

**PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MAY 7, 2009**

Present: Mayor Dana Williams; Council members Roger Harlan; Jim Hier; Joe Kernan; and Liza Simpson

Tom Bakaly, City Manager; Polly Samuels McLean, Assistant City Attorney; Hugh Daniels, Emergency Operations Manager; Kent Cashel, Transportation Manager; Bret Howser, Budget Manager; Matt Twombly, Project Manager

Katie Mallaly, Summit County Health Department Emergency Response Coordinator; and Brent Tippetts, VCBO

Absent: Council member Candace Erickson

1. Council questions/comments. Roger Harlan commented on the professional manner the Emergency Operations Center was operated which was recognized by outside agencies and is real compliment to City staff. He also mentioned the National Day of Prayer event. Joe Kernan stated that he attended a Chamber seminar on marketing and spoke about protocol for emails. Liza Simpson reported on Visioning, including the photo and interview projects and a meeting she attended at the Peoples Health Clinic. She commented on the mandatory emergency training for employees and Council members last year which turned out to be very beneficial in consideration of the recent H1N1 situation. The Mayor noted that he attended the PHC and Visioning meetings. He is pleased how many people Visioning has touched and Ms. Simpson added that participation is representatives of a cross-section of the community. Mayor Williams spoke about attending a Board meeting at the Egyptian and participating in The Follies. He was also very proud of the operation of the EOC and looks forward to a wrap-up report.

Mayor Williams expressed interest in further regulating property management companies to better financially protect property owners. Jim Hier explained that the reason a trust is not required for rental units less than 30 days is because a real estate license is not required for this type of rental. A real estate license is required to manage a home owners association under the guidance of the Division of Real Estate but nightly rentals do not fall under any oversight from the DRE. He suggested working with the state legislature to amend the law while still allowing hotels and motels to operate without a real estate license. Establishing procedures, monitoring and enforcing this type of law would be significant for the City while it is already in place with the state and perhaps the ULCT would be helpful in lobbying an amendment to state code. Mr. Hier pointed out an additional level of complexity; property management companies not located within City boundaries but managing properties within the City. Mayor Williams asked for information on the practices of other resort communities.

2. Emergency Operations Center update. Hugh Daniels explained the after-action scenario where key players produce a report with recommendations for changes to improve operations. The EOC opened Thursday, April 30 and operated through Monday, May 4. He thanked Council members for supporting the emergency program start-up and looking into the future which is not always easy to do.

Katie Mallaly reported that there are 27 confirmed and 22 probable cases and commented that numbers will jump because the testing equipment is now available in Utah. She commented on working with the faculty at the schools on identifying and dealing with sick kids. Ms. Mallaly spoke about the success of the Center which was a group effort and the importance of networking. Joe Kernan asked what would have happened if the flu strain was stronger. Ms. Mallaly felt that in this instance, schools and businesses would be closed; everyone has a proactive stance and has a role in preventing the disease whether it is staying home when sick or staying home to stay healthy.

3. Stimulus bill. Kent Cashel advised that the formal name for the bill is the American Recovery and Reinvestment Act of 2009 and Utah will receive \$1.6 billion. The objectives of the effort are to get the money out on the street as fast as possible and to create jobs. The programs being considered for funding are weighed on these criteria. He explained that in December 2008, the City Manager requested that a committee be formed to coordinate the City's efforts in procuring stimulus funding.

Initially, working through a lobbyist to obtain the funding was a consideration but the federal government decided to work with existing state and federal grant channels to distribute the money quicker. He referred to his staff report outlining potential funding for projects including water shed operations, petroleum reduction technology, and/or police programs. The City received confirmation from UDOT today about its positive recommendation to the FTA to award Park City \$3 million. The City is pursuing EPA grants and partnering with other smaller transit agencies in the state to purchase hybrid buses. Energy efficiency grants are being monitored by staff and the Water Department received a \$2.5 million loan. If the award is not spent because of project delays or problems, it will be taken back and reallocated so there will be subsequent rounds of funding.

