PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, UT 84060
SUMMIT COUNTY, UTAH

May 5, 2016

The Council of Park City, Summit County, Utah, met in open meeting on May 5, 2016, at 2:00 p.m. in the City Council Chambers.

Council Member Beerman moved to close the meeting to discuss property, personnel and litigation at 2:00 p.m. Council Member Henney seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto and Worel.

CLOSED SESSION

Council Member Beerman moved to adjourn from Closed Meeting. Council Member Gerber seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto and Worel.

WORK SESSION

Council Questions and Comments:

Council Member Matsumoto stated she attended the Recreation Advisory Board, where allowing BMX bikes at the skateboard park was discussed. She also went to the Historic Society Board meeting, where they discussed the Daly West Mine. Matt Dias updated the Council, stating the City continued to work with the Water District at Deer Valley, the Montage and other entities in the area. Several estimates had been received to raise the head frame. He noted that the mine was not owned by the City, but felt this issue could be resolved by aligning with these entities. It was noted that the mine's hole had been capped.

Council Member Gerber stated she attended the Dog Task Force meeting, where tag programs from other cities were discussed. She attended a Recreation Facilities Master Planning meeting, and indicated they narrowed down the options of the concepts. She stated it was great to have the School District and County involved in this discussion, and suggested having a joint master planning group for housing with the same entities. Council Member Gerber related that she tried to make an offer on a home state condo this week. She found out that a family of four currently lived there and paid $850 a month in rent. They would be evicted if she purchased it and would not be able to find any other property in town for that price. Also, only cash is accepted for this condo, making her ineligible. She asked about the status of Miner's Park. Foster stated normally Miner's Park would come back to the Council with a construction contract that needed approval, but a status update could be scheduled sooner. With regard to master planning for housing, Laurent and Stauffer could discuss this further. Council Member Gerber felt it would be great to have Mountainlands, the County and the City at the table. Council Member Henney stated he was in favor of this idea, but the goal had always been to achieve the City housing goals within the City limits. Mayor Thomas stated further discussions on this topic would be scheduled.

Council Member Beerman was supportive of following up on the housing discussion and indicated it might define a regional discussion. He indicated he had attended Mountain Accord meetings and they were trying to set up a permanent commission to implement the principles of the Mountain Accord. He noted that the lands bill was progressing and was expected to go to Washington, D.C., soon.

Council Member Henney announced Mountainlands hired Steve Laurent, Anne Laurent's husband. He stated he attended a Joint Transportation Advisory Board (JTAB) meeting and the City was applying for a grant to acquire six electric City buses.

Council Member Worel indicated that she attended a Board of Health meeting, where they discussed making sure there was a safe water supply. There was a concern that buildings were being planned without thinking about the future water supply. She also went to a Peace House luncheon, where Jason Glidden spoke, and she praised him for an outstanding job.

Mayor Thomas attended a Fire Board meeting, and a joint Public Art Advisory Board (PAAB) meeting with the Summit County Arts Advisory Board, where they talked about having an art tour on a bus. He stated that he attended the Historical Society meeting as well.

Discuss the Creation of a Youth City Council in Park City:
Meg Ryan, ULCT and Park City resident, presented this item. She deferred to the students who wished to speak in support of this program.

Mia Levine, Treasure Mountain Junior High, felt having this Council could help students learn leadership skills, learn about government and participate in service projects.

Kalli, Park City High, stated these eight students had numerous meetings to discuss how they as a youth council could help the City Council. They determined they could help with the dog issue.

Shawn Ladden, stated this program would help many inside and outside the community through service projects.

Alex Leta, Park City High, thought Park City's youth should be able to work side by side with the adult City Council.

Bailey Phizer, Treasure Mountain Junior High, was anxious to volunteer to make a difference.

Olivia Downs, Treasure Mountain Junior High, thought the youth council would allow for the voices of youth to be heard.

Christian Gordon, Treasure Mountain Junior High, felt it would be a great opportunity to work with the City Council, and would be good for future generations.

Reene Ausser, Treasure Mountain Junior High, hoped a youth council would give a voice to the youth.

