000 operating cuts in FY 2017

The following chart shows the long-term financial outlook (from the FIAR report) with the preceding strategy included. The chart illustrates how the strategy balances cash funding of capital in earlier years (darker red area) with debt financing in later years (lighter red) to accomplish a significant amount of projects in a relatively brief timeframe. The funding strategy employs a balanced approach of cutting expenses, shifting existing revenues, and increasing revenues to put the City in a position to cover the debt service a decade from now.

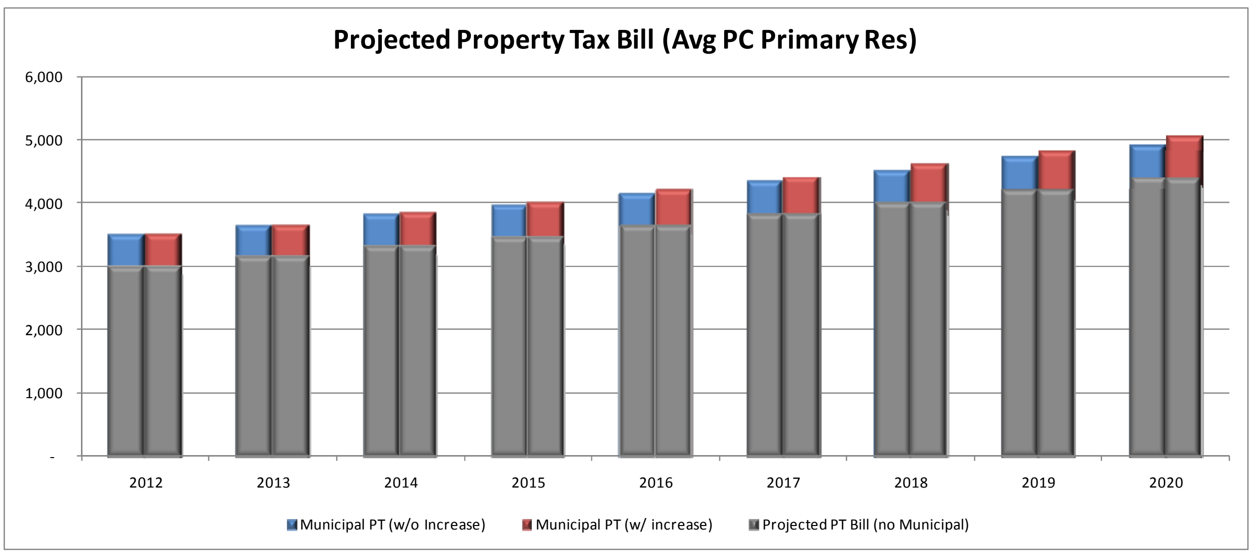


As previously noted, very little of the aspects of this plan impact the upcoming current biennium. The entirety of the soils repository is in that timeframe, but only one sixth of that is funded with General Fund surplus, so it is something the City could likely do outside of this strategy regardless. Bonding for the first phases of OTIS and Downtown Projects are in the capital plan for FY 2013, but the debt service for that wouldn't show up in the budget until the following year, and no bonding could be done without direct and overt Council approval regardless of whether it's budgeted or not. None of the revenue side actions or operating cuts would be done until FY 2014. The point being:

there are still two more budget seasons between now and when the majority of these decisions have to be made. Council and residents will have ample opportunity to weigh out the pros and cons, evaluate other alternatives, discuss the impacts, see how major revenues continue to trend, etc.

Potential Impact of Property Tax Increase(s)

The following chart was also presented to Council on April 7, which shows the expected impact to a Park City residents' tax bill over the same 10-year time span. The chart illustrates that Park City's general levy is only a small fraction of the overall tax bill. In 2003, the municipal services portion of a Park City resident's tax bill was about 17.6%. This has trended down to about 14.8% on the most recent bill, a trend which is expected to continue. This is due to the application of Truth in Taxation in taxing districts that encompass both Park City and other Summit County areas. As assessed values increase in these districts, the rate is pushed down to collect the same total dollars (sans new growth) as the prior year. However, if a Park City resident's assessed value increases at a higher rate than a Summit County resident's value, the Park City resident shoulders more of the burden on their tax bill. Over the past ten years, that has been one of the primary drivers of increases in Park City residents' tax bills.



The silver bars on the chart show an estimate of what the average Park City resident might pay on their property tax bill to all other taxing entities over the next ten years. The blue portion of the bar is the anticipated amount the average resident would pay for municipal services all things held equal. The red bar is what would be paid for municipal services if the proposed plan above is carried out (ie: 6% increases in FY 2014, 2016, 2018, and 2020). It's estimated that by 2020, the average Park City resident would pay 2.6% more than they would otherwise be paying on their total property tax bill if these increases are instituted.

Council also requested a more thorough analysis of the tax burden on Park City residents relative to others in Utah, beyond the headroom analysis previously presented which compares solely the tax rates. The following table is the beginning of an analysis along these lines.

Property Tax Burden

City	County	Total PT Levy	General Levy	Median Residential Assessed Value	Med HH income	Total Tax Bill Amount	Total Tax Bill % of Income	Municipal Amount	Municipal % of Income
Ogden	Weber	.017186	.002582	$111,000	$49,346	$1,049	2.13%	$158	0.32%
West Valley	SL	.014820	.003639	$176,720	$45,826	$1,440	3.14%	$354	0.77%
SLC	SL	.015359	.003483	$249,204	$55,160	$2,105	3.82%	$477	0.87%
Sandy	SL	.014464	.001332	$285,539	$76,447	$2,272	2.97%	$209	0.27%
St George	Washington	.012526	.001488	NA	$47,015	NA	NA	NA	NA
Orem	Utah	.011710	.001220	$185,000	$51,143	$1,191	2.33%	$124	0.24%
Provo	Utah	.010815	.000951	$185,000	$41,612	$1,100	2.64%	$97	0.23%
Brian Head	Iron	.013357	.003284	NA	$42,937	NA	NA	NA	NA
Cedar City	Iron	.012572	.002598	NA	$43,160	NA	NA	NA	NA
Moab	Grand	.010154	.000000	$103,726	$44,784	$579	1.29%	$0	0.00%
Heber	Wasatch	.010460	.000961	NA	$59,126	NA	NA	NA	NA
Park City	Summit	.008948	.001327	$681,516	$96,263	$3,354	3.48%	$497	0.52%
Summit County	Summit	.008112	NA			NA	NA	NA	NA

This analysis focuses on the property tax burden of Park City residents in terms of dollars paid as well as percent of household income. Council asked for more information regarding the services provided by the cities included in the headroom analysis so as to compare apples to apples. This sort of analysis will take more time to accomplish, but for purposes of the above table, both the total tax burden as well as the municipal tax burden to account for municipal-type services which are sometimes provided by a special district (such as fire or library).

The data are still very preliminary at this point, but early returns suggest that Park City's property tax burden is not out of line with other Utah areas in terms of property tax bill as a percent of income. In flat dollar terms, the property tax bill for Park City residents may be on the high end. Much more analysis remains to be done prior to confirming these conclusions.

Sales tax could not be included in this analysis as there is no reliable data available to determine average taxable spending by a Park City resident and where (geographically) those dollars are spent, making sales tax burden on Park City residents relative to sales tax burden on other Utah residents virtually impossible to calculate.

Also, there was some discussion of including comparable resort towns in the headroom analysis. It should be noted that Colorado's property tax laws and municipal taxation structure are so distinct from Utah's that such a comparison is unfruitful. Primary differences include vastly different methodology for calculating taxes from the assessed values as well as the existence of a real estate transfer tax as a substitute municipal funding source for property tax. Staff does not recommend pursuing a property tax burden comparison for resort towns.

Department Review:
Budget, Debt, & Grants Department, Sustainability, Legal, and City Manager

Alternatives:

A. Approve:

Staff recommends that Council hold a public hearing regarding the Proposed Budget. Provide direction regarding to 5-Year CIP.

B. Deny:

State statute requires at least one public hearing before the adoption of a Tentative Budget. The City has traditionally held a public hearing accompanying each discussion of the budget. If Council decides to forgo a public hearing at this time, another must be held before adoption of the Tentative Budget.

C. Modify:

D. Continue the Item:

This has the same effect as Alternative B.

E. Do Nothing:

This also has the same effect as Alternative B.

Significant Impacts:

This public hearing would satisfy the requirements of state statute to hold a public hearing before the adoption of a tentative budget.

Consequences of not taking the recommended action:

If Council decides to forgo a public hearing at this time, another must be held before adoption of the Tentative Budget.

Recommendation:

Hold a public hearing on the City Manager's Recommended Budget. Provide direction concerning 5-Year Capital Improvement Plan, and provide preliminary direction concerning OTIS and Downtown Enhancement including potential funding of these projects.

Attachments:

A – CIP Committee Recommendation
B – Letter from Judy & Don Horwitz Re: Marsac/Guardsman Street Light
C – OTIS 2011 Update
D – OTIS Cost Saving Alternatives
E – HPCA Letter

CIP Committee Worksheet

Recommendation Threshold - 14.9

Score	CIP #	Project Name	General Fund Funding 2011	2012	2013	2014	2015	2016	Flexible Funding 2011	2012	2013	2014	2015	2016	Inflexible Funding 2011	2012	2013	2014	2015	2016
Recommended																				
Unscored																				
NR	CP0007	Tunnel Improvements							-60,097	0	0	0	0	0	0	0	0	0	0	0
	CP0010	Water Department service equipment							-294,056	0	0	0	0	0	0	0	0	0	0	0
	CP0026	Motor Change-out and Rebuild Program							-996	0	0	0	0	0						
	CP0030	Public Safety Complex	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CP0040	Water Department Deficiency Correction Projects							-538,446	0	0	0	0	0	-36,594	0	0	0	0	0
	CP0042	Gilmore Open Space Note	100,000	100,000	100,000	100,000	0	0							-233	0	0	0	0	0
	CP0069	Judge Water Treatment Plant.							-30,000	0	0	0	0	0	-2,036,482	0	0	0	0	0
	CP0070	Meter Radio Read							-477,072	0	0	0	0	0	-127,166	0	0	0	0	0
	CP0081	OTIS Water Pipeline Replacement Projects							-238,999	0	0	0	0	0						
	CP0083	Lower Norfolk & Woodside (North of 13th)	-387	0	0	0	0	0	-110,628	0	0	0	0	0	40,422	0	0	0	0	0
	CP0122	Police Wireless Network	-21,676	0	0	0	0	0												
	CP0134	Impact Fees													-9,926	0	0	0	0	0
	CP0136	County Vehicle Replacement Fund													26,018	60,911	62,738	64,620	66,558	0
	CP0140	Water System Emergency Power Master Planning							-126,483	0	0	0	0	0						
	CP0141	Boothill Transmission Line							-64,718	0	0	0	0	0	-766,871	0	0	0	0	0
	CP0157	OTIS Phase III(a)													0	0	0	0	0	0
	CP0158	OTIS Phase III(b)													0	0	0	0	0	0
	CP0160	Ice Facility Capital Improvements	0	0	0	0	0	0							-31,045	0	0	0	0	0
	CP0169	Bus Stop Lights							-14,400	0	0	0	0	0						
	CP0178	Rockport Water, Pipeline, and Storage							-121,797	0	0	0	0	0	-306,252	0	0	0	0	0
	CP0180	Corrosion Study of Water System							-50,000	0	0	0	0	0						
	CP0181	Spiro Building Maintenance							-68,722	0	0	0	0	0						
	CP0184	Judge/Talisker/NPDES							-1,464	0	0	0	0	0						
	CP0185	Wind Power Grant													-60,000	0	0	0	0	0
	CP0205	GIS Development	-7	0	0	0	0	0												
	CP0207	LED Holiday Lighting							-5,558	0	0	0	0	0						
	CP0227	Park City Water Infrastructure Project							-508,577	0	0	0	0	0	-1,607,869	0	0	0	0	0
	CP0228	Snow Creek Affordable Housing Project							308,531	0	0	0	0	0	0	0	0	0	0	0
	CP0236	Triangle Property	0	0	0	0	0	0												
	CP0238	Quinn's Junction Transmission Lines							-85,143	0	0	0	0	0	-411,193	0	0	0	0	0
	CP0239	PC Heights Capacity Upgrade							-779,813	0	0	0	0	0	-278,113	0	0	0	0	0
	CP0240	Quinn's Water Treatment Plant							-697,036	0	0	0	0	0	-11,825,638	0	0	0	0	0
	CP0241	Promontory Pipeline							-136,438	0	0	0	0	0	47,888	0	0	0	0	0
	CP0244	Transit Contribution to County							1,292,399	0	0	0	0	0						
	CP0247	Quinn's Rec Light Visors													0	0	0	0	0	0
	CP0248	Middle Silver Creek Water Shed	0	0	0	0	0	0												
	CP0249	Sportexe Field Snow Removal	8,000	0	0	0	0	0												
Unscored Total			**85,930**	**100,000**	**100,000**	**100,000**	**0**	**0**	**-2,809,513**	**0**	**0**	**0**	**0**	**0**	**-17,383,054**	**60,911**	**62,738**	**64,620**	**66,558**	**0**
Alternative 1																				
26.3438	CP0051	Bus Maintenance & Operations Facility							265,000	0	0	0	0	0	0	0	0	0	0	0
25.5625	CP0009	Transit Coaches Replacement & Renewal							225,923	0	0	192,000	83,750	0	884,071	0	0	768,000	335,000	0
Alternative 1 Total									**490,923**	**0**	**0**	**192,000**	**83,750**	**0**	**884,071**	**0**	**0**	**768,000**	**335,000**	**0**
Alternative 2																				
25.1563	CP0137	Transit Expansion							39,490	0	0	0	0	0	307,958	0	0	0	0	0
25.0313	New 17	Short Range Transit Development Plan							0	9,068	0	0	0	0	0	80,932	0	0	0	0
24.9063	CP0232	Traffic Model							0	0	0	0	0	0	0	0	0	0	0	0
24.4375	CP0001	Planning/Capital Analysis	0	0	0	0	0	0							7,456	7,456	7,456	7,456	7,456	7,456
23.7188	CP0131	Conservation Reserve Program													1,044	0	0	0	0	0
23.5313	CP0025	Bus Shelters	0	0	0	0	0	0	37,000	0	0	0	0	0	148,000	0	0	0	0	0
23.3125	CP0118	Transit GIS/AVL system							150,000	0	0	0	0	0	244,400	0	0	0	0	0
23.0938	CP0216	Park & Ride (Access Road & Amenities)													473,591	0	0	0	0	0
23	CP0108	Flagstaff Transit Transfer Fee													330,742	0	0	0	0	0
22.7188	CP0150	Ice Facility Capital Replacement	0	0	0	0	0	0							50,000	50,000	50,000	50,000	50,000	50,000
22.625	CP0006	Pavement Management Impl.	125,500	300,000	200,000	200,000	200,000	200,000							300,000	300,000	300,000	300,000	300,000	300,000
22.25	CP0004	Hillside Avenue Design & Widening													-405,016	0	0	0	0	0
	CP0226	Walkability Implementation	0	0	0	0	0	0	0	0	0	0	0	0	0	7,300,000	0	0	0	0
22.2188	CP0253	EECBG Projects													212,000	0	0	0	0	0
22.125	CP0171	Upgrade OH Door Rollers							24,000	0	0	0	0	0						
21.9688	CP0091	Golf Maintenance Equipment Replacement							98,000	98,000	0	0	0	0	0	0	0	0	0	0
21.8438	CP0170	Bus Wash Rehab							0	0	0	0	0	0						
21.6875	CP0046	Golf Course Improvements							32,000	32,000	0	0	0	0	0	0	0	0	0	0
21.3438	CP0028	5 Year CIP Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21.0625	New 01	Colf Course Controller Upgrade							0	100,000	0	0	0	0						