Joe Kernan commended the City Manager and staff in exploring this opportunity and all Council members in attendance agreed.

4. Ironhorse Transit Facility Project. Kent Cashel explained that a contract in the amount of \$1.18 million appears on the agenda for consideration tonight for the design and engineering of an extended transit storage and maintenance facility at 1053 Ironhorse Drive. This is the culmination of nearly five years of work and the Shortline parcel was initially considered but the property was subsequently sold and in January 2006, a more detailed 20 year planning study was conducted when it is anticipated that the regional transit fleet will grow to 64 buses. A joint public works utility team was

formed with Summit County and met over a year. Members reviewed a parcel inventory throughout western Summit County, in and around Park City taking into consideration distances from the center of operations and the Ironhorse site became the clear optimal site. In February 2007, Summit County and the City executed a letter of intent stating that both parties agree to cooperate on the financing, design and construction of a joint transit operations facility at the Ironhorse location. He noted that once that was executed, environmental work was done on the site and a grant was submitted to the FTA for construction funds. Environmental clearance was received last summer and the FTA approved a \$2.5 million grant toward the construction of the facility. Stimulus funding in the amount of \$3 million also seems likely.

He referred to his negative recommendation in his staff report regarding seasonal employee housing on the site because of restrictions on federal funding but he felt that the transit facility could be built in a fashion that would not eliminate the possibility of housing in the future. There is no federal funding available for a seasonal housing component right now and there may be additional costs in master planning the site, but it's worth looking at again. Mr. Cashel reiterated the amount of work invested in the project and identifying the Ironhorse location. One key consideration is its proximity to the center of transit operations, not only today but in the future while other sites were located on the corner of the field of operations. Fuel and maintenance from remote sites could incur \$250,000 a year and over the long run represents a substantial amount of money in operating costs. He spoke about staffing one facility at the Ironhorse location with mechanics as opposed to two centers. He emphasized that the project is consistent with the letter of intent, the FTA funding is in place, and there are opportunities for stimulus funding. If another site is ultimately selected, this funding is lost because it is site specific and linked to the environmental plan.

Liza Simpson stated that transit is largely operated with seasonal employees and the plan does not preclude building seasonal housing on site in the future. Roger Harlan expressed his support of awarding the contract to Cooper Roberts & Simonsen. Jim Hier stated that he has been closely involved in the project since 2006 and fully supports it going forward. The Mayor invited public input.

Charlie Wintzer, Ironhorse commercial property owner, stated that the City has been a great neighbor to his properties and the location makes sense. He also agrees with Ms. Simpson that this would be a great site for seasonal housing and hoped this could be incorporated in the future. Redeveloping the area is underway and he encouraged staff to keep people in the area informed with regard to the design of the facility.

Jim Hier added that the last concept for the project is much less impactful than previous designs. Joe Kernan believed this is good for transit but hoped that the Planning Commission will be involved in master planning the NOMA area. Other community needs include parking for transit and a recycling facility. Kent Cashel stated that he is scheduled on the Planning Commission agenda on May 13 to present the concept and he plans to meet with NOMA.

Tom Bakaly clarified that the Planning Commission review will be regulatory. Mr. Kernan stated that he would like the Planning Commission to look at long term planning, including the site. Jim Hier pointed out that the General Plan was updated to include NOMA. He does not want the transit project held up with master planning the district, especially in consideration of the amount of work the Planning Commission already has and the time further planning may take. Mr. Hier stated that the Planning Commission should be involved on a regulatory basis but not a whole new look at NOMA. Mr. Kernan clarified that the project should move forward but it may be wise to broaden the scope of the architectural contract to include additional uses. Mr. Cashel explained that this will come at a cost and Mr. Hier asked that Cooper provide an estimate for the inclusion of affordable housing. Joe Kernan asked if members want to expand the scope of the Commissions' review and Tom Bakaly understood that Council is looking for some policy input regarding use of the site beyond the regulatory review. Jim Hier felt Planning Commission members will provide input at the time the project is presented.