Ryan requested that the Council support this program. Christian Gordon stated the budget would pay for service projects and a youth council conference that the students would like to attend. The estimated budget was $585.00.

Council Member Gerber asked if these students had volunteered for this. It was indicated that two of the students put this concept together and then talked to others to get more participation. Christian Gordon stated a survey could be posted on a youth council website to hear the opinions of the students so all students could feel represented.

Council Member Henney stated that in a recent public meeting, there had been a request for a teen center. He asked the students present if they felt there was a need for a teen center. Kalli stated this topic was not discussed as a group, but she felt it was a valid need because there was no place for youth to go hang out with friends. She defined a teen center as a place that would be free where teens could go and hang out and not get into trouble. There would be food, but no structured activities.

Council Member Worel asked if a youth council representative would attend City Council meetings. Mia Levine stated she hoped to see the group elect a youth mayor and council and have someone come to the meetings. Ryan stated a charter would be organized to have an official youth council.

Council Member Matsumoto asked if this would be a club at the high school. Ryan stated it would be a club at both the high school and junior high school. It was indicated that this item could come back for approval at the next meeting.

Julie Davis, Youth Council Association President, stated that when the charter is set up, the youth council should shadow the City Council. Once it is set up, the youth city council should require attendance at the City Council meetings. In Clayton City, the mayor would ask for the youths' opinions during the meeting. Foster asked if there were things that make a youth city council successful. Davis stated the support of the City Council was critical as well as the enthusiasm of the youth.

In response to a question of membership requirements, Davis stated the requirements for membership could be specified in the charter. Council Member Beerman supported this program and he was excited to see these enthusiastic youth. Mayor Thomas also expressed his support for this group to get organized and to serve their community. Foster stated Matt Dias would help this group with the next step in getting organized.

2016-17 City Manager's Recommended Budget: Presentation and Review:
Jed Briggs and Nate Rockwood, Budget, presented this item. Briggs reviewed the long-range budget strategy: a two-year budget process with fewer budget requests in the "off-years." He discussed prioritization in determining budget requests. He also asserted the General Fund surplus should be used for capital projects. He reviewed the priorities, goals and values discussed at the Council retreat in March.

Council Member Henney thought the Council's priorities would continue to evolve, which would help prioritize the budget. He thought creating the critical priority list helped the City's focus on those goals, and thought the progress on the critical priorities was amazing. He also indicated the General Plan should be incorporated and used in parallel with the Desired Outcomes. Foster thanked him for the reminder, and said she would look into it.

Briggs asked how the City could take the budget strategy and priorities to the community. He also stressed that the City budgeted for outcomes (BFO) and used the example of the reduction of carbon emissions as an outcome the City wanted to achieve through budgeting for items that could contribute to this reduction.

Rockwood displayed a graph on projected revenues versus projected expenses. He indicated the starting block was projecting revenues for the next 10 years. Then a five year CIP could be estimated.

Council Member Beerman asked that the General Fund surplus be brought to Council for discussion before automatically transferring those funds to the Capital Projects Fund. Council Member Henney stated he would welcome that conversation mid-year. Rockwood explained the surplus was calculated after the fiscal year end. Foster indicated one thing to be careful of was to be of a mindset that there was money, so it should be spent. The Council agreed to have Rockwood come back at a later date to discuss the surplus further, and Council Member Beerman requested that some examples of surplus monies from the past couple years be brought as examples.

Briggs reviewed the major operating items such as employee benefits, the employee pay plan, and utilities. Health insurance had increased 16.2%. With regard to the pay plan, Brooke Moss, Human Resources Manager, explained that it was becoming more difficult to attract qualified employees, so the pay philosophy was changed. This was a one-time adjustment to implement the pay plan, but she stressed that it was needed to remain competitive in attracting and retaining employees.