CIP Committee Worksheet

Recommendation Threshold - 14.9			General Fund Funding						Flexible Funding						Inflexible Funding					
Score	CIP #	Project Name	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
Alternative 2 Total			125,500	300,000	200,000	200,000	200,000	200,000	380,490	239,068	0	0	0	0	1,670,175	7,738,388	357,456	357,456	357,456	357,456
Alternative 3																				
20.8438	CP0019	Library Development and Donations													21,002	0	0	0	0	0
20.7813	CP0013	Affordable Housing Program							520,952	0	0	0	0	0	0	0	0	0	0	0
20.6875	CP0005	City Park Improvements							0	0	0	0	0	0	0	100,000	100,000	100,000	100,000	100,000
	CP0176	Deer Valley Drive Reconstruction	0	75,000	0	0	0	0							1,000,000	0	0	0	0	0
20.5938	CP0168	Bus Barn Sewer Connection							0	0	0	0	0	0						
20.5313	CP0152	Parking Meter Replacement							0	28,000	0	0	0	0						
20.4375	New 02	Golf Course Sprinkler Head Upgrade							0	0	150,000	0	0	0						
20.3438	CP0003	Old Town Stairs													0	0	0	0	0	0
20.3125	CP0132	Museum Expansion							10,000	0	0	0	0	0	80,000	0	0	0	0	0
20.1875	CP0156	OTIS Phase II(b)													0	7,178,875	0	0	0	0
19.75	CP0021	Geographic Information Systems	0	0	0	0	0	0	0	0	0	0	0	0						
19.7188	CP0002	Information System Enhancement/Upgrades	0	0	0	0	0	0	0	0	0	0	0	0						
19.625	CP0123	Replace Police Dispatch System	0	0	0	0	0	0												
19.5625	CP0061	Economic Development							0	0	0	0	0	0	0	25,000	0	0	0	0
19.4063	CP0100	Neighborhood Parks	0	0	0	0	0	0							50,000	0	0	0	0	0
19.375	CP0146	Asset Management/Replacement Program	382,709	582,709	582,709	582,709	582,709	582,709	1,018	0	0	0	0	0						
19.1786	CP0115	Public Works Complex Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19.0938	New 30	Prospector Drain - Regulatory Project							250,000	0	0	666,667	666,667	0						
19	CP0097	Bonanza Drive Reconstruction	400,000	0	0	0	0	0							0	0	0	0	0	0
	CP0155	OTIS Phase II(a)	0	0	0	0	0	0	0	0	0	0	0	0	0	3,296,000	0	0	0	0
18.9063	CP0020	City-Wide Signs Phase I	0	5,000	5,000	0	0	0							0	5,000	5,000	0	0	0
18.8125	CP0063	Historic Structure Abatement Fund							0	0	0	0	0	0	0	0	0	0	0	0
	New 19	Lower Park Avenue RDA													0	3,000,000	3,000,000	0	0	0
18.7813	CP0167	Skate Park Repairs							0	5,000	5,000	5,000	5,000	5,000						
18.7188	CP0074	Equipment Replacement - Rolling Stock	600,000	600,000	650,000	650,000	700,000	700,000												
18.6563	CP0203	China Bridge Event Parking							198,079	0	0	0	0	0						
18.4375	CP0128	Quinn's Ice/Fields Phase II	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18.375	CP0217	Emergency Management Program Startup	70,000	0	15,000	0	0	0	0	0	0	0	0	0	925	0	0	0	0	0
18.25	CP0075	Equipment Replacement - Computer	200,000	198,000	218,000	218,000	218,000	218,000												
18.125	CP0208	Snow Plow Blade Replacement	0	0	0	0	0	0	0	0	0	0	0	0						
18.0313	CP0008	Historical Incentive Grants	0	0	0	0	0	0							0	0	0	0	0	0
18	CP0041	Trails Master Plan Implementation	100,000	100,000	300,000	200,000	0	0	0	0	0	0	0	0	25,000	0	0	0	0	0
	CP0043	Public Works Storage Parcel							0	0	0	0	0	0						
17.9688	CP0195	Ice Expansion Fund													0	0	0	0	0	0
17.9375	CP0092	Open Space Improvements							0	0	0	0	0	0	330,742	0	0	0	0	0
17.8125	CP0022	Sandridge Parking Lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17.75	CP0047	Downtown Enhancements/Design							0	0	0	0	0	0	383,000	292,000	0	0	0	0
17.6875	CP0096	E-Government Software	0	0	0	0	0	0	0	0	0	0	0	0						
17.6563	New 31	Soils Repository							187,500	5,500,000	0	0	0	0						
17.4375	CP0210	Salt Cover							65,000	0	0	0	0	0						
17.4063	CP0231	Mortgage Assistance Program	0	0	0	0	0	0												
	New 33	Tire Mount/Balance Machine (FSFSTM)	7,500	0	0	0	0	0	7,500	0	0	0	0	0						
17.1875	CP0234	General Plan Update	70,000	0	0	0	0	0												
17.0313	CP0017	ADA Implementation	10,000	10,000	10,000	10,000	10,000	0	0	0	0	0	0	0						
	CP0214	Racquet Club Renovation	50,000	0	0	0	0	0	500,000	0	0	0	0	0	25,000	0	0	0	0	0
16.8438	CP0102	Top Soil Assistance Program	0	0	0	0	0	0												
16.75	CP0252	Park City Heights							250,000	0	0	0	0	0						
16.7188	CP0090	Friends of the Farm													11,825	0	0	0	0	0
16.6875	CP0201	Shell Space	0	0	0	0	0	0	0		0	0	0	0						
16.6563	CP0191	Walkability Maintenance	0	45,000	45,000	45,000	45,000	45,000												
16.5313	CP0036	Traffic Calming	50,000	50,000	50,000	50,000	50,000	50,000	0	0	0	0	0	0	0	0	0	0	0	0
Alternative 3 Total			1,940,209	1,665,709	1,875,709	1,755,709	1,605,709	1,595,709	1,990,049	5,533,000	155,000	671,667	671,667	5,000	1,927,494	13,896,875	3,105,000	100,000	100,000	100,000
Alternative 4																				
16.4688	New 20	Security Projects													0	40,000	0	0	0	0
16.125	New 08	Storm Water Improvments	100,000	0	0	0	0	0												
16.0625	CP0014	McPolin Farm	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16	New 11	Drainage issue at 500 DVD	60,000	0	0	0	0	0												
15.8125	CP0177	China Bridge Improvements & Equipment	0	0	0	0	0	0												
15.7813	New 22	Crescent Tramway Trail													0	75,000	0	0	0	0
15.6563	CP0107	Retaining Wall at 41 Sampson Ave	0	0	0	0	0	0							0	0	0	0	0	0
15.5938	CP0085	Town Plaza	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,000,000	0	0
	New 18	High School Bus Sundance Transit Reconstruction	50,000	0	0	0	0	0	0	50,000	0	0	0	0						
15.5	CP0073	Marsac Seismic Renovation	0	0	0	0	0	0	20,000	0	0	0	0	0						

CIP Committee Worksheet

Score	CIP #	Project Name	General Fund Funding 2011	2012	2013	2014	2015	2016	Flexible Funding 2011	2012	2013	2014	2015	2016	Inflexible Funding 2011	2012	2013	2014	2015	2016
Recommendation Threshold - 14.9																				
15.4167	New 36	Environmental Revolving Loan Fund							100,000	0	0	0	0	0						
15.4063	New 09	FEMA Study	0	0	0	0	0	0												
15.375	CP0186	Energy Efficiency Study on City Facilities	-127,000	0	0	0	0	0							0	0	0	0	0	0
15.3438	CP0250	Irrigation Controller Replacement	10,000	10,000	10,000	10,000	10,000	10,000												
15.1563	CP0142	Racquet Club Program Equipment Replacement	0	0	0	0	0	0	35,000	50,000	50,000	50,000	50,000	50,000	0	0	0	0	0	0
14.9688	CP0251	Electronic Record Archiving	0	85,000	0	0	0	0												
14.9063	New 10	Park Meadows Ponds Control Structure	25,000	0	0	0	0	0												
14.8438	CP0233	China Bridge Pocket Park													-383,107	0	0	0	0	0
14.2813	CP0089	Public Art	0	0	0	0	0	0	45,000	0	0	0	0	0	0	0	0	0	0	0
13.625	New 12	Monitor and Lucky John Drainage							65,000	0	0	0	0	0						
Alternative 4 Total			**118,000**	**95,000**	**10,000**	**10,000**	**10,000**	**10,000**	**265,000**	**100,000**	**50,000**	**50,000**	**50,000**	**50,000**	**-383,107**	**115,000**	**0**	**7,000,000**	**0**	**0**
Recommended Total			**2,269,639**	**2,160,709**	**2,185,709**	**2,065,709**	**1,815,709**	**1,805,709**	**316,949**	**5,872,068**	**205,000**	**913,667**	**805,417**	**55,000**	**-13,284,421**	**21,811,174**	**3,525,194**	**8,290,076**	**859,014**	**457,456**
Not Recommended																				
Alternative 4																				
16.375	New 29	Sky Lodge Skating Rink							0	20,000	0	0	0	0						
14.875	CP0163	Quinn's Fields Phase III	0	0	2,700,000	0	0	0							0	0	0	0	0	0
	New 37	Downtown Enhancements Phase II	0	0	0	2,750,000	3,000,000	0												
14.7857	New 03	Snow Removal Parking Areas	0	57,500	0	0	0	0												
14.7	CP0229	Dredge Prospector Pond	0	0	0	0	0	0												
14.5625	New 34	Wheel Lift System (FSFSWL)	0	9,250	0	0	0	0	0	9,250	0	0	0	0						
14.5357	New 27	Receipt Printers and POS Keyboards	0	2,500	0	0	0	0												
14.4375	New 23	Historic Preservation	50,000	0	0	0	0	0												
14.1875	New 32	Website Enhancements	0	12,900	0	0	0	0												
14.0313	New 16	3rd Street Stairs	0	130,000	0	0	0	0												
13.4688	New 24	Landscape Ordinance	25,000	0	0	0	0	0												
	New 28	New Copier/ Printer/ Scanner	0	7,500	0	0	0	0												
13.2188	New 15	Hillside Avenue Stairs	0	650,000	0	0	0	0												
13.1563	New 06	RFID System for Library	0	59,000	0	0	0	0												
13	New 04	Snow Removal Service Increase	0	1,849,000	184,900	184,900	184,900	184,900												
12.9688	CP0246	Rink Roof for Mechanical Equipment	25,000	25,000	25,000	25,000	0	0												
12.875	New 05	Park City Dirt Jump Park: Re-grading & Permanent F	0	0	0	0	0	0												
12.5	New 14	Street Light at Marsac and Guardsman	0	30,000	0	0	0	0												
12.1563	New 07	Book Vending Machine for Library	0	25,000	0	0	0	0												
Alternative 4 Total			**100,000**	**2,857,650**	**2,909,900**	**2,959,900**	**3,184,900**	**184,900**	**0**	**29,250**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Alternative 5																				
11.8438	New 13	Row Landscape Guidelines	0	40,000	0	0	0	0												
	New 26	Work Lift	0	15,000	0	0	0	0												
11.625	New 21	Mobile Command Post (MCP)	0	50,000	50,000	35,000	0	0												
11.5	New 25	Public WI-FI	21,676	0	0	0	0	0												
11.2813	New 35	4th Street Stairs (Main to Park)	0	150,000	0	0	0	0												
Alternative 5 Total			**21,676**	**255,000**	**50,000**	**35,000**	**0**	**0**												
Not Recommended Total			**121,676**	**3,112,650**	**2,959,900**	**2,994,900**	**3,184,900**	**184,900**	**0**	**29,250**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Grand Total			**2,391,315**	**5,273,359**	**5,145,609**	**5,060,609**	**5,000,609**	**1,990,609**	**316,949**	**5,901,318**	**205,000**	**913,667**	**805,417**	**55,000**	**-13,284,421**	**21,811,174**	**3,525,194**	**8,290,076**	**859,014**	**457,456**

Bret Howser

From: Tom Bakaly
Sent: Tuesday, April 26, 2011 10:22 AM
To: Bret Howser; Matt Cassel
Subject: Fw: Light at the corner of Marsac Drive and Guardsman Connection

Please incude a budget dicussion of this specifically in the staff report When the CIP is before Council. Thanks.

Sent via DROID on Verizon Wireless

-----Original message-----
From: judyrhorwitz@aol.com
To: Tom@parkcity.org
Sent: Tue, Apr 26, 2011 04:19:14 GMT+00:00
Subject: Light at the corner of Marsac Drive and Guardsman Connection

Dear Mr. Bakaly:

We are very disappointed and concerned that the Capital Improvements Project Committee denied the request for funds to install a street light at the intersection of Marsac Road and Guardsman Connection.

We are now full-time residents of Park City living in the Ridgepoint Condominiums on Woodland View Drive in Upper Deer Valley . We must tell you that this is a very dangerous corner. When driving up Marsac after dark, it is almost impossible to see where to make the left turn onto Guardsman Connection. This unlit corner is an accident waiting to happen.

We are fully aware of the difficulties in making capital improvement decisions in this tight economy and acknowledge that a light might seem like something small and not as demanding as other projects. However a light at the Marsac intersection is an important matter of safety for Park City residents and visitors to upper Deer Valley. This is not a frivolous or new request. Bill Barnard, on behalf of the 38 condo owners at Ridgepoint, (like us, a 25 year homeowner of Ridgepoint) has been discussing the same request with various department people in City Hall for over three years.

In closing, we urge you to please drive up Marsac and turn onto Gaurdsman Connection at night – after dark - (and please not on a full moon night) so you can see for yourself the situation. Once you do, we know that you will understand the problem and share our concern.

During your budget hearings, please approve including a light at the corner of Marsac and Guardsman Connection in the upcoming fiscal budget.

Thank you in advance for your favorable consideration .

Judy and Don Horwitz
435-649-1734
cell 847-370-6688

OTIS Updates and Re-Evaluation – 2011

Alliance Engineering in cooperation with

Park City Municipal Corporation

1. Executive Summary

Alliance Engineering (the Consultant) has been commissioned by the Park City Municipal Corporation (PCMC) to provide an update to the Old Town Improvement Study (OTIS) originally completed in 2002. This update provides current information about the projects that have been completed since 2002, a catalogue and prioritization of remaining projects, and a detailed estimate of probable costs for remaining projects in 2011 dollars.