5. Budget introduction and Capital Improvement Fund overview. Bret Howser reviewed the budget calendar, pointing out that there is one less week for review this year. Budget issues have been discussed throughout the year and there was a fairly lengthy discussion at Visioning about forecasting budget shortfalls and implementing strategies. The recommended budget reflects the strategies lay out in January and since that time some recommendations have changed but overall, the shortfall projection remains at about \$3.2 million for 2009 and about \$1 million for 2010. He explained that the shortfall reduction plan for fiscal year 2009 is covered by half with a reduction in General Fund transfer for capital, \$1.1 million through operating cuts, and retaining \$500,000 in the General Fund from resort sales tax that would normally be allocated to the Transit Fund. This approach eliminates dipping in reserves. The plan is panning out so far although February sales tax revenues were below projections and the big month for sales tax receipts is March. The trend seems typical where revenues flatten out over time with build-out and there is no inflationary component to property taxes. For fiscal year 2010, teams submitted 5% to 10% reduction plans which are broken down into level of impact. There were also operating requests for increases to provide the same level of service due to inflation.

Mr. Howser spoke about short term indicators used for forecasting revenues. In response to a question from Joe Kernan, he explained that large projects, like the Montage, are included in long-term projections. Discussion ensued on methodology for projecting property tax revenues and the potential for the legislature to again modify sales tax distribution. Bret Howser reported that building revenues are down about half this year and may be down further next year.

He explained that the CIP committee met and reprioritized capital projects. Each project was reconsidered, ranked and scored according to five criteria. Projects are categorized in six alternative levels and the committee and project managers were able

to cover the \$1.7 million not being transferred from the General Fund and identified resources in excess of \$400,000 for fiscal year 2010. Much of this was accomplished through finding alternative funding rather than eliminating entire projects. Alternative 4 outlined in the staff report is the recommendation of the committee.

Dog park improvements. Matt Twombly discussed the decision to build the dog park along the frontage road to the Sports Complex and acknowledged the support for the project by the dog park user group. The City committed to improvements including installing fencing, a water fountain, grading and seeding, which were achieved last fall. The dog park user group was able to raise about \$8,500 toward improvements. He explained that staff was anticipating that the natural vegetation in the area would suffice, however the road construction and grading activities in the area resulted in bare dirt at the park which renders the facility unusable in wet weather. The user group approached staff, wrote Council members and attended the RAB meeting on Tuesday requesting improvements to the park. He reported that RAB was somewhat supportive in making the dog park functional but not funding the landscape plan submitted by the group, which included shade structures, artificial turf, and asphalt pathways which he feels may total \$100,000 to \$200,000. RAB encouraged the group to continue its fund-raising efforts. Mr. Twombly emphasized that improvements require maintenance. The City committed to emptying the trash and locking the facility while owners were suppose to clean up after their dogs which didn't happen. Bret Howser explained that this request was submitted after the CIP process and there is no recommendation on this matter in the budget document but a line item can be added.

Mayor Williams agreed that the park is not functional as it is and because of the erosion, the area needs to be graded again. Matt Twombly estimated that it may run up to \$50,000 to \$100,000 to make it functional. With regard to the user group plan, Mr. Kernan expressed that he could better evaluate it if there was information on the life of the improvements, number of users per day, etc. Mr. Twombly reported that maintenance is estimated at about \$8,500 a year based on Level 3 maintenance for an acre of park. Mr. Hier stated that the request does not coincide with the timing of the budget process for this year and he is uncomfortable considering the project without a recommendation from RAB. Mr. Twombly advised that remaining neighborhood bond funds will be used for Creekside Park. RAB member Craig Moyse explained that the user group gave a presentation on Tuesday night's meeting on its plan. He admitted that he is a new member but understood that the park was a joint partnership. The group made a valid point that the facility is a park owned by the City like any other public park. Joe Kernan felt that sending an unfunded project to RAB would be unfair as well as expecting a user group to raise \$100,000. He expressed that the City maintains a high standard for our parks and guessed that the number of users for the dog park are high.

Tom Bakaly felt that this is a policy discussion and asked if Council members feel the dog park is like every other municipal park. He recalled original direction to be that the City provide the land, install fencing, and collect the trash but not the dog waste. This

situation is different than other parks. He explained that funding and building capital improvements will probably result in some level of on-going maintenance.

Speaking for Candace Erickson who was excused from the meeting, Liza Simpson expressed their support to extend some funding for the dog park and allowing the users group to continue to solicit donations. They both feel strongly that because it is City property, that the irrigation and landscaping be installed and maintained by the City because it is a big investment. The user group should continue to fund-raise to finish off the dog park. She acknowledged that the arrangement with the user group was *dumb* and Council failed to ask for the level of detail necessary in making a better decision. Mayor Williams felt that at the time, everyone felt the arrangement was fine and he recalls that the proposal was brought to members. He felt that maintenance is beyond the capabilities of the user group and dog parks are very high maintenance. The Mayor suggested that the project go back to RAB. Roger Harlan believes this is a policy issue which needs more discussion. In response to a question from Joe Kernan, Tom Bakaly explained that Council could ask RAB to review dog park improvements with a budget range or have RAB review it and suggest a funding level. The project may not be funded until the next budget cycle. Liza Simpson emphasized that the landscape plan was donated and is not set in stone. The user group's goal is that the dog park is usable.

Jim Hier stated that he is supportive of sending it to RAB and arriving at a plan; he is not comfortable with relaying a dollar amount. Mr. Bakaly asked if capital improvements should be a lower amount than maintenance costs and members agreed. Jim Hier felt the dog park should be as maintenance free as possible and policed by members of the user group.

Town Plaza budget. Mr. Howser discussed reducing the scope for the pocket park project in Swede Alley and the Town Plaza budget was adjusted accordingly. A portion of this funding will be used for OTIS projects.

Racquet Club remodel phasing update. Bret Howser explained that Council direction from the February 26 meeting was to explore phasing options. Ken Fisher explained that the plan presented to Council would replace the existing tennis building and all the other buildings remaining from the original facility. Staff recommended replacing the tennis building because it is inefficient and non-compliant and Council directed staff to return with a plan to phase the project. Council was supportive of the project and replacing the tennis building but concerned about funding because of limited availability of General Fund surplus which prompted the phasing approach.

Architect Brent Tippets displayed the layout introduced on February 26 which is the preferred scheme which is basically the Racquet Club building with the exception of the gymnasium and the rest room/mechanical space immediately west of the gymnasium. He described the first level with the new tennis courts, fitness area, locker rooms, and other support functions. The upper level includes exercise studios, running track and

fitness area. He pointed out areas suitable for future phases. The estimate for this scheme is \$10.5 million with a square footage of 62,300 square feet and build-out at 70,000 square feet.

Mr. Tippetts explained that the design team looked at several phasing options and narrowed it down to one, because the others did not accomplish Council's goal with regard to cost and tearing down the tennis building first was not feasible. Mr. Tippetts explained that the recommended scheme is leaving the existing tennis building, and demo and rebuild the existing space to the west. The outdoor pools would remain. The major renovation would be between the existing tennis building and the pool area. The upper level could provide expanded exercise studios and fitness cardio space. One of the big disadvantages to this scheme is that it does not afford the opportunity for a running track but Phase 1 meets the budget. Phase 2 is the replacement of the existing tennis facility and there could be opportunities in the future to provide indoor auditorium space where the existing lap pool is located, a multi-purpose activity court, or a restaurant. The design fits within the existing footprint of the existing building and parking is retained. Mr. Tippetts stated that Phase 1 is estimated at \$6.331 million for soft and hard costs which is within the \$7.2 million budget and Phase 2 adds a cost of about \$4.7 million as of January 2010. The total is an \$11 million project, but if the project is not phased there is an \$800,000 savings to the City or \$10.2 for the project. Combining the phases into one project will accommodate a running track because it maximizes connectivity and future phases.

Bret Howser stated that the CIP committee reviewed the project in depth and felt that both phases represented *needs* for the community and recommends bonding for the project. There are potential cost savings in designing and building the phases at one time because of economies of scale and also taking advantage of the current market conditions where construction costs are less. He stated that there is cash on hand for the project and the bond would be in the vicinity of \$3 million which will be paid off with sales tax proceeds. Mayor Williams pointed out that debt service will negate any savings and Mr. Howser noted that most of the debt service is principal and if phased, there may not be cash to build Phase 2, so bonding may be necessary for additional phases. The interest payments on debt service at this time may not be an incremental cost to the project. Joe Kernan asked about providing gathering places and Mr. Tippetts stated that there is some space in the lobby, but it is limited and this is really a replacement project. Mr. Kernan felt it important that there be a social component in a recreation facility. Roger Harlan pointed out that because the project is basically a replacement, providing a running track by combining phases is compelling and the question is whether members feel comfortable with the CIP committee recommendation.

Jim Hier stated that the City has cash on hand but there are competing projects for the funding to the point where there are not enough resources to cover all capital improvement projects. Another CIP priority is OTIS where there are failing streets and not enough funding. He felt that the goal was not to fit the Racquet Club project into the

budget. The goal was to break the project down into chunks that could be budgeted sequentially rather than having to spend all the funding at once. He understood that Phase 1 is less than the original budget by \$1.3 and suggested that the cost of the outdoor tennis courts be subtracted from the Racquet Club budget because it is identified for funding in the Asset Management Fund. Ken Fisher explained that the Asset Management monies have been transferred to the project. Brent Tippetts explained that costs reflect the downturn in the economy. In response to a question from Liza Simpson, Mr. Tippetts explained that the tennis building can not be demolished without first addressing the rest of the building.

Joe Kernan felt it is important to provide recreation to the community and is comfortable remodeling the facility all at once, bonding for the budget shortfall and supports the CIP committee recommendation. He suggested including a Council member liaison to the CIP committee membership. Liza Simpson relayed that Ms. Erickson also supports this approach and she agrees as well as long as Old Town streets are also addressed. At the very least, it would be informative to bid the project. Bret Howser pointed out that the committee's recommendation to bond was based on the likelihood that it could be cheaper overall. There was a consensus to discuss the Racquet Club remodel on May 28.

Prepared by Janet M. Scott, City Recorder

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 7, 2009**

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Library and Education Center on Thursday, May 7, 2009. Members in attendance were Dana Williams, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Candace Erickson was absent and excused. Staff present was Tom Bakaly, City Manager; Polly Samuels McLean, Assistant City Attorney; Matt Cassel, City Engineer; Max Paap, Special Events Manager; Jason Glidden, Marketing Analyst; Stacey Noonan, Sports Complex Manager; Thomas Eddington, Planning Director; and Kathy Lundborg, Water Manager.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Echo Spur Development – Matt Cassel reported that the developer has been notified that his project has been *red-tagged* until deficiencies are remedied, including the restoration of the limits of disturbance fencing, mitigation of the unfinished steep slope, removal of equipment, and stabilization of the site. The owner is required to provide the City with a time line within seven calendar days for addressing the issues and the completion of the project. If the improvements are not made, the developer will be fined and violations can escalate to a criminal level. In response to a question from Jim Hier, Mr. Cassel stated that the project is bonded with sufficient funds to restore the site with seeding and landscaping but not enough to mitigate the steep slope. Ms. Simpson asked for an update next meeting and felt that construction fencing is a safety issue and should be installed as soon as possible even if the City has to do it in the meantime.
2. Water project public hearing – Kathy Lundborg announced that the public hearing on environmental issues relating to water improvements is being held in Room 202.