Council Member Beerman asked if the demand was due to a booming economy. Moss stated that was partly a reason, but in the case of the Building Department, many inspectors in the State were retiring without a supply of inspectors to fill the gap, so the demand was high. Council Member Beerman asked if raising fees for inspections and other services could help offset the pay plan cost. Briggs stated the fees were being adjusted to compensate for the higher demand in these areas. Moss also clarified that the City had many employees because of the multiple services that were offered to the community, and those services come with a cost.

Briggs displayed the operating increase in the General Fund based on budget requests for this year, and stated he would go into more detail on this topic on May 19th.

Update on the Recreation Facilities Master Plan (RFMP) that Park City Recreation, Basin Recreation and the Park City School District (PCSD) Are Working to Complete by July, 2016:
Ken Fisher, Recreation Manager, stated his goal was to develop a comprehensive recreation community. An advisory committee had been established with many entities participating. A project website was created that had a lot of information, including comments from the public and concept plans for the facilities. Three public meetings had also been held, with three more meetings being planned for May and June.

Council Member Henney stated he liked the website so people had somewhere to go to get information. He also asked how having the School District join the advisory committee affected the plan. Fisher indicated he was excited that the School District joined the County and City in this Master Planned Recreation Facilities. Council Member Henney asked if there would be a major facility or several smaller facilities, commenting that from the map displayed it looked like a combination of both. Fisher responded that the plan would include a mix of big and small facilities. Council Member Henney asked if the transportation priority played a part in the plan. Fisher stated accessible transportation was being considered as facilities were being planned.

Council Member Gerber stated that not only transportation was being considered, but also energy, as pools and an ice rink were being considered.

Chad Kligit stated it was good to get the School District's input with regard to these recreation facilities. He hoped that the combined entities could manage the facilities to keep the cost down.

Discuss Proposed Amendments to Municipal Code Title 4, Chapter 8, Regarding the Creation of a Film Permit Code:
Tommy Youngblood, Special Events, presented this item. He stated the adoption of a film code would provide uniform rules to groups requesting to film in the City. He hoped the code would put in place a time requirement for public noticing so merchants and residents would be given time to plan for the film shoot. Minda Stockdale stated this proposed code was standard with other cities. She indicated that Pasadena, CA; Asheville, NC; and Santa Fe, NM were some of the cities looked at when creating these codes. Jason Glidden stated that the group reached out to the State Film Commission, who thought the code was reasonable.

Council Member Gerber asked how many days per year major productions used Main Street. She suggested keeping track of how many days film crews were on Main Street. Glidden stated one reason for this code was because staff didn't feel like they had grounds for enforcement. Now a performance bond would be required and film crews could have part of that bond deducted for various violations.

Mark Harrington stated the State gave tax rebates to attract film crews. The crew would turn in all receipts to the State upon completion of the project to show the economic impact they had on the State. The State would then rebate a portion of the sales tax that they paid.

Council Member Henney asked about the impacts the film crews had on adjacent property owners. Glidden stated increased notification to the business owners would help them in communicating with the film crews.

Council Members Worel and Beerman stated they were happy to see the enforcement clause in this code. Council Member Matsumoto knew there had to be some flexibility with these projects, so it did have to be a balancing act.

Alison Butz stated the Historic Park City Alliance (HPCA) was aware that there were positive outcomes from having film crews come to the community. She liked the proposed code, but she was concerned that there was no appeal process. She did not want the film to take priority over other events that had been scheduled for the same time. She also suggested that monitoring be implemented so that surface parking lots on Main Street would only be used by film crews when they were filming on Main Street, and they would be required to find other parking arrangements if they filmed at other locations around town.

Council Member Beerman suggested that the City be given copies of the film crew expense report submitted to the State so the economic benefit could be tracked.

REGULAR MEETING

I. Roll Call

Attendee Name	Title	Status
Jack Thomas	Mayor	Present
Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Cindy Matsumoto	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	City Recorder	Present

II. Communications and Disclosures from Council and Staff:

Brooks Robinson, Transportation Planning, advised Council on construction that would be affecting the rail trail and Richardson's Flat because of work going on above those areas. Also, the City and County were working with the Martine Company on marketing for alternative transportation.