The primary success of the 2002 OTIS report was in clearly identifying the improvements needed in the Old Town Neighborhood and providing a projected budget for these projects. The result is that since 2002 Park City Municipal Corporation has made steady progress in replacing what had become a rapidly declining infrastructure in one of the City's most important neighborhoods in terms maintaining a vibrant economy, preserving historic character, and, maintaining a high level of service with respect to the infrastructure that provides for the health, safety, and general welfare of Old Town residents.

This update to the 2002 OTIS report did not repeat the public involvement initiatives from the prior study; however, discussion did occur between the consultant, utility company representatives, and PCMC Staff to arrive at the most current status for ongoing projects, updated unit pricing, and thorough vetting of the issues and outcomes that should influence project prioritization. Estimated costs for installing conduit for possible relocation of overhead dry utilities referenced in the original OTIS report are included. It should also be noted that the consultant was asked not to expand the scope of the study into new geographic areas or types of improvements. Those areas of Old Town outside the defined scope for both the original study and this update where significant improvements may be required is noted in this report for clarity of discussion as future projects are considered. Similarly, the need for and strategies to address additional parking requirements in the Old Town neighborhood have not been addressed in this update. Much of the information from the 2002 OTIS analysis of parking remains relevant.

The purpose of this re-evaluation was to provide a prioritization table of remaining projects to be completed with updated construction cost as a basis for future planning and budgeting of capital improvement projects within Old Town.

MAP OF STUDY AREA

See Appendix

2. 2002 OTIS Project list

2002 OTIS Street Reconstruction Projects:

Prospect Avenue	Lower Norfolk (8th to 13th)
Upper Park Avenue (Heber to King)	Intersection - Marsac & Hillside
Woodside Avenue (north of 13th)	Sandridge Avenue
Hillside Avenue	Empire and Upper Lowell
Sullivan Road	Rossi Hill Drive
Swede Alley	8th, 9th, 10th, 11th, 12th streets
13th, 14th, 15th streets	Silver King
Ridge Avenue	McHenry Drive

2002 OTIS Water Reconstruction Projects:

Hillside, Ontario, McHenry, Rossi	Upper Park Ave. (Heber to King)
Empire Avenue (9th to 13th)	Deer Valley Loop Road
Lower Norfolk (8th to 13th)	Prospect Avenue
Sandridge Avenue	Chambers Avenue

3. Completed Projects from 2002 OTIS

- Consultant completed a review of the 2002 OTIS Report to understand the primary areas of emphasis.
- A meeting with PCMC Engineering, Public Works, and Water Department Staff confirmed the list of completed projects from the original study.
- In general, the completed Old Town improvement projects have consisted of a reconstruction of the underground utility system, provided pedestrian facilities and off-street parking, residential connections to driveways and walkways in addition to a full road reconstruction with gutters, inlets and pipe system for proper storm water management.
- The extents of the completed projects tend to be limited by the amount of work that can be reasonably expected to be finished in one season.
- Power and telecommunication service within Old Town is provided by overhead utility lines in most areas. Past projects have provided conduit for a possible burial of the overhead lines, but as noted in the original 2002 OTIS, the expense to finish this work is great and the process to finance the work by residents or other means is complicated. The conduit that has been installed in past projects remains unused.

Completed Street Reconstruction Projects since the 2002 OTIS:

Hillside Avenue	Prospect Street
Lower Norfolk (8th-13th)	Intersection - Marsac & Hillside
Upper Park Ave (Heber to King)	Woodside (north of 13th)
Sandridge Avenue	13th, 14^{th} (partial), 15th Streets

Completed Water Projects since 2002 OTIS:

Hillside Avenue	Sandridge Avenue
Lower Norfolk (8th-13th)	Prospect Street
Upper Park Ave (Heber to King)	Ontario Ave. (south portion)

4. Remaining Projects from 2002 OTIS

- A meeting with PCMC Engineering, Public Works, and Water Department Staff confirmed the list of remaining projects from the original study.
- Consensus of road and water project priorities were assembled, and used as a basis for a new recommended project prioritization list. Each street and water project was ranked and the consultant has provided a recommended prioritization list based on input from PCMC staff.
- Additional research by PCMC departments may determine a need to revise the recommended list based on further analysis of the deteriorating state of the existing infrastructure.
- Coordination within PCMC departments for road, storm water, and water infrastructure improvements is required, as well as discussions with Snyderville Basin Water Reclamation District and Questar Gas for possible improvements to the sanitary sewer and gas infrastructure. It is ideal to improve all facilities at one time and within one construction project.
- The extents of the projects analyzed may be adjusted to accommodate realistic budgets and avoid improving areas that may be determined adequate from further study of the existing condition.
- Some projects are within areas where future private improvements are planned and it is recommended to coordinate the road and utility infrastructure with the adjacent development.

Remaining Projects Ranking Table

Rank	*Road Improvement*	*Rank*	*Water Improvement*
1	Empire Avenue	1	Empire Avenue
2	Sullivan Road	2	Rossi Hill / McHenry
3	Silver King Road	3	Deer Valley Loop Road
4	Swede Alley	4	Chambers Avenue
5	8th Street	5	9th Street / 8th Street
6	10th Street		
7	11th Street		
8	Rossi Hill /McHenry		
9	12th Street		
10	Ridge Avenue		
11	Lowell Avenue		

Recommended Prioritization Table

Rank	***Recommended Priorization***
1	**Empire Avenue**
2	**Sullivan Road (Road & SD)**
3	**Chambers Avenue (Water)**
4	**8th/10th/11th/14th Streets**
5	**10th street**
6	**11th street**
7	**14th street**
8	**Rossi Hill Drive**
9	**McHenry Street**
10	**Deer Valley Loop Road**
11	**Swede Alley**
12	**9th street**
13	**12th street**
14	**Silver King**
15	**Ridge Avenue**
16	**Lowell Avenue**

In general the road and utility infrastructure is aging and in need of replacement. It was noted that the original 2002 Old Town Improvement Study (OTIS) did not address certain areas within the historic district known as "Old Town". Concept design and estimated construction costs were not accounted for these areas.

Projects Not Mentioned in 2002 OTIS:

Lower Park Avenue	Upper Norfolk
Main Street	Sampson Avenue
Daly Avenue	Ontario Avenue
King Road	Sunnyside Drive

During planning for Old Town Improvement Projects, it is recommended that PCMC departments determine if the areas mentioned above have infrastructure improvement needs that supersede the recommended project prioritization list.

5. Remaining Projects from 2002 OTIS Construction Cost Estimates

- After determining the extents of project improvements, visually inspecting the surface condition, and taking time to understand the exact boundaries of work previously completed; the Consultant has prepared an estimate of construction cost for budgetary purposes.
- A conceptual design and accumulation of work items were prepared with unit pricing associated and a design, management and unforeseen contingency factor was applied.
- The Consultant utilized recently complete project pricing to arrive at current unit pricing. Each project is partially itemized and the estimates provided should provide a solid tool for short to mid range budgeting and planning by municipal staff barring any major events influencing supply of specific materials or overall inflationary pressures.
- The following summary of probable costs is intended to for use a tool in making budget recommendations and adjusting project prioritization.

Construction Cost Estimate See attached spreadsheet

OTIS Re-Evaluation **Cost Estimate Summary** **2011 Updated costs** **4-May-11**

Rank	*Roadwork and Utilities*	*2002 Road*	*2002 Water*	*2002 Conduit*	***2002 Total***		*Const. Misc.*	*Road*	*Storm Drain*	*Total*	*Total +30%*	*Water*	*Water +30%*	*Conduit*	***Project Total***
1	Empire Avenue (8th to 13th St.)	1330000	209300	308000	*1,847,300*		85000	643610	103500	832110	1081743	1021500	1327950	154,700	**2,564,393**
	Empire Avenue (13th to 15th St.)	570000	0	299000	*869,000*		45000	291545	88500	425045	552559	362500	471250	154,700	**1,178,509**
2	Sullivan Road	1100000	0	75000	*1,175,000*		50000	706900	90500	847400	1101620	0	0	98,750	**1,200,370**
3	Chambers Avenue (Water)	0	48139	0	*48,139*		0	0	0	0	0	120375	156487.5	0	**156,488**
4	8th Street	350000	0	20000	*370,000*		17500	161500	39750	218750	284375	56750	73775	58,110	**416,260**
5	10th Street	350000	0	20000	*370,000*		9000	117825	22500	149325	194123	0	0	51,480	**245,603**
6	11th Street	350000	0	20000	*370,000*		6000	36625	6500	49125	63863	0	0	12,935	**76,798**
7	14th Street	200000	0	20000	*220,000*		6000	36375	6500	48875	63538	43500	56550	12,935	**133,023**
8	Rossi Hill Road	1800000	0	135000	*1,935,000*		32000	261400	83000	376400	489320	165250	214825	19,500	**723,645**
9	McHenry Street	1600000	0	135000	*1,735,000*		25000	307400	60500	392900	510770	172500	224250	19,500	**754,520**
10	Deer Valley Loop Road (Water)	0	161161	0	*161,161*		0	0	0	0	0	355050	461565	0	**461,565**
11	Swede Alley	1900000	0	362000	*2,262,000*		50000	503850	129000	682850	887705	111000	144300	58,370	**1,090,375**
12	9th Street	0	0	20000	*20,000*		350000	0	0	350000	455000	114675	149077.5	30,615	**634,693**
13	12th Street	350000	0	0	*350,000*		9000	66300	23000	98300	127790	70625	91812.5	0	**219,603**
14	Silver King Road	500000	0	0	*500,000*		35000	258080	33000	326080	423904	124250	161525	0	**585,429**
15	Ridge Avenue	1200000	0	0	*1,200,000*		20000	384500	0	404500	525850	0	0	0	**525,850**
16	Lowell Avenue (8th to 13th St.)	0	0	219000	*219,000*		65000	588500	111000	764500	993850	480500	624650	92,820	**1,711,320**
17	Other Conduit Projects			1957000	*1,957,000*										**1,957,000**
18	Other Pedestrian Projects				*1,785,200*										**1,785,200**
						Total = $	804,500	4,364,410	797,250	5,966,160		3,198,475			
	2002 Total = $	11,600,000	418,600	3,590,000	**17,393,800**	**Total+30%**	**1,045,850**	**5,673,733**	**1,036,425**	**7,756,008**		**4,158,018**		**764,415**	**16,420,641**
							Const. Misc.	***Road***	***Storm Drain***	***Total***		***Water***		***Conduit***	***Totals***

Rank	*Roadwork and Utilities*	*2002 Comments (from original OTIS to explain what is included in cost)*
1	Empire Avenue (8th to 13th St.)	Gutters, Paving, Storm Drain, Sidewalks, Conduits, Water: 2000ft 8"DIP
	Empire Avenue (13th to 15th St.)	
2	Sullivan Road	Sidewalks, Storm Drain, Parking , Landscaping, Paving, Public Art, Conduits
3	Chambers Avenue	Water: 460ft 8"DIP
4	8th Street	8th - 14th streets: Storm Drains, Sidewalks, Stairs, Paving, Conduits
5	10th Street	see 8th
6	11th Street	see 8th
7	14th Street	see 8th
8	Rossi Hill Road	Sidewalk, Gutter, Right-of-way, Paving, Conduit
9	McHenry Street	Right-of-way, Gutter, Paving
10	Deer Valley Loop Road	Water: 1540ft 8"DIP
11	Swede Alley	Sidewalks, Landscaping, bring the stream to surface, Public Art, Paving, Conduits
12	9th Street	see 8th
13	12th Street	see 8th
14	Silver King Road	Sidewalk, Paving, Public Art
15	Ridge Avenue	Right-of-way, gutter, Storm Drain, Paving
16	Lowell Avenue (8th to 13th St.)	N/A
17	Other Conduit Projects	Ontario:135k, Lower Park Ave 158k, Marsace 146k, Upper Norfolk & Sampson 963k, Daly Ave 555k
18	Other Pedestrian Projects	Projects listed and cost estimated in 2002 OTIS study page 33

Total = $ 16 Million

2011 Assumptions:

All Roads considered complete road reconstruction. Design will include pedestrian sidewalk and offstreet parking. Water system to be improved. Storm Drain system to be introducted. Prices for conduit only. Does not include boxes/vaults/or connections to homes. 30% to include contingency and engineering design and construction management services. Miscellaneous construction cost included contractor mobilizaton and project clean up as well as storm water management and traffic control.

6. Conclusion

Recommendations and Criteria for Project Initiation and Final Prioritization

In concluding the 2011 updates to the OTIS Report we would like to offer the following recommendations for questions to be asked, procedures to be followed, and project specific research that can be utilized by Staff and the Council to consider moving projects up or down the priority list and to make educated final decisions regarding the initiation of each project.

- The recommendations of this report are for budgetary and planning purposes. It will be necessary to revisit the extents of the proposed project and cost estimates based on more in-depth engineering design.
- Ensure that a proposed project has been vetted during Staff's Project Management Meeting or a Development Review Meeting, and with local private utility provider representatives. Specifically look for opportunities to:
    1. Consolidate project costs through shared staging or contracts with private utility providers or project developers.
    2. Coordinate construction timeframes to minimize disruption to residents and the potential for project interference and delays.
    3. Avoid damage to or disruption of recently completed improvements from private development activities.
    4. Discuss potential coordination of funding and improvements between departments and related projects. (Water, Walkability, Parking and Transportation, Affordable Housing, etc.)
    5. Anticipate project impacts on traffic coordination, special events, or other key economic development activities.
- Continue practice of requiring a Public Involvement Strategy as projects are considered to ensure coordination with affected property owners and residents. Present anticipated project scope to the general public for information purposes.
- Look for opportunities to partner with the private sector to offer enhanced pedestrian improvements or improved project design on a project by project basis.
- Understand each street and area within Old Town is unique as far as density, pedestrian and trail access, condition of surface and underground infrastructure and overall charm.

These Project Initiation Criteria should be considered as a framework for adjusting project priorities based on need and staff research but are not expected or intended to comprehensively reorganize the recommended order of improvements.

Appendix:	Page 1-3	OTIS Re-Evaluation Maps
	Page 4-7	Project Prioritization and Summary
	Page 8-42	Construction Cost Summary and Worksheets

OTIS Re-Evaluation **Cost Estimate Summary** **2011 Updated costs** **4-May-11**

Rank	Roadwork and Utilities	2002 Road	2002 Water	2002 Conduit	2002 Total	Const. Misc.	Road	Storm Drain	Total	Total +30%	Water	Water +305%	Conduit	Project Total
1	Empire Avenue (8th to 13th St.)	1330000	209300	308000	*1,847,300*	85000	643610	103500	832110	1081743	1021500	1327950	154,700	**2,564,393**
	Empire Avenue (13th to 15th St.)	570000	0	299000	*869,000*	45000	291545	88500	425045	552559	362500	471250	154,700	**1,178,509**
2	Sullivan Road	1100000	0	75000	*1,175,000*	50000	706900	90500	847400	1101620	0	0	98,750	**1,200,370**
3	Chambers Avenue (Water)	0	48139	0	*48,139*	0	0	0	0	0	120375	156487.5	0	**156,488**
4	8th Street	350000	0	20000	*370,000*	17500	161500	39750	218750	284375	56750	73775	58,110	**416,260**
5	10th Street	350000	0	20000	*370,000*	9000	117825	22500	149325	194123	0	0	51,480	**245,603**
6	11th Street	350000	0	20000	*370,000*	6000	36625	6500	49125	63863	0	0	12,935	**76,798**
7	14th Street	200000	0	20000	*220,000*	6000	36375	6500	48875	63538	43500	56550	12,935	**133,023**
8	Rossi Hill Road	1800000	0	135000	*1,935,000*	32000	261400	83000	376400	489320	165250	214825	19,500	**723,645**
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10	Deer Valley Loop Road (Water)	0	161161	0	*161,161*	0	0	0	0	0	355050	461565	0	**461,565**
11	Swede Alley	1900000	0	362000	*2,262,000*	50000	503850	129000	682850	887705	111000	144300	58,370	**1,090,375**
12	9th Street	0	0	20000	*20,000*	350000	0	0	350000	455000	114675	149077.5	30,615	**634,693**
13	12th Street	350000	0	0	*350,000*	9000	66300	23000	98300	127790	70625	91812.5	0	**219,603**
14	Silver King Road	500000	0	0	*500,000*	35000	258080	33000	326080	423904	124250	161525	0	**585,429**
15	Ridge Avenue	1200000	0	0	*1,200,000*	20000	384500	0	404500	525850	0	0	0	**525,850**
16	Lowell Avenue (8th to 13th St.)	0	0	219000	*219,000*	65000	588500	111000	764500	993850	480500	624650	92,820	**1,711,320**
17	Other Conduit Projects			1957000	*1,957,000*									**1,957,000**
18	Other Pedestrian Projects				*1,785,200*									**1,785,200**
					Total = $	804,500	4,364,410	797,250	5,966,160		3,198,475			
	2002 Total = $	11,600,000	418,600	3,590,000	**17,393,800**	**Total+30%** **1,045,850**	**5,673,733**	**1,036,425**	**7,756,008**		**4,158,018**		**764,415**	**16,420,641**
						Const. Misc.	***Road***	***Storm Drain***	***Total***		***Water***		***Conduit***	***Totals***

Rank	Roadwork and Utilities	2002 Comments (from original OTIS to explain what is included in cost)
1	Empire Avenue (8th to 13th St.)	Gutters, Paving, Storm Drain, Sidewalks, Conduits, Water: 2000ft 8"DIP
	Empire Avenue (13th to 15th St.)	
2	Sullivan Road	Sidewalks, Storm Drain, Parking , Landscaping, Paving, Public Art, Conduits
3	Chambers Avenue	Water: 460ft 8"DIP
4	8th Street	8th - 14th streets: Storm Drains, Sidewalks, Stairs, Paving, Conduits
5	10th Street	see 8th
6	11th Street	see 8th
7	14th Street	see 8th
8	Rossi Hill Road	Sidewalk, Gutter, Right-of-way, Paving, Conduit
9	McHenry Street	Right-of-way, Gutter, Paving
10	Deer Valley Loop Road	Water: 1540ft 8"DIP
11	Swede Alley	Sidewalks, Landscaping, bring the stream to surface, Public Art, Paving, Conduits
12	9th Street	see 8th
13	12th Street	see 8th
14	Silver King Road	Sidewalk, Paving, Public Art
15	Ridge Avenue	Right-of-way, gutter, Storm Drain, Paving
16	Lowell Avenue (8th to 13th St.)	N/A
17	Other Conduit Projects	Ontario:135k, Lower Park Ave 158k, Marsace 146k, Upper Norfolk & Sampson 963k, Daly Ave 555k
18	Other Pedestrian Projects	Projects listed and cost estimated in 2002 OTIS study page 33

Total = $ 16 Million

2011 Assumptions:
All Roads considered complete road reconstruction. Design will include pedestrian sidewalk and offstreet parking. Water system to be improved. Storm Drain system to be introducted. Prices for conduit only. Does not include boxes/vaults/or connections to homes. 25% to include contingency and engineering design and construction management services. Miscellaneous construction cost included contractor mobilizaton and project clean up as well as storm water management and traffic control.

OTIS STUDY 2011 ALTERNATIVE ANALYSIS

Wednesday, May 04, 2011

Alternative #2

Remaining Projects	2011 Road Costs	2011 Water Costs	2011 Road & Water Costs	2011 Conduit Costs	Project Total Costs
Empire Avenue (8th to 13th)	$1,081,743	$1,327,950	$2,409,693	$154,700	$2,564,393
Empire Avenue (13th to 15th)	$552,559	$471,250	$1,023,809	$154,700	$1,178,509
Sullivan Road	$1,101,620	$0	$1,101,620	$98,750	$1,200,370
Chambers Avenue (Water)	$0	$156,488	$156,488	$0	$156,488
8th Street	$284,375	$73,775	$358,150	$58,110	$416,260
10th Street	$194,123	$0	$194,123	$51,480	$245,603
11th Street	$63,863	$0	$63,863	$12,935	$76,798
14th Street	$63,538	$56,550	$120,088	$12,935	$133,023
Rossi Hill Drive	$489,320	$214,825	$704,145	$19,500	$723,645
McHenry Street	$510,770	$224,250	$735,020	$19,500	$754,520
Deer Valley Loop Road (Water)	$0	$461,565	$461,565	$0	$461,565
Swede Alley	$887,705	$144,300	$1,032,005	$58,370	$1,090,375
9th Street	$455,000	$149,078	$604,078	$30,615	$634,693
12th Street	$127,790	$91,813	$219,603	$0	$219,603
Silver King Road	$423,904	$161,525	$585,429	$0	$585,429
Ridge Avenue	$525,850	$0	$525,850	$0	$525,850
Lowell Avenue (8th to 13th)	$993,850	$624,650	$1,618,500	$92,820	$1,711,320
Total Costs	**$7,756,010**	**$4,158,018**	**$11,914,028**	**$764,415**	**$12,678,443**

Alternative #3

Remaining Projects	2011 Road Costs	Eliminate Sidewalk	Eliminate Other Elements	Final 2011 Road Costs	2011 Water Costs	2011 Road & Water Costs	2011 Conduit Costs	Project Total Costs
Emipre Avenue (8th to 13th)	$1,081,743	$37,760		$1,043,983	$1,327,950	$2,371,933	$154,700	$2,526,633
Empire Avenue (13th to 15th)	$552,559	$31,680		$520,879	$471,250	$992,129	$154,700	$1,146,829
Sullivan Road	$1,101,620	$62,400	$11,016	$1,028,204	$0	$1,028,204	$98,750	$1,126,954
Chambers Avenue (Water)	$0	$0		$0	$156,488	$156,488	$0	$156,488
8th Street	$284,375	$12,000		$272,375	$73,775	$346,150	$58,110	$404,260
10th Street	$194,123	$2,800		$191,323	$0	$191,323	$51,480	$242,803
11th Street	$63,863	$2,800		$61,063	$0	$61,063	$12,935	$73,998
14th Street	$63,538	$2,800		$60,738	$56,550	$117,288	$12,935	$130,223
Rossi Hill Drive	$489,320	$19,360		$469,960	$214,825	$684,785	$19,500	$704,285
McHenry Street	$510,770	$19,200		$491,570	$224,250	$715,820	$19,500	$735,320
Deer Valley Loop Road (Water)	$0	$0		$0	$461,565	$461,565	$0	$461,565
Swede Alley	$887,705	$41,000	$8,900	$837,805	$144,300	$982,105	$58,370	$1,040,475
9th Street	$455,000		$455,000	$0	$149,078	$149,078	$30,615	$179,693
12th Street	$127,790	$2,800		$124,990	$91,813	$216,803	$0	$216,803
Silver King Road	$423,904	$23,520	$4,240	$396,144	$161,525	$557,669	$0	$557,669
Ridge Avenue	$525,850	$20,000		$505,850	$0	$505,850	$0	$505,850
Lowell Avenue (8th to 13th)	$993,850	$37,600		$956,250	$624,650	$1,580,900	$92,820	$1,673,720
Total Costs	**$7,756,010**	**$315,720**	**$479,156**	**$6,961,134**	**$4,158,018**	**$11,119,152**	**$764,415**	**$11,883,567**

May 5, 2011

Jonathan Weidenhamer
Park City Municipal Corporation
PO Box 1480
Park City, UT 84060

RE: Update on Infrastructure Concepts

Dear Jon:

At the April Board Meeting, the HPCA Board discussed the progress to date on the Infrastructure Concept Plans. The Board agreed that the concepts are all pieces of a comprehensive plan, and that they wish seek approval for the overall plan, before undertaking the individual parts. Discussion then focused on how to prioritize the individual improvements within the larger plan.

The HPCA is currently conducting a survey requesting additional merchant input to be reviewed by the HPCA Board at their meeting on May 17th. The HPCA views the proposed infrastructure enhancements as a long term objective, and strongly believes that all aspects of the plan should be determined before moving forward with the individual parts. We hope work in conjunction with City staff to develop a formal proposal over the summer.

The HPCA sincerely thanks the City for their joint participation in this study.

Respectfully yours,

Alison Butz
Executive Director

PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
APRIL 28, 2011

Present: **Mayor Dana Williams; Council members Alex Butwinski; Joe Kernan; Cindy Matsumoto; Dick Peek; and**

Tom Bakaly, City Manager; Mark Harington, City Attorney; Michael Kovacs, Assistant City Manager; Diane Foster, Sustainability Manager; Scott Robertson, IT Manager; Spencer Lace, IT Analyst; and Jon Weidenhamer, Economic Development Manager

Mark Clews, ICMA International Fellow; and Katie Snyder, Kimball Art Center

Absent: **Council Member Liza Simpson**

1. Oath of Office – Council Member Dick Peek. Mayor Dana Williams administered the Oath of Office to newly appointed Council Member Dick Peek.

2. Council questions/comments. Alex Butwinski relayed that the Planning Commission meeting lasted until midnight last night. Cindy Matsumoto reported that she and Joe Kernan reviewed special service contracts during the week and invited input from members if there is interest. These will be reviewed by Council on May 26. Mayor Williams discussed the interagency meeting where emergency management was discussed as well as liaison positions. The City will continue to maintain its ex officio role on the Summit County Health Board and BOSAC and retain a voting member seat on the Fire District. Michael Kovacs introduced Chad Root, Park City's new Chief Building Official, who is from Mountain Village, Colorado. Mr. Root stated that he looks forward to working with everyone.

3. ICMA International Fellow Mark Clews – Climate Adaptation Plan. Mr. Clews stated that he has been participating in an exchange program for two weeks in Park City. He explained that climate adaptation is a series of responses designed to reduce our vulnerability and increase resilience to global warming. He spoke about Park City reinventing itself as a resort community after mining ceased as an example of adaptation and described the differences between adaptation and mitigation. Associated migration trends were discussed. Diane Foster interjected that adaptation is an element that needs more staff attention and the timing of the internship was excellent. Mr. Clews has helped the City kick-start this effort. She commented that Park City was one of eight western communities who received a grant and will be working with the Berking Institute to create a regional climate adaptation plan. A formal update and a request for Council direction will occur in August. If Council approves the concept, staff will take the first step in the implementation of the adaptation plan and ICKLEI has actually developed framework for communities on how to move forward with adaptation plans. In response to a question from Ms. Matsumoto, Mr. Clews described the progress made in Hastings, New Zealand with regard to sustainability and mitigation efforts. Local communities and governments are the driving forces addressing climate change adaptation. He discussed how much he has enjoyed being here and mentioned how friendly people are in Park City.

4. iPad delivery and use policy discussion. In response to a question about pricing, Spencer Lace relayed that the City receives state government contract prices. Joe Kernan stated that he would like to test an iPad for about a week before deciding and believed that he personally would limit its use to City business. He felt iPads may provide convenience and will save on printing costs but felt it should be a City owned device. Scott Robertson explained that is an option to consider but the stipend is recommended because it provides the best balance for IT support, equipment management and flexibility of use. Because it is a consumer grade device, how to restrict it within the guidelines of the City's best practices from a security standpoint is not fully known. Eligibility for an iPad is tied to receiving printed meeting packets so Tom Bakaly and Mark Harrington are the only staff members being considered. He stated that the City Manager has elected not to receive one and is giving his iPad to Dick Peek. Mr. Lace clarified that IT has one iPad on hand for back-up and for providing technical support. Mr. Kernan reiterated his preference for City ownership because of his level of interest.

The City Manager stated that the goal is to reduce paper and provide members with a tool. The Mayor believed that Council already made a decision about the City owning the equipment at a prior work session. Mr. Robertson stated that he has analyzed how other organizations are providing equipment and feels the stipend is the best way to proceed. Replacing paper costs with this tool is very cost-effective for the City. The Mayor acknowledged that he would use the iPad for personal use and Mark Harrington interjected that that is typical of the evolution that other jurisdictions have experienced. iPads are built to manage information in a number of arenas and the progression of use is very hard to manage. This is why staff continues to recommend the stipend approach because it bridges this gap and allows flexibility. Mr. Harrington encouraged members to support the recommended approach and if there is one exception, a different agreement could be drafted. Mr. Kernan stated that he would like to use an iPad for a week before he decides because he may not want it. Mr. Lace stated that he has a loaner available for his use.

Mr. Robertson explained that the 3G service paid by the City is basic and adequate to meet the business requirements of downloading packet data, etc. but if members want to upgrade, they will be responsible for the additional cost. If the iPad is in a Wi-Fi area, it will automatically pick up the wireless signal and not use the 3G service. In response to a question from Mr. Butwinski, Mr. Robertson explained that members will receive a stipend from the City to cover the cost of the iPad and accessories budgeted at $800 and the City will cover the cost of monthly limited 3G service. Mr. Lace indicated that the IT Department will recommend two or three applications and pay for them by way of a gift card to members, however, the iPads need to be registered under a Council member's account with an ID and credit card number. Members should be able to web surf, email, and download packets with the service plan but downloading just one movie may exceed the service plan. There is a huge leap between multi-media, songs and movies. Scott Robertson noted that training is part of the agreement and the Legal Department will also provide advice. The agreement will be signed when the iPad is deployed. Spencer Lace advised that members should use their Apple ID information, if they have an iPhone for instance, for their iPad.

5. Art Festival Supplemental Plan. Jon Weidenhamer pointed out that the supplemental plan is scheduled on the regular agenda for action and believes the Kimball Art Center has formulated some good changes. It is proposed to open one hour earlier on Friday; to move it to a full day is a major undertaking and beginning at 5 p.m. was a compromise. The second change is expansion of the footprint to accommodate the street dining decks. KAC is willing to incorporate those into the Festival, displacing approximately 55 booths, and resulting in an expansion of the Festival area mostly at the ends of the street, Heber Avenue and 7th Street. Mr. Weidenhamer stated that KAC requested that the City not allow any more decks on Main Street beyond the nine approved to date. Flannigan's has agreed to remove its deck during the Festival. Katie Snyder explained that if Flannigan's submitted an application by the deadline of

March 15, KAC would have been able to accommodate them. Mr. Weidenhamer pointed out that holding a debrief on this year's operations will be valuable. The third change relates to transit drop-off locations which is a request stemming from the expanded footprint.

He explained that the free Friday night for locals was no longer a secret and was attracting Salt Lake attendees. Park City and Summit County residents and second home owners will be admitted free while others will be charged $10, but enforcement will be soft. Ms. Snyder stated that KAC hired Lighthouse Research last year and learned that on Friday night 71% on the street were from out-of-town.

Jon Weidenhamer relayed that he did not find any adverse impacts related to the proposed changes and staff supports them. Katie Snyder discussed placing most of the 55 booths, but losing 11. Mr. Weidenhamer added that the Brew Pub Lot will be programmed to help with activity on the top of the street. Ms. Snyder hoped that the location will be successful with better shows. In response to a comment from Dick Peek, Mark Harrington clarified that all of the decks have an agreement with KAC, except Flannigan's, so they will remain throughout the Festival. Mr. Weidenhamer emphasized that the City has an executed agreement with KAC which guarantees use of the street and KAC has the sole discretion to decide whether the decks stay or not. Mr. Peek pointed out that compensation is being made with the expansion of the footprint of the Festival area. Mr. Weidenhamer agreed but the value of the expansion to the Arts Festival is unknown at this time and Mr. Harrington stated that adjustments may have to be made next year.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
APRIL 28, 2011

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, April 28, 2011. Members in attendance were Dana Williams, Alex Butwinski, Joe Kernan, Cindy Matsumoto, and Dick Peek. Liza Simpson was excused. Staff present was Tom Bakaly, City Manager; Jonathan Weidenhamer, Economic Development Manager; Francisco Astorga, Planner; Thomas Eddington, Planning Manager; Shelley Hatch, Business License Analyst; and Mark Harrington, City Attorney.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Swede Alley liquor store - The Mayor expressed his appreciation of Governor Herbert stepping in and saving several liquor stores from closing in the state, including our Swede Alley outlet.

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

None.

IV MINUTES OF SPECIAL MEETINGS OF APRIL 18, 2001 AND APRIL 19, 2001

Joe Kernan, "I move we approve the minutes of April 18th and 19th with the replacement of the correct Question No. 5". Cindy Matsumoto seconded. Motion carried.

Alex Butwinski	Aye
Joe Kernan	Aye
Cindy Matsumoto	Aye
Dick Peek	Abstention
Liza Simpson	Absent

V CONSENT AGENDA *(Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon under "Additional Discussion – Agenda Items")*

Alex Butwinski requested that Item No. 2 be removed from the Consent Agenda. The Mayor complied as asked for a motion on Item No. 1.

1. Consideration of Resolution proclaiming May 7, 2011 as Arbor Day in Park City, Utah and acknowledging the extraordinary accomplishments of the Parks Department – Cindy Matsumoto, "I move that we proclaim May 7, 2011 as Arbor Day in Park City, Utah and acknowledge the extraordinary accomplishments of the Parks Department". Dick Peek seconded. Motion carried.

Alex Butwinski	Aye
Joe Kernan	Aye
Cindy Matsumoto	Aye

Dick Peek	Aye
Liza Simpson	Absent

2. Consideration of Main Street dining leases:
   Eating Establishment, 317 Main Street
   Ciseros, 306 Main Street
   Bistro 412, 412 Main Street
   Bandits, 440 Main Street
   Shabu, 442 Main Street
   Main Street Pizza Noodle, 530 Main Street
   501 Main, 501 Main Street
   Bangkok Thai, 605 Main Street

Mr. Butwinski explained that he spoke to several members of the HPCA since last week's meeting and he felt there is some misunderstanding on the fee for parking. A negotiated agreement between staff and the HPCA specifies that 25% of the parking fee was a fair and equitable number based upon the fact that the other businesses were giving up some of their parking spaces for the benefit of restaurants. Some of the parking revenue goes back to Main Street and the HPCA fully supports 25% as an equitable number. He wants to make sure that members realize that the agreement has been in place since the fee was reduced to $300 last week. He felt that Mr. McCombs's comments were irrelevant and arguments about profitability are not germane to the issue. Dining decks are a great amenity for the City but he questions why the parking fee was set so low, cutting into our own income and subsidizing businesses. The other part of the decision was to prorate the second stall and not charge for a full stall which the HPCA did not support. He believed concessions on fees should not have been made. The Mayor asked members if they want to reconsider. Cindy Matsumoto invited Alison Butz to clarify the HPCA's position.

Alison Butz, HPCA Executive Director, stated that during the discussion last week the fee fluctuated between 100% to 0 and from the HPCA's point of view, members are not in favor of not charging for the parking spaces. The group facilitating the discussion and the recommendation outlined in the position paper suggested 25%. This was discussed as well as criteria like being open for lunch, etc. They are in favor of the outdoor decks because they bring a new atmosphere to the outdoor sidewalk space but the HPCA also represents galleries and retail businesses that do not have the same opportunity to market their businesses in such a visual way.

Joe Kernan pointed out that the Council decided this last week where there was a full discussion with everybody present. In response to comments, Ms. Butz clarified that the HPCA receives a fixed amount of the parking revenue through the negotiated contract for the Park Silly Sunday Market. Mr. Butwinski noted that if the City doesn't collect the parking money, it makes up the difference. Joe Kernan interjected that outdoor dining may increase sales tax revenue. Mr. Butwinski felt that the City should not subsidize outdoor decks when the HPCA has recommended a 25% fee; it is illogical. He felt this should be reconsidered when Ms. Simpson is in attendance.

Cindy Matsumoto stated that she is comfortable with the decision Council made. Joe Kernan agreed. Dick Peek felt that applications were made based on the fee that was proposed earlier and based on the agreement with the HPCA. Restaurant owners formulated a business model based on the 25% fee and he asked if there is a parking meter revenue number that the fee can be based on which can be used to convert to a realistic fee. There was discussion about rounding up parking spaces in calculating the parking fee. Mr. Butwinski emphasized that the City's expenses do not change with regard to meter service, maintenance and enforcement but the City is receiving less income while expenses remain fixed. The HPCA acknowledges that and feels there is more equity for the rest of the businesses with a 25% fee.

Ms. Butz clarified that there is no benefit to the retail businesses by charging more, however, they do not have the same opportunity to be able to install a deck and display retail items.

Mr. Kernan reiterated that if this issue is reopened all of the applicants need to be invited back to a meeting. Discussion ensued on the estimated $2.880 maximum parking fee revenue figure and in response to Mr. Peek's request, Thomas Eddington relayed that staff pulled the parking numbers from last year and this year, so after this summer, a base line can be determined. Dick Peek explained that his resistance is prompted by the taxpayer base paying for a business relationship with restaurants within the Main Street District. The Mayor asked members if they want to revisit fees. In response to a question from Joe Kernan, Jon Weidenhamer explained that parking fee revenues are allocated to fund management of parking and circulation. Tom Bakaly stated that revenues go to the enterprise fund for enforcement and he did not feel it would *go in the red* by adjusting a fee for the outdoor decks. Mr. Weidenhamer commented that the increase to $1.50 an hour for the PSSM generates about $160,000. Cindy Matsumoto pointed out that some complaints voiced last week referred to the three year contract assuming there would be no fee adjustments.   She acknowledged that she suggested 10% and felt that an incremental increase each year is a good approach. Mr. Eddington interjected that last year, there were no parking or business licensing fees and it was pointed out that when applications were submitted, the fees were not yet formalized.

The Mayor emphasized that allowing outdoor decks is a pilot program and he wants it to be successful. This is the reason he supported Ms. Matsumoto's comments last week. It will not have a significant impact on the enterprise fund and there are ancillary benefits to retailers on Main Street. He stated that Council should stick to the decision made last week and recognized a majority among Council members to not reconsider the fees.

Francisco Astorga explained that the layout on the Bandits' deck was modified to comply with a 44" clearance requirement between decks. The owner is asking that his deck be allowed to encroach on 18" of City sidewalk. Joe Kernan felt these types of changes should be made by staff and Tom Bakaly agreed, noting that the City Attorney is checking the Code to make sure this is possible. Mr. Astorga commented on changing the guidelines for decks by eliminating the 9 foot requirement so evaluations are made on a case-by-case basis as this issue may be common. Mr. Kernan reiterated his interest in the staff having the authority to make adjustments that aren't material. Alex Butwinski expressed he is not supportive of Bandit's request. Thomas Eddington spoke about varying sidewalk lengths on Main Street and Mr. Astorga advised that the 44" number came from the Building Department.

Tom Bakaly pointed out that action should be taken on the leases with direction for staff to return with an amendment for administrative authority. Mark Harrington stated that criteria are not codified in the street dining section of the Land Management Code but there is an ability to change it. Another action would be to approve the leases as is, and return with an addendum to the Bandits lease.

Shane, Bandits, stated that because he is between two decks, he could potentially lose 22" on both sides. He can only accommodate 16 guests on the deck. The request is only for 18" still leaving a wide area of sidewalk.

Mr. Peek supported revisiting the LMC so these special situations can be handled at staff level. Joe Kernan, "I move to amend his (Bandits') lease to reflect the changes he requested working on the sides and extending 18" into the sidewalk". Cindy Matsumoto seconded. Alex Butwinski referred to the design standards and stated that he continues to become frustrated when exceptions are made. He can't support this request and hasn't supported prior requests. The City should take advantage of every inch of sidewalk available for pedestrians who shouldn't have to walk in the street and he personally felt that it needs to meet the 9 feet. Motion carried. Cindy Matsumoto, "I move we approve the remaining dining decks for Main Street for the summer of 2011". Dick Peek seconded. Motion carried.

Alex Butwinski	Nay
Joe Kernan	Aye
Cindy Matsumoto	Aye
Dick Peek	Aye
Liza Simpson	Absent

This input was rendered at the end of the meeting, but appears here for reference purposes. Mike Sweeney pointed out that decks have to close by 10 p.m. and he asked that the Council consider allowing a midnight closing time.

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

1. Consideration of the 2011 Art Festival Supplemental Plan – Kimball Art Center – Jonathan Weidenhamer referred to the work session presentation. Amendments include modification to Festival hours, expansion of the footprint to allow for dining decks, transit drop-off and pick-up at 9th Street, and the free locals night on Friday. The Mayor opened the public hearing.

Alison Butz, Director HPCA, stated that members are in favor of the supplemental plan for the Arts Festival. The HPCA is pleased with its partnership with the Kimball Art Center.

With no further comments, the public hearing was closed. Joe Kernan, "I move we approve New Business Item No. 1". Dick Peek seconded. Motion carried.

Alex Butwinski	Aye
Joe Kernan	Aye
Cindy Matsumoto	Aye
Dick Peek	Aye
Liza Simpson	Absent

2. Consideration of an Ordinance amending Title 4, Chapter 15 of the Municipal Code of Park City, Utah regarding vehicle age limit requirements for-hire vehicle licensing – Shelly Hatch, Business Licensing Analyst, stated that Council has reviewed amendments to the for-hire vehicle licensing ordinance several times. On February 17, 2011, all Council members agreed to approve the free market approach, the drug-free workplace, back-ground checks, and to hold the for-hire firms accountable for their actions. The City Council also supported a 10 year age limit with a 15 year limit on ADA and specialized vehicles with direction to staff to add categories like hybrids, compressed natural gas and alternative fuels. Staff was also asked to analyze the street legal ATVs which was not supported by a majority of Council members. Ms.

Hatch noted that members also supported a higher standard of inspection. Staff looked at the state's system to determine exceptions for the age limit, which include ADA accessible vehicles equipped with a ramp or a lift and also hybrid CNGs and alternative fuel vehicles approved with a C plate. There is no age limit on specialty vehicles with specialty interest license plates. Staff does not support a higher standard of inspection on the physical condition of all vehicles.

Joe Kernan acknowledged that a lot of work has been done on this ordinance but suggested a 20 year age limit for special vehicles as opposed to 10 years. He detailed his reasoning based on typical maintenance and insurance information. Shelley Hatch pointed out that the airport already has restrictions on age limits and the City was mainly concerned about meeting current emission standards. Cindy Matsumoto stated she supports staff's recommendation. The Mayor opened the public hearing and with no input, closed the public hearing. Alex Butwinski, "I move to approve New Business Item No. 2". Cindy Matsumoto seconded. Motion carried.

Alex Butwinski	Aye
Joe Kernan	Nay
Cindy Matsumoto	Aye
Dick Peek	Aye
Liza Simpson	Absent

3. Consideration of an extension of the Letter of Intent with the MPE, Inc. for the Treasure Project – Jonathan Weidenhamer stated that this was addressed last week during work session. The LOI is the framework for conducting negotiations and an extension to June 30, 2011 is requested to refine property values. An open house will be held on June 7, 2011 at the Eccles Center from 4:30 p.m. to 7 p.m. followed by a Planning Commission work session on June 8, 2011. There is an ability to extend the LOI to November 30, 2011 to tie in with a November bond election. The Mayor invited public input. There was none. Alex Butwinski, "I move we authorize the City Manager to extend the existing Letter of Intent with MPE, Inc. (Sweeney Family and partner Park City II LLC)". Dick Peek seconded. Motion carried.

Alex Butwinski	Aye
Joe Kernan	Aye
Cindy Matsumoto	Aye
Dick Peek	Aye
Liza Simpson	Absent

VII ADDITIONAL DISCUSSION – AGENDA ITEMS

VIII ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3 p.m. Members in attendance were Mayor Dana Williams, Alex Butwinski, Joe Kernan, Cindy Matsumoto, and Dick Peek. Liza Simpson was excused. Staff present was Tom Bakaly, City Manager; Diane Foster, Sustainability Manager; Jon Weidenhamer, Economic Development Manager; Joan Card, Environmental Regulatory Affairs Manager; and Mark Harrington, City Attorney. Alex Butwinski, "I move to close the meeting to discuss property, litigation and personnel". Joe Kernan seconded. Motion carried. The meeting opened at approximately 4:30 p.m. Cindy Matsumoto, "I move to open the meeting". Dick Peek seconded. Motion carried.

Alex Butwinski	Aye
Joe Kernan	Aye
Cindy Matsumoto	Aye
Dick Peek	Aye
Liza Simpson	Absent

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

Prepared by Janet M. Scott, City Recorder

City Council Agenda Report

PUBLIC WORKS DEPARTMENT

445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060
Tel 435.615.5301
Fax 435.615.4904
www.parkcity.org

DATE:	May 12, 2011
DEPARTMENT:	Public Works
AUTHOR:	Pace Erickson, Troy Dayley
TITLE:	2011 Pavement Management
TYPE OF ITEM:	Legislative

SUMMARY RECOMMENDATIONS: Accept the 2011 Pavement Management bids and authorize staff to enter into an agreement with:

1. **Kilgore Paving for** pavement overlays in the amount of $395,386.76
2. **M&M Asphalt Services** for slurry seals in the amount of $82,561.70.
3. **Bonneville Asphalt** for crack seal in the amount of $59,400.00
4. **CTS Utilities** for utility adjustments in the amount not to exceed $64,650.00

In a form approved by the City Attorney.