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

Echo Spur Development – Bill Tew, Rossie Hill residents, referred to his letter to Council members. He believed the developer began the project too late and out of spite. Mr. Tew stated that he watched construction crews excavate the old Echo Spur railroad berm and remove 100 year old oaks and replacing them with a trench measuring 40 feet wide, 15 feet deep, and 400 feet long. The owner does not have the money to finish the project and he asked how we got ourselves in this situation. Mr. Tew suggested that no additional permits be issued or any work allowed on the site until there is proof positive that there is financing in place. There needs to be an additional surety bond so the project can be completed and there needs to be thorough and complete review of the retaining wall, its design, utility placements, connections and all of the other salient issues before work resumes. The piecemeal approach got us in trouble. Lastly, the completion date needs to be understood by all parties. The site needs to be cleaned up and the equipment removed. Mr. Tew suggested that the easement area between Silver Pointe and the retaining wall be landscaped to prevent further erosion and create a visual barrier.

Michael Semrau, 335 McHenry Avenue, stated that the construction site is their main view from their house which is filthy because of the condition of the property. There are piles of trash on the remaining hill and he agreed with Mr. Tew that something needs to be done soon. He

understood the excavation crew hasn't been paid for work done last fall. He warned to be careful about the developer's stated intentions with regard to financing the project. He appreciates Council's support.

Jim Hier asked that staff check for mechanics liens on the property. Matt Cassel will update members through a manager's report.

IV MINUTES OF MEETING OF APRIL 23, 2009

Roger Harlan, "I move approval of the minutes of the meeting of April 23, 2009". Jim Hier seconded. Motion carried.

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

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")*

With regard to the lease for the Sports Complex, Ms. Simpson asked if groups would be allowed to sell food as part of a fund-raiser. Jason Glidden believed it would not be allowed, however, Stacey Noonan stated that it depends whether the concessionaire decides to service the event and she did not believe it to be a big conflict. Joe Kernan, "I move we approve Consent Agenda Items 1 through 5". Roger Harlan seconded. Motion carried,

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

1. Consideration of a Resolution declaring May 9 to 17, 2009 as "National Tourism Week" in Park City, Utah – Staff recommends approval.

2. Consideration of a Resolution declaring May 15, 2009 as Peace Officers Memorial Day and May 10 to May 16, 2009, as National Police Week in Park City – Staff recommends approval.

3 Consideration of a Resolution authorizing the issuance and sale of up to \$15,000,000 aggregate principal amount of General Obligation Bonds of Park City Utah; fixing the maximum aggregate principal amount of the bonds, the maximum number of years over which the bonds may mature, the maximum interest rate that the bonds may bear and the maximum discount from par at which the bonds may be sold; providing for the holding of a public hearing and the publication of a notice of public hearing; providing for the publication of a notice of bonds to be issued; providing for the running of a contest period; authorizing the advertisement for sale of

the bonds and the circulation of an official statement with respect thereto; and providing for related matters – See staff report.

4. Consideration of lease agreement, in a form approved by the City Attorney, with Pig Pen Saloon for the field's food and beverage concession at the Park City Sports Complex – See discussion above and staff report.

5. Consideration of award of contract to Vision Internet in the amount of \$36,729, in a form approved by the City Attorney, for City website design services – See staff report.

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

1. Consideration of a Resolution adopting a tentative revised budget for fiscal year 2008 and the budget for fiscal year 2009 for Park City Municipal Corporation and its related agencies – The Mayor opened the public hearing; there were no comments from the audience. Jim Hier requested specific information for the May 21 budget review. Roger Harlan, "I move that we continue the public hearing for the budget resolution to May 21, 2009". Jim Hier seconded. Motion carried.

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

2. Consideration of Master Festival License for the Wasatch Wellness Fair to be held on Saturday, May 30, 2009 at the south end of City Park – Max Paap explained that an application was submitted to celebrate alternative wellness and fitness communities along the Wasatch Front and Back. The event includes displays, booths and demonstrations and the space will be programmed from 10 a.m. to 6 p.m. on Saturday, May 30. A master festival license is required to allow amplified sound, possibly music and the use of City property. The Mayor opened the public hearing; there was no input and the hearing was closed. Jim Hier, "I move we approve the Master Festival License for the Wasatch Wellness Fair". Liza Simpson seconded. Motion carried.

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

3. Consideration of an Ordinance approving the 505 Woodside Avenue Subdivision, located at 505 Woodside Avenue, Park City, Utah – Tom Eddington explained that the plat amendment will combine a couple of larger lots and small pieces from two other lots to memorialize a land swap and reflect the current ownership. An historic house exists on the property that sits over the center lot line proposed to be eliminated. The Planning Commission forwards a positive recommendation. In response to a question from Roger Harlan, Mr.

Eddington explained that the property is subject to the newly adopted amendments to the LMC and relayed that staff is in the process of analyzing the impacts of lot combinations. The Mayor opened the public hearing; there were no comments from the audience and the public hearing was closed. Liza Simpson, "I move that we approve the plat amendment for the 505 Woodside Subdivision based on the findings of fact, conclusions of law, and conditions of approval as found in the draft Ordinance". Jim Hier seconded. Motion carried.

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

4. Consideration of the Third Addendum to the Professional Services Agreement with Bowen Collins & Associates, for general engineering services in an amount of \$230,000, in a form approved by the City Attorney – Roger Harlan remarked that this is the first time he has seen a consulting contract to hire other consultants. Kathy Lundborg explained that the services are needed to assist with construction inspections and management for the many upcoming water projects. She noted that there will be six separate pipeline projects, the water treatment project, and the meter reading project. This is too much work for one consultant and the plan is that there will be teams of consultants focused on separate projects. Bowen Collins will manage project teams, respond to on-call issues, and basically act as an extension of the Water Manager. Ms. Lundborg and Mr. Harlan continued to discuss the scope of the contract and Mr. Hier suggested considering this as a project manager for multiple projects. Jim Hier, "I move to authorize the City Manager to execute the Third Addendum to the Professional Services Agreement, in a form approved by the City Attorney, with Bowen Collins & Associates for general engineering services in an amount of \$230,000". Joe Kernan seconded. Motion carried.

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

5. Consideration of authorization to staff to execute an engineering and design contract to Cooper Roberts Simonsen Associates in an amount not to exceed \$1,017,998 for the design of an expanded transit, storage and maintenance facility, in a form approved by the City Attorney – See staff report and work session discussion. Joe Kernan, "I authorize staff to execute this engineering and design contract as specified under New Business, Item 5". The Mayor invited the public to comment. There was no input. Roger Harlan again noted his support of the selection of the firm. Liza Simpson seconded. Motion carried.

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

VII ADDITIONAL DISCUSSION – AGENDA ITEMS

None.

VIII ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2:30 p.m. Members in attendance were Mayor Dana Williams, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Candace Erickson was excused. Staff present was Tom Bakaly, City Manager; Kerry Gaines, City Prosecutor; Phyllis Robinson, Public Affairs Manager; Kent Cashel, Transportation Manager; Ron Ivie, Chief Building Official; Roger Evans, Building Inspector; Tom Eddington, Planning Director; and Polly Samuels McLean, Assistant City Attorney. Liza Simpson, "I move to close the meeting to discuss property and litigation". Joe Kernan seconded. Motion carried. The meeting opened at approximately 3:50 p.m. Roger Harlan, "I move to open the meeting". Jim Hier seconded. Motion carried.

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

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

Prepared by Janet M. Scott

Janet M. Scott, City Recorder