Planning Commission Applications -Timing of Process:

Matt Dias stated last week there was a discussion on Boards and Commissions and he wanted to continue that discussion this week. Mayor Thomas stated there were two Planning Commission terms that would end in July. There was interest from both commissioners to extend their terms. Council Member Matsumoto stated she supported the extensions. Council Member Worel asked about the applicants for the position. Bruce Erickson, Planning Director, stated there had been no applicant submissions so the notice could be suspended. Council Member Beerman was also in favor of the term extension. Mark Harrington indicated the terms would continue until filled.

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

Mike Sweeney stated there was an issue on 9th Street and Park Avenue. There was a conflict of interest in signs because one sign said 3 way stop and the other sign didn't say three way stop. He passed out pictures of these intersections. He also indicated there were speed limit signs going from 25 mph to 10 mph to 20 mph and felt there should be some consistency. Mayor Thomas thanked him for his input. Foster indicated this item was sent through the Neighborhood Traffic Mitigation Program (NTMP) and the group did not come to consensus on this decision, but it was well debated, and it was decided to take down the stop sign.

Troy Daley, Street Maintenance, stated the traffic mitigation group decided the sign should be taken out. The appeal process was now beginning so the neighbors would be given a chance to voice their concerns. Blake Fonnesbeck explained the process of the committee reviewing a concern with regard to traffic. He noted that even though the stop signs were removed, a crosswalk would be painted across the road to accommodate the concerns from the public about crossing the street at that location. Foster stated she emailed Cassel to move this item into the appeal process with the NTMP.

IV. Consent Agenda

Consideration to Approve the Extension of the Contract to Blyncsy, Inc. in a Form Approved by the City Attorney in the Amount Not to Exceed $78,301:

Request to Authorize the City Manager to Sign the Service Provider/Professional Services Agreement with Keller Construction for Professional Services Related to the Construction of the Kimball Junction Transit Center in the Amount of $2,873,956 in a Form to be Approved by the City Attorney:
Council Member Henney asked if providing Dave Gustafson as the project manager was the City's contribution to this project. Blake Fonnesbeck indicated the City had the grant and the County would donate the land and $750,000. The City would also provide additional funds as a contingency fund to make sure the project was funded adequately. The County also agreed to spend additional money to provide parking spaces on the side of the facility.

Request to Authorize the City Manager to Enter into a Contract Addendum with Landmark Design, in a Form Approved by the City Attorney's Office, for the Services of Completing a Recreation Facilities Master Plan in the Amount of $123,850:

Request to Authorize the City Manager to Enter into Agreements in a Form Approved by the City Attorney's Office With: Staker Parson Companies, for Rotomilling, Pavement Overlays, and Utility Adjustments in the Amount of $605,533.92; Morgan Pavement, for Type II Slurry Seals, in the Amount $117,805.93; Ridge Rock, for Crack Seal, in the Amount $86,724.00; Holbrook Asphalt, for Trail Seal Coat in the Amount of $25,911.90; and Advanced Paving & Construction, for Removal and Replacement of Concrete Gutter in the Amount of $182,250.00:

Council Member Matsumoto moved to approve the Consent Agenda. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

V. New Business

1. Consideration of Resolution 10-2016, a Resolution Recognizing May 2016 as Mental Health Awareness Month in Park City:
Laura Wademon indicated she lived in Park City for 18 years, she worked in mental health and was a school counselor. She experienced mental illness first hand with her daughter, and because of early intervention, she has been very successful in her life.

Ed and Lynn Rutan stated the goal of Connect was to get high participation and build awareness that there is a need for more mental health services. She thanked all those who helped bring awareness to mental health.

Mayor Thomas Thomas read the resolution aloud.

Council Member Worel moved to approve Resolution 10-2016, a resolution recognizing May 2016 as Mental Health Awareness Month in Park City. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

2. Park City Mountain End of Ski Season Recap 2015-2016:
Margo VanNess and Bill Rock, Chief Operations Officer of Park City Mountain Resort, presented this item. Rock showed some slides of the construction of a restaurant and the gondola that opened this past season. He stated there was double digit growth in revenue and in skier attendance. The New York Times listed Park City Mountain in the top 50 places to visit and other media sources covered the resort as well. Rock also noted that the Friends of Skiing and Mining organization was announced last weekend, which was an organization that strives to preserve mining relics. He thanked Council and staff for their support.