DESCRIPTION:

A. Topic. Pavement Management Program 2011

B. Background. The pavement management program maximizes pavement life and minimizes pavement costs by identifying the time frame for carrying out appropriate maintenance or rehabilitation. The benefit of this practice is to extend pavement life and reduce the overall life cycle cost. Pavements typically deteriorate in a non-linear fashion. Twenty-five percent of the deterioration occurs during the first seventy-five percent of pavement life. The more cost-effective maintenance should occur when the pavement is still in fair condition. Pavement repairs can be done inexpensively using sealing and overlay techniques. Proper pavement management should minimize the need for costly pavement reconstruction.

The pavement management plan has been up-dated several times in the last ten years most recently in 2005 by Local Technology Assistance Program (LTAP) a group affiliated with Utah State University. The review consisted of visually inspecting the surface of every city street, analyzing the data, ranking streets, developing implementation plans based on different funding levels and supplying Park City Municipal Corporation with a tool to develop future pavement management plans.

Pavement condition reports have identified the overall condition of Park City's pavement system. A remaining service life (RSL) scale is used with 20 year remaining life being pavement in the best possible condition and a 0 year remaining life being the worst. This condition report includes the effect of surface, base, subgrade, load, environmental conditions and materials.

Staff met with the City Engineer last fall to discuss options to update the City's hot asphalt mix design and if a better design could be devised to more effectively cope with the harsh weather conditions present in Park City. Staff expressed to Council at the Public Works quarterly Council updates in February the intention of tightening up the current hot asphalt mix from a less open design.

In March, staff worked with the City Engineer and representatives of GARCO testing to review current mix designs. GARCO felt Park City's mix might be a bit too stiff for the extreme fluctuations in temperatures and that a more flexible mix with a temperature range of PG +58° to -28° would work much better for our climate. Park City's current asphalt mix design is significantly stiffer than what GARCO has proposed. A more flexible mix is more malleable and less prone to cracking. One advantage of a stiffer mix is less prone to rutting which has not been an issue in Park City. Staff has incorporated the new mix design into this years' pavement management bid specifications.

Pavement Condition Warranted maintenance/rehabilitation effort based on remaining service life (RSL)

16-20	RSL	Minimal - crack sealing
12-15	RSL	Some - minor patching, fog seals and crack sealing
8-11	RSL	Routine - thin overlays or slurry seals
4-7	RSL	Increasing - thicker overlays or possible reconstruction
0-4	RSL	High - surface or base reconstruction, possibly subgrade stabilization or total reconstruction

The average remaining service life of all Park City pavements is 8.74 years. A value of 8.74 means that a pavement is in a routine maintenance category requiring thin to medium thickness overlays, slurry sealing and crack sealing to extend the service life of the pavements. Delay would increase the cost of repair significantly for these pavements. In a sense, they are the optimal pavements for repair. All pavements which are determined to have an RSL of 4 or below while can benefit from some very thick overlays are beyond restoration within the pavement management program. These pavements are patched as soundly as possible and are sent to the CIP budget for consideration for reconstruction.

LTAP recommends a RSL of 10 years which is optimum for pavements in the intermountain area. An RSL of 8.74 puts Park City very close to achieving the recommended RSL with current funding and materials cost levels. The higher we can keep the pavement score the less expensive they will be to repair and maintain.

Asphalt forecast

Staff has seen asphalt costs stabilize over the last couple of years. Delivered asphalt prices have stayed at around $70.00 per ton. At just under $62/ton staff believes we have received an extremely fair bid. However, staff believes asphalt costs are likely to rise in the future.

C. Analysis.

The sealed bid notification/process was advertised in the Park Record, Salt Lake Tribune and on the City Webpage.

Slurry Seal

The following streets have been identified within the pavement management program as needing 66,224 square yards of slurry seal as part of the overall pavement management strategy.

Section/ Street Name

Oak Wood court: Sunridge Dr to end of CDS

Meadows Dr. Evening Star to Sunny Slopes Dr.

American Saddler: Meadows Drive to Lucky John Dr

Deer Valley Dr East: Solamere Dr to Snow Park Lodge

Euston Drive: End to End

Lucky John Drive: Little Kate to American Saddler

Lowell Ave: Manor Way to Empire Ave

Quinn's Ice rink parking lot and around building

Silver Cloud Court: Silver Cloud Dr. to end CDS

Crack Seal

Crack seal is an excellent way to prolong pavement life by sealing the surface cracks to prohibit water penetration on pavements which are in relatively good condition. However, all pavements in various stages and condition benefit from crack sealing. Public Works will apply 30 tons of crack seal to various city streets and 3 tons of crack seal to bike paths.

Utility Adjustments

Utility adjustments are required after an overlay to raise manholes, water valves and monument markers to the same grade as the pavement surface. Some require lowering prior to an overlay due to the milling process in advance of an overlay. 65 water valves/monuments and 86 manholes have been identified as needing to be adjusted prior to and after overlay application:

Section/ Street Name	Water/Survey	Manholes
American Saddler: Lucky John Dr. East 550'	4	1
Deer Valley Dr: from roundabout up 1,200'	2	9
Queen Esther: Deer Valley to Telemark Dr.	15	12
Snow Creek Dr: SR224 to Bridge	3	4
Crescent Ridge: Three Kings Dr to Gate	2	5
Iron Horse Dr: Bonanza to SR224	0	3
8th Street Park Ave to Empire Ave	10	10
Estates Drive: American Saddler to Estates Circle	4	4
Woodside: 8th street thru 10th street	4	6
Woodside Ave: Park Ave to 519Woodside	10	9
Monitor Drive: Lucky John to new pavement	0	4
Silver Cloud Dr: Meadows thru Silver Cloud Dr.	6	8

Sullivan Road Miners Hosp to Park Ave	0	1
Senior Center: 1361 Woodside Ave	0	0
Additional Utility adjustments	5	10
Total	**65**	**86**

Overlays

The following streets and Bike Paths have been identified within the pavement management program to receive a total of 5,500 tons of asphalt in the form of overlays as part of the overall pavement management strategy:

Section/ Street Name

American Saddler: Lucky John Dr. East 550'
Deer Valley Dr: from roundabout up 1,200'
Queen Esther: Deer Valley to Telemark Dr.
Snow Creek Dr: SR224 to Bridge
Crescent Ridge: Three Kings Dr to Gate
Iron Horse Dr: Bonanza to SR224
8th Street Park Ave to Empire Ave
Estates Drive: American Saddler to Estates Circle
Woodside: 8th street thru 10th street
Woodside Ave: Park Ave to 519Woodside
Monitor Drive: Lucky John to new pavement
Silver Cloud Dr: Meadows thru Silver Cloud Dr.
Sullivan Road Miners Hosp to Park Ave
Senior Center: 1361 Woodside Ave

Bid Results

There were five bids received for street overlays, three bids for slurry seals, five bids for crack sealing, and one bid for utility adjustments.

Street Overlays

Kilgore Paving	***$395,386.76***	***(Recommended)***
Staker & Parsons Co.	$422,178.12	
Post Asphalt Paving	$430,091.76	
Granite Construction	$456,743.56	
Geneva Rock Products	$464,327.20	

Slurry Seals

M&M Asphalt	***$82,561.70***	***(Recommended)***
Intermountain Slurry Seal	$92,913.66	
Morgan Pavement	$99,010.50	

Crack Sealing

Bonneville Asphalt	***$59,400.00***	***(Recommended)***
Morgan Pavement	$67,155.00	

Kilgore Paving	$76,494.00	
M&M Asphalt	$84,150.00	
Post Asphalt Paving	$125,400.00	

<u>Utility Adjustments</u>

CTS Utilities	***64,500.00***	***(Recommended)***

D. **<u>Department Review</u>**. Bids were reviewed by the Public Works Department, Legal Department and Engineering. This will not effect the OTIS work being done on Empire.

<u>E. ALTERNATIVES</u>:

1. **<u>Accept the 2011pavement management bids, approve awarding and authorize staff to enter into an agreement with the lowest qualified bidder.</u>**

(Staff Recommended)
Kilgore Paving for pavement overlays in the amount of $395,386.76
M&M Asphalt Services for slurry seals in the amount of $82,561.70.
Bonneville Asphalt for crack seal in the amount of $59,400.00
CTS Utilities for utility adjustments in the amount not to exceed $64,650.00

2. **<u>Change scope and re-bid the 2011 pavement management program.</u>**
(Staff does not recommend this alternative.)

3. **<u>Reject all bids.</u>**
(Staff does not recommend this alternative.)

<u>SIGNIFICANT IMPACTS</u>:
The pavement management plan is designed to maintain and improve Park City pavement quality. Approval of less than the recommended program will cause a decline of pavement quality.

<u>CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION</u>: Failure to maintain an adequate pavement management program will increase maintenance costs in subsequent years and lower overall pavement quality.

<u>RECOMMENDATION</u>: Alternative A: Accept the 2011Pavement Management bids and authorize staff to enter into an agreement with:

1. **Kilgore Paving for** pavement overlays in the amount of $395,386.76
2. **M&M Asphalt Services** for slurry seals in the amount of $82,561.70.
3. **Bonneville Asphalt** for crack seal in the amount of $59,400.00
4. **CTS Utilities** for utility adjustments in the amount not to exceed $64,650.00

Funds required are within the approved budget for Pavement Management in the Capital Improvement Plan.

In a form approved by the City Attorney.

CONSTRUCTION AGREEMENT

THIS AGREEMENT is made and entered into as of this ____ day of _____________, 2011, by and between PARK CITY MUNICIPAL CORPORATION, P O Box 1480, Park City UT 84060, a municipal corporation of the state of Utah (hereinafter "City"), and, **KILGORE CONTRACTING** which is a (*check one*) ___ corporation ___ partnership ___ sole proprietorship ___ limited liability company (hereinafter "Contractor").

PURPOSE: For the project known as the **Pavement Management 2011** (hereinafter "Project"), which consists of **Street Overlays & Milling**.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties hereby agree as follows:

SECTION 1. SCOPE OF WORK. Contractor shall furnish all labor, materials and equipment to complete the Project, consisting of the work described in the Information for Bidders as the Basic Bid, and the following additive alternates:_____________ _____________, as specifically set out in the contract specifications, which is made a part hereof by reference, herein called the "Project."

The Project will be bound by the specifications referenced herein, according to the Advertisement for Bid, the Information for Bidders, the General Project Requirements and Specifications provided by City, the Bid of the Contractor, Bid Bond, Drawings, Notice of Award and Notice to Proceed, collectively referred to as the Contract Documents, all of which are incorporated herein by reference and on file in the ___________ Department. To the extent that this Agreement conflicts in any way with a proposed form agreement which may have been submitted as part of the bid specifications, this Agreement shall control.

If any of the work performed by Contractor in any phase of the Project does not meet City standards as outlined in the bid documents and specifications, then Contractor shall immediately repair or correct the work at no additional cost to City.

A. SUBCONTRACTORS. No part of this contract shall be subcontracted by the Contractor without prior written approval by City through the Project Manager/Engineer. The Contractor shall be fully responsible to the City for the acts and omissions of its Subcontractors and of persons either directly or indirectly employed by them, as it is for the acts and omissions of persons directly employed by it.

If written approval is granted to subcontract a part of this contract the Contractor shall require each subcontractor that physically performs services within Utah to bmit an affidavit to the Contractor stating that the subcontractor has used E-Verify, or equivalent program, to verify the employment status of each new employee.

request certified copies of any required policies. Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

The Contractor's insurance shall contain a clause stating that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

SECTION 4. CONTRACT AMOUNT, ACCEPTANCE OF WHOLE, ADDITIONS. City shall pay Contractor the total sum of **Three Hundred Ninety Five Thousand Three Hundred And Eighty Six And 76/100 ($395,386.76)** ("Contract Amount") for all work and materials expended to complete this Project, which shall include the cost of all bonds, insurance, and all charges, fees, permits (including water and sewer fees, unless waived), expenses or assessments of whatever kind or character that are or may be necessary to complete this Project, including any additive alternates listed within the Scope of Work described in Section 1.

SECTION 5. PERMITS AND FEES. As set out in Section 4 above, the Contract Amount includes the price of all normally applicable fees and permits. The City may, at its discretion, arrange for the waiver of certain fees, permits and expenses.

SECTION 6. TERMS OF PAYMENT. The City shall pay for services provided hereunder according to and in an amount not to exceed that detailed in the attached payment schedule (Attachment A) and only upon Contractor's request on forms approved by and submitted to the Project Manager. The City shall make payment within thirty (30) days thereafter. Requests for a more rapid payment may be considered if a discount is offered for early payment. At no time shall the aggregate amount of money paid to the Contractor in proportion to the Contract Amount be greater than the proportion of the work performed at that point to the total Project work. No payment shall be made for any service rendered by the Contractor except for services set forth and identified in this Agreement. The City reserves the right to withhold payment in whole or part from the Contractor for non-compliance with the provisions of the Contract Documents.

> **A. RETAINAGE**. The City may, in its sole discretion; (1) retain five percent (5%) of the value of all work done and materials or equipment supplied as part security for the fulfillment of the Agreement by the Contractor; or (2) retain the final payment of up to five percent (5%) of the total project amount. As work nears completion and solely at the City's discretion, the City may reduce the retainage to an amount more in line with the work remaining. The City reserves the right to retain all amounts previously withheld or due, including any liquidated damages, until all services specified herein are complete. Any money withheld pursuant to this section shall be placed in an interest bearing account and the interest shall also be payable to the Contractor upon final payment.

BID SCHEDULE B

STREET OVERLAYS & MILLING

ITEM NO.	DISCRIPTION OF WORK	QUANTITY	UNIT COST	UNIT PRICE
1.	Overlay streets shall conform with APWA Specifications 2007.	5,500 Tons	$ ~~62.45~~ 61.95 gp	$ ~~343,475.00~~ 340,725.00 gp

Reference APWA Specifications 2007.
32-12-03 PG 58 -28, 15% RAP Max
32-12-05 DM-1/2, Light Traffic Classification
32-12-16 (Rice Method)

2. Rotomilling to conform with 341,636 Sq Ft $ 0.16 $ 54,661.76
specifications and depth required delivering milling across roadway so that surface remaining has a consistent and continuous cross fall, longitudinally and transversely.

Millings from pavement overlay work shall become property of the contractor at the time of milling.

BID SCHEDULE – B PRICE **TOTAL $** ~~398,136.76~~ $395,386.76 gp

NOTE: See Appendix A for Street Overlays/Milling.

1. **The quantities given are estimates for the purpose of comparing bids. Payment to the contractor will be made only for actual quantities of work performed.**

2. **The streets may be uneven and require more or less tonnage to achieve a quality, smooth and compacted overlay.**

3. **Bidder is responsible for traffic control devices, signs, barricades, and flagger to be utilized in all locations where work is being preformed.**

4. **Edge Milling: (2") two-inches of existing asphalt feathered out to nothing seven feet (7') adjacent to each curb and across road intersections.**
Profile Milling: The standard roadway cross slope is 2% down from crown to gutter line or edge of pavement. Cross slopes may be adjusted when it is necessary to provide smooth transition minimum of 2% and a maximum of 4%.

*** Park City Municipal reserves the right to add or delete quantities to meet budgeted amounts.**

By: [signature] Date: 4-26-11
Print Name: Russell A. Larsen Title: V.P.
Company: Kilgore Contracting

8

CONSTRUCTION AGREEMENT

THIS AGREEMENT is made and entered into as of this **May** day of ____________, 2011, by and between PARK CITY MUNICIPAL CORPORATION, P O Box 1480, Park City UT 84060, a municipal corporation of the state of Utah (hereinafter "City"), and **M & M Asphalt Services** which is a (*check one*) ___ corporation ___ partnership ___ sole proprietorship ___ limited liability company (hereinafter "Contractor").

PURPOSE: For the project known as the **Pavement Management 2011** (hereinafter "Project"), which consists of **Slurry Seals.**

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties hereby agree as follows:

SECTION 1. SCOPE OF WORK. Contractor shall furnish all labor, materials and equipment to complete the Project, consisting of the work described in the Information for Bidders as the Basic Bid, and the following additive alternates:______________ ______________, as specifically set out in the contract specifications, which is made a part hereof by reference, herein called the "Project."

The Project will be bound by the specifications referenced herein, according to the Advertisement for Bid, the Information for Bidders, the General Project Requirements and Specifications provided by City, the Bid of the Contractor, Bid Bond, Drawings, Notice of Award and Notice to Proceed, collectively referred to as the Contract Documents, all of which are incorporated herein by reference and on file in the Public Works Department. To the extent that this Agreement conflicts in any way with a proposed form agreement which may have been submitted as part of the bid specifications, this Agreement shall control.

If any of the work performed by Contractor in any phase of the Project does not meet City standards as outlined in the bid documents and specifications, then Contractor shall immediately repair or correct the work at no additional cost to City.

A. SUBCONTRACTORS. No part of this contract shall be subcontracted by the Contractor without prior written approval by City through the Project Manager/Engineer. The Contractor shall be fully responsible to the City for the acts and omissions of its Subcontractors and of persons either directly or indirectly employed by them, as it is for the acts and omissions of persons directly employed by it.

If written approval is granted to subcontract a part of this contract the Contractor shall require each subcontractor that physically performs services within Utah to bmit an affidavit to the Contractor stating that the subcontractor has used E-Verify, or equivalent program, to verify the employment status of each new employee.

copies of any required policies. Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

The Contractor's insurance shall contain a clause stating that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

SECTION 4. CONTRACT AMOUNT, ACCEPTANCE OF WHOLE, ADDITIONS. City shall pay Contractor the total sum of **Eighty Two Thousand Five Hundred Sixty One and 70/100 Dollars ($82,561.70)** ("Contract Amount") for all work and materials expended to complete this Project, which shall include the cost of all bonds, insurance, and all charges, fees, permits (including water and sewer fees, unless waived), expenses or assessments of whatever kind or character that are or may be necessary to complete this Project, including any additive alternates listed within the Scope of Work described in Section 1.

SECTION 5. PERMITS AND FEES. As set out in Section 4 above, the Contract Amount includes the price of all normally applicable fees and permits. The City may, at its discretion, arrange for the waiver of certain fees, permits and expenses.

SECTION 6. TERMS OF PAYMENT. The City shall pay for services provided hereunder according to and in an amount not to exceed that detailed in the attached payment schedule (Attachment A) and only upon Contractor's request on forms approved by and submitted to the Project Manager. The City shall make payment within thirty (30) days thereafter. Requests for a more rapid payment may be considered if a discount is offered for early payment. At no time shall the aggregate amount of money paid to the Contractor in proportion to the Contract Amount be greater than the proportion of the work performed at that point to the total Project work. No payment shall be made for any service rendered by the Contractor except for services set forth and identified in this Agreement. The City reserves the right to withhold payment in whole or part from the Contractor for non-compliance with the provisions of the Contract Documents.

A. RETAINAGE. The City may, in its sole discretion; (1) retain five percent (5%) of the value of all work done and materials or equipment supplied as part security for the fulfillment of the Agreement by the Contractor; or (2) retain the final payment of up to five percent (5%) of the total project amount. As work nears completion and solely at the City's discretion, the City may reduce the retainage to an amount more in line with the work remaining. The City reserves the right to retain all amounts previously withheld or due, including any liquidated damages, until all services specified herein are complete. Any money withheld pursuant to this section shall be placed in an interest bearing account and the interest shall also be payable to the Contractor upon final payment.

BID SCHEDULE A

SLURRY SEAL 2011

In compliance with Park City Design Standards, Construction Specification and Standards Slurry seal work shall consist Type II Slurry Seal coating. Protecting crosswalks, meter lids, survey monuments etc. by covering prior to installation of slurry. Cleaning, drying and sealing with material outlined as above.

ITEM NO.	DISCRIPTION OF WORK	QUANITY	UNIT COST	PRICE
1.	Slurry Sealing Streets Type II	63,509 S.Y.	$ 1.30	$ 82,561.70

BID SCHEDULE – A

Note: See Appendix A for schedule of Slurry Seals.

1. **All slurry seals areas with striping or crossings shall be marked for future striping to be completed by owner.**
2. **All water, meter, and survey lids shall be protected from slurry prior to application. Protection covers shall be removed when slurry is dry.**
3. **All adjacent homeowners / business shall receive two (2) notices of work to be completed. A seven (7) day advance notice followed by a 24-hour notice.**
4. **All traffic control is to be supplied by contractor such as signs and flaggers to be utilized in all locations work is being performed.**
5. **All slurry seal coat will contain a minimum of 3% LMCQS-1H.**

*** Park City Municipal reserves the right to add or delete quantities to meet budgeted amounts.**

By: ____________________ Date: 22 April 2011

Print Name: Jason M. Campbell Title: Estimator

Company: M+M Asphalt Services

7

CONSTRUCTION AGREEMENT

THIS AGREEMENT is made and entered into as of this ____ day of ______________, 2011, by and between PARK CITY MUNICIPAL CORPORATION, P O Box 1480, Park City UT 84060, a municipal corporation of the state of Utah (hereinafter "City"), and **BONNEVILLE ASPHALT & REPAIRS LLC**, which is a (*check one*) ___ corporation ___ partnership ___ sole proprietorship ___ limited liability company (hereinafter "Contractor").

PURPOSE: For the project known as the **Pavement Management 2011** (hereinafter "Project"), which consists of **Crack Seals**.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties hereby agree as follows:

SECTION 1. SCOPE OF WORK. Contractor shall furnish all labor, materials and equipment to complete the Project, consisting of the work described in the Information for Bidders as the Basic Bid, and the following additive alternates:______________ ______________, as specifically set out in the contract specifications, which is made a part hereof by reference, herein called the "Project."

The Project will be bound by the specifications referenced herein, according to the Advertisement for Bid, the Information for Bidders, the General Project Requirements and Specifications provided by City, the Bid of the Contractor, Bid Bond, Drawings, Notice of Award and Notice to Proceed, collectively referred to as the Contract Documents, all of which are incorporated herein by reference and on file in the Public Works Department. To the extent that this Agreement conflicts in any way with a proposed form agreement which may have been submitted as part of the bid specifications, this Agreement shall control.

If any of the work performed by Contractor in any phase of the Project does not meet City standards as outlined in the bid documents and specifications, then Contractor shall immediately repair or correct the work at no additional cost to City.

A. SUBCONTRACTORS. No part of this contract shall be subcontracted by the Contractor without prior written approval by City through the Project Manager/Engineer. The Contractor shall be fully responsible to the City for the acts and omissions of its Subcontractors and of persons either directly or indirectly employed by them, as it is for the acts and omissions of persons directly employed by it.

If written approval is granted to subcontract a part of this contract the Contractor shall require each subcontractor that physically performs services within Utah to bmit an affidavit to the Contractor stating that the subcontractor has used E-Verify, or equivalent program, to verify the employment status of each new employee.

copies of any required policies. Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

The Contractor's insurance shall contain a clause stating that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

SECTION 4. CONTRACT AMOUNT, ACCEPTANCE OF WHOLE, ADDITIONS. City shall pay Contractor the total sum of **Fifty NineThousand Four Hundred Dollars ($59,400)** ("Contract Amount") for all work and materials expended to complete this Project, which shall include the cost of all bonds, insurance, and all charges, fees, permits (including water and sewer fees, unless waived), expenses or assessments of whatever kind or character that are or may be necessary to complete this Project, including any additive alternates listed within the Scope of Work described in Section 1.

SECTION 5. PERMITS AND FEES. As set out in Section 4 above, the Contract Amount includes the price of all normally applicable fees and permits. The City may, at its discretion, arrange for the waiver of certain fees, permits and expenses.

SECTION 6. TERMS OF PAYMENT. The City shall pay for services provided hereunder according to and in an amount not to exceed that detailed in the attached payment schedule (Attachment A) and only upon Contractor's request on forms approved by and submitted to the Project Manager. The City shall make payment within thirty (30) days thereafter. Requests for a more rapid payment may be considered if a discount is offered for early payment. At no time shall the aggregate amount of money paid to the Contractor in proportion to the Contract Amount be greater than the proportion of the work performed at that point to the total Project work. No payment shall be made for any service rendered by the Contractor except for services set forth and identified in this Agreement. The City reserves the right to withhold payment in whole or part from the Contractor for non-compliance with the provisions of the Contract Documents.

A. RETAINAGE. The City may, in its sole discretion; (1) retain five percent (5%) of the value of all work done and materials or equipment supplied as part security for the fulfillment of the Agreement by the Contractor; or (2) retain the final payment of up to five percent (5%) of the total project amount. As work nears completion and solely at the City's discretion, the City may reduce the retainage to an amount more in line with the work remaining. The City reserves the right to retain all amounts previously withheld or due, including any liquidated damages, until all services specified herein are complete. Any money withheld pursuant to this section shall be placed in an interest bearing account and the interest shall also be payable to the Contractor upon final payment.

BID SCHEDULE D

CRACK SEALS 2011

In compliance with Park City Design Standards, Construction Specification and Standards Drawings Section 551and general guidelines to bidders. Crack seal work shall consist of routing, cleaning and drying cracks and sealing them with material outlined as above.

ITEM NO.	DISCRIPTION OF WORK	TONS	UNIT PRICE PER TON
1.	Crack Sealing streets/Paths	33	$ 1,800.00

BID SCHEDULE – D

Note: See Appendix A for schedule of Crack Seals.

1. **All new cracks .125 inch or grater are to be routed a minimum of .50 inch wide and .75 inch deep prior to application of crack seal.**
2. **All traffic control is to be supplied by contractor such as signs and flaggers to be utilized in all locations work is being performed.**
3. **Cost of crack seal including routing, blowing , drying and cleaning per ton $__________**

***Park City Municipal reserves the right to add or delete quantities to meet budgeted amounts.**

By: ____________ Date: April 25, 2011

Print Name: Shaun A. Heaton Title: Owner

Company: Bonneville Asphalt & Repair LLC

11

CONSTRUCTION AGREEMENT

THIS AGREEMENT is made and entered into as of this ____ day of ____________, 2011, by and between PARK CITY MUNICIPAL CORPORATION, P O Box 1480, Park City UT 84060, a municipal corporation of the state of Utah (hereinafter "City"), and **CTS UTILTIES LLC** which is a (*check one*) ___ corporation ___ partnership ___ sole proprietorship ___ limited liability company (hereinafter "Contractor").

PURPOSE: For the project known as the **PAVEMENT MANAGEMENT 2011** (hereinafter "Project"), which consists of **Utility Adjustments.**

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties hereby agree as follows:

SECTION 1. SCOPE OF WORK. Contractor shall furnish all labor, materials and equipment to complete the Project, consisting of the work described in the Information for Bidders as the Basic Bid, and the following additive alternates:______________ ______________, as specifically set out in the contract specifications, which is made a part hereof by reference, herein called the "Project."

The Project will be bound by the specifications referenced herein, according to the Advertisement for Bid, the Information for Bidders, the General Project Requirements and Specifications provided by City, the Bid of the Contractor, Bid Bond, Drawings, Notice of Award and Notice to Proceed, collectively referred to as the Contract Documents, all of which are incorporated herein by reference and on file in the Public Works Department. To the extent that this Agreement conflicts in any way with a proposed form agreement which may have been submitted as part of the bid specifications, this Agreement shall control.

If any of the work performed by Contractor in any phase of the Project does not meet City standards as outlined in the bid documents and specifications, then Contractor shall immediately repair or correct the work at no additional cost to City.

A. SUBCONTRACTORS. No part of this contract shall be subcontracted by the Contractor without prior written approval by City through the Project Manager/Engineer. The Contractor shall be fully responsible to the City for the acts and omissions of its Subcontractors and of persons either directly or indirectly employed by them, as it is for the acts and omissions of persons directly employed by it.

If written approval is granted to subcontract a part of this contract the Contractor shall require each subcontractor that physically performs services within Utah to bmit an affidavit to the Contractor stating that the subcontractor has used E-Verify, or equivalent program, to verify the employment status of each new employee.

insured shall be attached to the Certificate of Insurance. The City reserves the right to request certified copies of any required policies. Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

The Contractor's insurance shall contain a clause stating that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

SECTION 4. CONTRACT AMOUNT, ACCEPTANCE OF WHOLE, ADDITIONS. City shall pay Contractor the total sum of **Sixty Four Thousand Six Hundred And Fifty Dollars ($64,650.00)** "Contract Amount") for all work and materials expended to complete this Project, which shall include the cost of all bonds, insurance, and all charges, fees, permits (including water and sewer fees, unless waived), expenses or assessments of whatever kind or character that are or may be necessary to complete this Project, including any additive alternates listed within the Scope of Work described in Section 1.

SECTION 5. PERMITS AND FEES. As set out in Section 4 above, the Contract Amount includes the price of all normally applicable fees and permits. The City may, at its discretion, arrange for the waiver of certain fees, permits and expenses.

SECTION 6. TERMS OF PAYMENT. The City shall pay for services provided hereunder according to and in an amount not to exceed that detailed in the attached payment schedule (Attachment A) and only upon Contractor's request on forms approved by and submitted to the Project Manager. The City shall make payment within thirty (30) days thereafter. Requests for a more rapid payment may be considered if a discount is offered for early payment. At no time shall the aggregate amount of money paid to the Contractor in proportion to the Contract Amount be greater than the proportion of the work performed at that point to the total Project work. No payment shall be made for any service rendered by the Contractor except for services set forth and identified in this Agreement. The City reserves the right to withhold payment in whole or part from the Contractor for non-compliance with the provisions of the Contract Documents.

A. RETAINAGE. The City may, in its sole discretion; (1) retain five percent (5%) of the value of all work done and materials or equipment supplied as part security for the fulfillment of the Agreement by the Contractor; or (2) retain the final payment of up to five percent (5%) of the total project amount. As work nears completion and solely at the City's discretion, the City may reduce the retainage to an amount more in line with the work remaining. The City reserves the right to retain all amounts previously withheld or due, including any liquidated damages, until all services specified herein are complete. Any money withheld pursuant to this

BID SCHEDULE C

UTILITY ADJUSTMENTS 2011

Lower and /or raise manholes, monument markers and water valves in compliance with Park City Design Standards, Construction Specifications and Standard Drawings Section 551, placement and adjustment of new and existing utility structures to finish grade and Snyderville Basin Water Reclamation District Construction Specification for manholes.

ITEM NO.	DISCRIPTION OF WORK	UNIT COST	UNIT PRICE
1.	Lowering manhole	Each	$ 100.00
2.	Lowering water valve	Each	$ 75.00
3.	Lowering monument	Each	$ 75.00
4.	Raising manhole	Each	$ 425.00
5.	Raising water valve	Each	$ 225.00
6.	Raising monument	Each	$ 225.00
7.	Unit cost per grade ring	Each	$ 36.00

BID SCHEDULE – C

Note: See Appendix A for schedule of Utility Adjustments.

1. **Prior to milling verify alignment of all valve boxes and manholes. Submit list of needed repairs and related costs to realign and repair all valve boxes as needed.**
2. **All approved realignments or repairs shall be completed prior to paving. Only height adjustments are required after paving.**
3. **All grade rings and joints and housings are to be sealed.**
4. **Flowable fill to be used on adjustment of two of more rings.**
5. **All adjustments are to be set .50 inches below finish grade.**
6. **Grade ring shall be concrete and will de furnished by contractor.**
7. **All manhole inverts, valves and monuments shall be washed and vacuumed upon completion of each adjustment.**

8. **Bidder is responsible for traffic control devices, signs, barricades and steel plates where necessary.**

*** Park City Municipal reserves the right to add or delete quantities to meet budgeted amounts.**

By: Chris Sondrup | Date: April 26 2011

Print Name: Chris Sondrup | Title: Member

Company: CTS Utilities LLC

City Council
Staff Report

Subject: General Plan Land Use Map
Author: Katie Cattan
Project Number: PL-11-01225
Date: May 12, 2011
Type of Item: Legislative – General Plan Amendment

Summary Recommendations

Staff recommends that the City Council review the attached resolution to update the General Plan land use map and consider adopting the resolution.

Description

Applicant:	Planning Staff
Location:	Park City
Zoning:	Not applicable
Land Uses:	Varies
Reason for Review:	General Plan updates require Planning Commission Recommendation and City Council Adoption

Background

On March 20, 1997, the current Land Use section of the General Plan was adopted and has not been modified since that time. Since 1997, the City Annexation Declaration Area has changed, the City Limits have change, the City has acquired deed restricted areas of open space, and a transfer of development rights ordinance has been adopted. The Land Use map is in need of updating to reflect the changes that have occurred in Land Use since 1997. Within the rewrite of the general plan, the Land Use map will be further changed to reflect the future direction of Land Use in Park City.

The existing map includes areas outside of the City Limits and the City Annexation Declaration Area (ADA). Staff has amended the Land Use Map to remove land uses for land outside of the ADA because the Planning Commission and City Council would not have purview of that land unless the ADA is amended. Staff has also amended the map to reflect the purchased deed restricted open space areas and the correct boundaries for planning areas which have been annexed in the City to comport to how the land has been zoned as part of its annexation.

The Planning Commission reviewed the propose map change during the regularly scheduled and noticed meeting on April 27, 2011. The Planning Commission forwarded a unanimous positive recommendation to the City Council for the proposed ordinance and subsequent change to the land use map.

Analysis
The purpose of this General Plan Amendment is to update the General Plan Land Use map to reflect the following:

1. Current City Boundary
2. Current Annexation Declaration Area
3. Current Open Space
4. Removal of receiving areas
5. Removal of Planning Areas outside of the City Boundary and outside of the Annexation Declaration Area

The proposed Land Use Map is included within Exhibit A. The previous Land Use Map is included as Exhibit B.

Department Review
This project has gone through an interdepartmental review. No further issues were noted during this process.

Notice
Legal notice was placed in the Park Record.

Public Input
No public input has been received by the time of this report.

Alternatives

- The City Council may adopt the resolution for the General Plan amendment; or
- The City Council may deny the resolution for the General Plan Amendment; or
- The City Council may continue the discussion on General Plan Amendment.

Significant Impacts
There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation
The map would remain as is.

Recommendation
Staff recommends that the City Council review the attached resolution and consider adopting the resolution to amended the Land Use map within the Park City General Plan.

Exhibits
Exhibit A – Proposed Resolution including Land Use Map
Exhibit B – Existing General Plan Land Use Map

Exhibit A

Resolution No. __-11

A RESOLUTION APPROVING AN AMENDMENT TO THE PARK CITY GENERAL PLAN CHANGING THE DESCRIPTION OF THE PLANNING AREAS AND THE LAND USE MAP.

WHEREAS, the Park City General Plan was adopted by the City Council in 1985 and amended in 1997, 1999, 2000, 2001, 2002, 2007, and 2010;

WHEREAS, the Land Use map was adopted in 1997;

WHEREAS, the General Plan Land Use map identified areas outside of the City Limits and outside of the Park City Annexation Declaration Boundary as Planning Areas within the General Plan;

WHEREAS, areas outside the Park City Annexation Declaration Boundary are not under the Planning purview of the Park City Planning Commission or City Council;

WHEREAS, Park City has annexed additional land since the Land Use map was adopted in 1997;

WHEREAS, Park City has acquired additional deed restricted open space since the Land Use map was adopted in 1997;

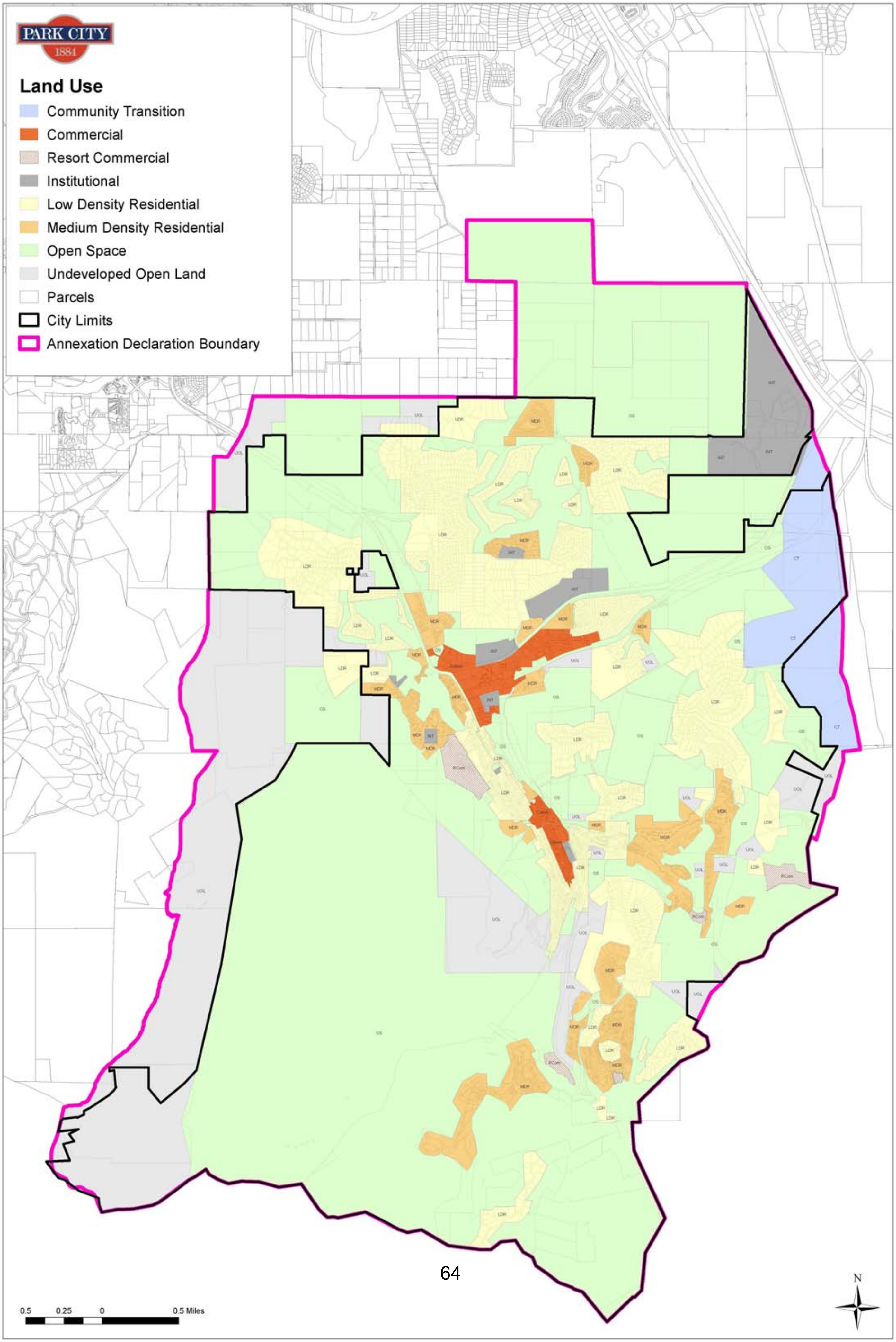
WHEREAS, Park City has adopted a transfer of development rights ordinance;

WHEREAS, the south west corner of the junction of State Route 40 and State Route 248 is unique in character because of its importance as an entryway to Park City and highway access, visibility, adjacent low density development; relatively gentle topography, existing vegetation and agriculture, and relationship to other recreational attractions;

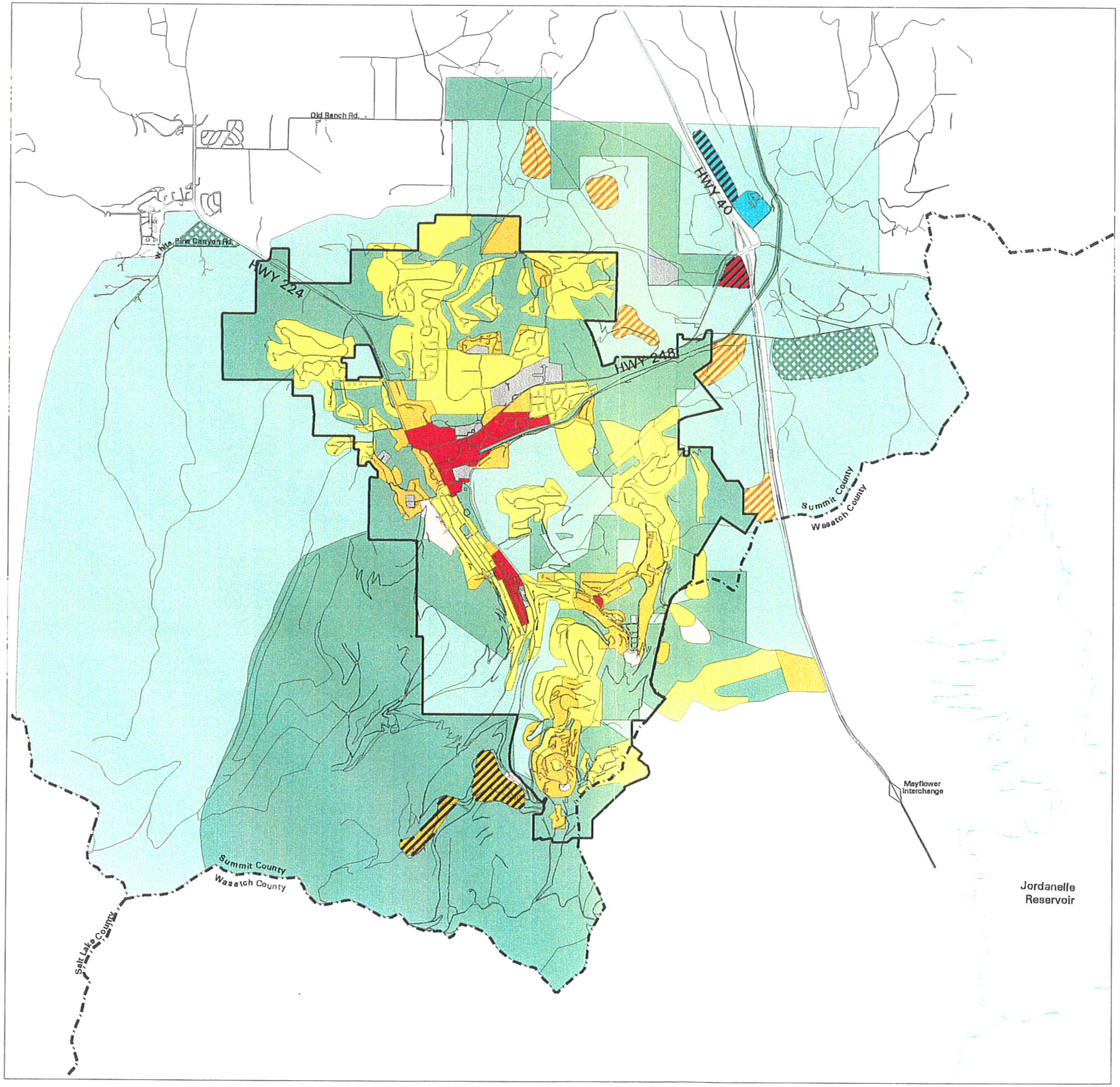
NOW THEREFORE, be it resolved by the City Council of Park City as follows:

The revised Land Use Map of the General Plan, as shown in Attachment 1, is adopted in its entirety.

This Resolution shall become effective upon adoption by the City Council of Park City Dated ___ day of May 2011.


PARK CITY
1884
Land Use
Community Transition
Commercial
Resort Commercial
Institutional
Low Density Residential
Medium Density Residential
Open Space
Undeveloped Open Land
Parcels
City Limits
Annexation Declaration Boundary
0.5 0.25 0 0.5 Miles
N

Park City Land Use Plan



Legend

Land Use Types

- Undeveloped Open Land
- Open Space
- Possible Open Space
- Low Density Residential
- Possible Low Density Residential Receiving Zone
- Medium Density Residential
- Possible Medium Density Residential Receiving Zone
- Commercial
- Possible Commercial Receiving Zone
- Industrial
- Possible Industrial
- Resort Commercial
- Institutional

- County Lines
- Park City Boundary

PARK CITY 1884

Maps are Illustrative Only
For detailed information contact
the Park City Planning Department

Created for the Park City Comprehensive Plan
by SmartMap Systems LLC
January 14, 1997