3. Consideration to Approve Fee Reductions in City Services for Special Events Including the Tour of Utah in the Amount of $35,000 and 4th of July Celebration in the Amount of $44,933:
Jenny Diersen and Jason Glidden with Special Events presented this item. Diersen explained the fee reduction process that balanced the events and helped the City and event organizers better plan for the costs of the events. She stated that Tour of Utah and the 4th of July events made fee reduction requests.

Council Member Matsumoto asked who would be invoiced if these fee reductions were approved. Diersen stated without the fee reductions, some non-profits would be invoiced, so the fee reduction allowed the City to forego invoicing those non-profits.

Council Member Henney asked if the $200,000 fee reduction limit was a placeholder or a line item in the budget. Glidden explained that the fee reduction had not been budgeted as a line item. When Special Events received notice of the fee reduction, the different departments would be notified so they could adjust their budgets accordingly for that event.

Council Member Gerber asked about the Tour of Utah request. Glidden stated the City saw an increased expense for the Tour of Utah, so the Special Events Advisory Committee (SEAC) supported reduced fees for City services totaling up to $35,000.

Chief Carpenter stated that security would continue for events, and when fees were reduced he hoped that the extra services from his department could be offset by sources outside of his budget. Council Member Worel asked how it worked to bring in officers from other jurisdictions. Chief Carpenter stated bringing in officers from outside Park City was less expensive than overtime for his officers. Manpower was always an issue when scheduling staff for events. Council Member Henney stated he felt security was an essential service and would support Chief Carpenter and his department. Diersen added that at the second round of fee reductions she would report on the expenditures to date.

Mayor Thomas opened the public hearing portion of the meeting. No comments were given. Mayor Thomas closed the public hearing.

Council Member Matsumoto moved to approve fee reductions in City services for Special Events including the Tour of Utah in the amount of $35,000 and 4th of July Celebration in the amount of $44,933. Council Member Beerman seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

4. Consideration to Approve Ordinance 2016-19, an Ordinance Adopting a Tentative Revised Budget for Fiscal Year 2016 and a Tentative Budget for Fiscal Year 2017 for Park City Municipal Corporation and Its Related Agencies and Authorizing the Computation of the Property Tax Rate at a No Tax Increase Rate:
Mayor Thomas opened the public hearing portion of the meeting. No comments were given. Mayor Thomas closed the public hearing.

Council Member Henney moved to approve Ordinance 2016-19, an ordinance adopting a Tentative Revised Budget for Fiscal Year 2016 and a Tentative Budget for Fiscal Year 2017 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VI. Adjournment

VII. Park City Redevelopment Agency

1. Consideration to Approve a Real Estate Purchase Contract (REPC) in the Amount of $1,100,000 with Emmett Family Trust 2015 for Parcel Number SRNYK-2, Located at 1364 Woodside Avenue:

Heinrich Deters, Sustainability, requested the agency to approve the Real Estate Purchase Contract for 1364 Woodside Avenue. Council Member Henney noted that the City had purchased property when values were low as well as high, and when there was a good opportunity the City needed to act.

Committee Member Matsumoto moved to approve a Real Estate Purchase Contract (REPC) in the amount of $1,100,000 with Emmett Family Trust 2015 for Parcel Number SRNYK-2, located at 1364 Woodside Avenue. Committee Member Worel seconded the motion.

RESULT: APPROVED
AYES: Committee Members Beerman, Gerber, Henney, Matsumoto and Worel

VIII. Closed Session (Continued)

Council Member Matsumoto moved to close the meeting to discuss property at 6:50 p.m. Council Member Beerman seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto and Worel.

CLOSED SESSION

Council Member Beerman moved to adjourn from Closed Meeting. Council Member Gerber seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto and Worel.

IX. Adjournment

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder