PARK CITY COUNCIL WORK SESSION MINUTES
SUMMIT COUNTY, UTAH
APRIL 19, 2012

Present: **Mayor Dana Williams; Council members Andy Beerman; Alex Butwinski; Cindy Matsumoto; Dick Peek; and Liza Simpson**

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Bret Howser, Budget Manager; Linda Tillson, Library Manager; Jasmina Juric, Librarian; Bobbi Pyron, Library Board Chair; Marlene Ligare, Board Member; Matt Cassel, City Engineer

Nelsie Smith, Dele Lowman Smith, Marc Landy and Todd Aerni, ICMA Leadership Team

1. Council questions/comments. Bret Howser explained that Park City was blessed with getting the best and brightest ICMA members in the US and Canada who are working on their capstone project. Park City was selected as a capstone project for our long range 2030 Strategic Plan. He introduced members of the team who are named above.

Nelsie Smith stated that the team was very excited to come to Park City, especially to interact with the people here to learn about the 2009 visioning process. Many communities do these but some don't and the presentation focuses on attaining keeping Park City, Park City. The Strategic Plan is intended to set the City up for success in achieving this goal. The team is here to check in with the City Council to make sure expectations are being met and to clarify what a visioning process is and how it compares to a strategic plan. She spoke about the dialog in the visioning document which made team members feel as if they had been here before. About 400 people engaged in the visioning process to determine what Park City should be in 20 years and to protect assets that are vulnerable. Ms. Smith described Park City's funkiness which attracts people and needs to be protected. The fact that 400 people devoted their time to the process demonstrates that the community is well-loved. Sense of community, natural setting, small town, and historic character are four elements that are valued most and are the most at risk. Ms. Smith described achieving a vision like a New Year's resolution and a strategic plan provides the guide for success.

Dele Lowman Smith explained that the team will help translate the community vision from inspirations to present day action. Strategic plans are necessary in the private and public sectors to fulfill commitments and responsibilities. Strategic planning serves as a tool for prioritization and decision-making and provides guidance for the budget process. The budget is a financial representation of Council's priorities. She relayed that strategic plans facilitate collaboration and partnering, pointing out that there are many things that people hold the Council accountable for which may not be within its jurisdiction. Strategic plans serve as a tool to invite participation and engagement from citizens which is critical for small towns.

Ms. Lowman Smith explained that before the team arrived, the City Council identified eight goals covering transportation, collaboration, character, etc. The team spent a great deal of time on visioning feedback and meeting with business leaders during its first visit. Ms. Lowman Smith commented on the guidance of the steering committee on the City's operational side to achieve the vision. The team is recommending consolidating the eight goals into four broad Council priorities which must be successful in order to achieve the vision of keeping Park City, Park City. The team felt there was some duplication with eight goals.

Dele Lowman Smith stated that the first goal is a world-class multi-seasonal resort community which encompasses the same goal plus effective transportation, public safety and recreation (open space) and trails. The water and natural environment goals and a previous open space goal have been consolidated into preserving and enhancing the natural environment. The third goal includes preservation of Park City character, regional collaboration and public safety to create a community of diverse cultural and economic opportunities. She pointed out that a number of elements are themes, like regional collaboration or public safety and a steering committee recommendation was the effective use of technology. The fourth goal is responsive, cutting-edge and effective government which is dependent on a skilled work force with high morale. Ms. Lowman Smith asked if there are any questions or comments.

Mayor Williams referred to the second goal and commented that natural environment gets defined in so many different ways. The City continually faces challenges with the environment because of our mining past and asked if that should be added and the group felt it will be addressed as an outcome.

Alex Butwinski expressed that he doesn't know what *world-class* means. Liza Simpson pointed out that citizens are concerned about growth and how it affects the small town feel. She asked if this point is buried somewhere and Dele Lowman Smith indicated that it is in the document. Nelsie Smith explained that the draft includes outcomes and measurable indicators which help define a world-class community. Staff will develop their areas of service requests to help Park City get there.

Cindy Matsumto expressed concern about missing subtleties by percolating eight goals down to four and emphasized that we want to be a world-class multi-seasonal resort and at the same time be a great home town which is sense of community and preserving our historic character, etc. The Mayor felt this is a more global approach. Nelsie Smith indicated that the draft document will be a communication tool to help members explain to their constituency what this means. Preservation of Park City's character may mean different things to different people and the team will further clarify what success means in each priority area. Nelsie Smith stated that the team is sensitive to these comments and important elements will not be lost.

Marc Landy explained that the 2030 Strategic Plan will include the community vision, values and indicators. The Plan will also feature the proposed Council priorities and within each priority are desired outcomes and key indicators. Desired outcomes will describe the success; key indicators measure progress and a scorecard can be implemented and shared with the public. The Biennial Plan/Scorecard follows the Strategic Plan which is directly tied to Council priorities. He believes a lot of work has already been done in this area and encouraged making sure the template works well with the 2030 Strategic Plan. The Departmental Business Plan is at the base level of the organization and the team will be working with different departments to implement a template document to make sure that everything lines up with Council priorities and the 2030 Strategic Plan. It is important that all employees understand their role in the success of Council priorities and the community vision. Mr. Landy expressed that the score card is an important component as well as having functional documents available to share with the public.

Liza Simpson asked how the team's suggestion will fit with the new templates presented during the Visioning Session. Bret Howser explained there will now be four priorities rather than eight and the biennial plans will be reformatted and tied into information in the long term Strategic Plan. With regard to the score card, he spoke about indexing various measures.

Todd Aerni addressed implementing the process. The team would like to return sometime in June or July, hold a community open house to gain public input and look for adoption of the Strategic Plan in that time frame. Managers will revise or develop business plans in the July-October timeframe and there will be some reconfiguration of the biennial plans. At the end of the year, the team will be back evaluating the current BFO framework. By July 2013, a strategic management cycle will have occurred and goals are scored and this would be done every two years. A mid-year score card review could occur during the Visioning Session. He recommended that Council review the 2030 Strategic Plan every four years because it is a working document and priorities may change. The team would like feedback from the Council on the draft and he thanked employees serving on the steering committee.

Liza Simpson expressed her appreciation of the work done. Nelsie Smith pointed out that the Executive Summary will be helpful in describing priority areas and successes. Mayor Williams stated that it is exciting to work with outside professionals on this project. He invited public input; there was none.

Marc Landy reiterated the sources of information used for the draft document and Todd Aerni emphasized that all of the work that staff has done has really helped establish a foundation for the team.

2. Library levels of service. Linda Tillson explained that an expansion plan was presented to Council in January and staff was directed to look at the whole building and return with recommendations. Formulating recommendations on a long term plan for the building without defining the future of the library didn't make much sense to her. She emphasized that the library rates high because of the level of the community's investment. Ms. Tillson introduced Librarian Jasmina Juric who has researched library innovations.

Jasmina Juric reiterated that the library is a highly rated service because the community has invested in it over a long period of time. In order to retain this status, the City needs to continue to invest in it, renovate and change to keep up with what libraries are doing. Libraries across the country are changing and those that are changing are thriving. The expectations of library patrons are shifting and people want a holistic facility that incorporates both digital and physical resources. Ms. Juric relayed that there is a real sense of urgency. The library is borderline in falling behind, needed changes will take some time, and waiting beyond two years will be detrimental to the library. She expressed that a commitment needs to be made now.

Library Board Chair Bobbi Pyron stated that the Board met and discussed levels of service and unanimously agreed that Park City should deliver the highest level of service. She relayed that we have always thought of libraries as providers of content and library users as consumers of content, but libraries and the demands of patrons are shifting. Patrons have changed from being content consumers to content creators or producers. Ms. Pyron relayed that she has worked for the Salt Lake County library system for the past 23 years and has experienced a real change in how new libraries are being designed and built. The SLC library system has switched to a community center model for new and renovated facilities. She explained that the historic Columbus Library was renovated to house a senior and recreation center and a variety of classes are offered to different groups of users. She discussed the spectacular new Millcreek Library Center. It is important to remember the partnerships in creating livable and environmental friendly cities and towns. Ms. Pyron again encouraged developing the library to its highest potential.

Board member Marlene Ligare discussed the integral role of the library in the community experience for residents, visitors and workers and she would hate to see the library stagnate. There is an opportunity with the building to add other uses and expand the library to the second level of the building.

Liza Simpson stated that the presentation was exactly what she was asking for in January. As a bookseller, she agreed with Bobbi Pyron's comments. Her initial concern was only focusing on the library and missing other opportunities, especially in consideration of the lower Park Avenue RDA and Senior Center. Partnerships are important and she doesn't want to duplicate services or programs. Ms. Simpson suggested the Business Resource Center as a possible tenant to consider.

Andy Beerman felt the discussion is a step in the right direction. He has enjoyed seeing the changes with the MARC which has a community gathering feel and would like to hear more about integrating the Senior Center and involving the community. A tour of

Millcreek may be helpful. Ms. Pyron reported that a new West Jordan library will be opening in May. Ms. Simpson asked what library Council should tour. Ms. Pyron suggested Millcreek and the Columbus libraries. The Columbus Library is a historic building and renovated to house multiple partners.

Cindy Matsumoto felt this is the direction the City should go because of programming opportunities. Keeping uses like the pre-school may be viable. She would like to explore the community concept further and doesn't believe it is the role of the library to achieve this. There should be public outreach for input on the library, future goals, and a community center concept. Dick Peek agreed with Ms. Matsumoto about flushing out appropriate uses for the library/community center. Ms. Juric added that libraries have always been a great resource for small businesses. Ms. Matsumoto pointed out that Sundance and the Film Series are good partners but the City and the community have some work to do to find the best fit.

Alex Butwinski felt this is a great start but it didn't answer the question of what the building should be. There is not enough room for everything and the community needs to be involved. It is unconceivable to him that if nothing is done in two years, the level of service will degrade 20%. The City has been considered high level since 2003 with little investment. His questions have not been answered since we don't know how this building fits into how lower Park Avenue evolves. Is the library going to stay in that building?

Ms. Matsumoto relayed that she appreciates his comments but it is not the library's responsibility to decide these things and Mr. Butwinski agreed. She felt everyone is saying the same thing. Mr. Butwinski clarified that there needs to be a wider discussion on uses in the building. Council members Simpson and Matsumoto liked the idea of the library remaining at the same location. The Mayor expressed that the Council needs to weigh the level of service versus cost and recalled that Park City rated pretty high in terms of investment per library user. Ms. Tillson clarified that in the national survey, Park City rates high but among resort towns, the library falls mid to low. Dana Williams expressed that this is another propoal that will have to be prioritized with other capital projects.

Liza Simpson recalled that the renovation was introduced as a possible CIP request for $800,000 for the expansion. She believed that all members are supportive of spending some money on the library and not having it fall far behind at some point. However, Council needs a lot more information about the end product. Cindy Matsumoto pointed out that the survey overwhelmingly supported the library remaining at its location, although new technology is typically easier to accommodate with new construction. Preserving Park City's character and having historic buildings that are alive and part of the community is very important to her. She prefers keeping the library location and explore bringing in other uses there; a new building would mean creating more parking. There are many good reasons to keep the library where it is now.

The Mayor noted that the building means a lot to people in town aside from the library and other uses should be considered. In response to comments from the Mayor, the library staff indicated that the proposed expansion would only affect the classroom space on the second floor. Ms. Tillson explained that the plan for the third floor is to make it a large flexible meeting space for the community. She discussed the option of having the Business Resource Center operate on the third floor, offering more flexible hours than Zions Bank. Ms. Tillson stated that as far as direction, she is hearing the plan is not broad enough but it is not the library staff's job, and she asked Council members what kind of library they want.

Alex Butwinski responded that what the Council wants the library to be is driven by where it is located and what other uses are in the building. Ms. Tillson felt that other tenants can be accommodated and she proposed working with an architect to come with some plans to accomplish this as a way to move forward. The Mayor believed that all members want the best library and community center possible but there are competing priorities for financial resources.

Tom Bakaly explained that the budget will be delivered in May and this work session is intended to provide information leading up to the budget review. Capital financing will be presented in a study session. He understood that members want a high level of service for the library which could tie into the lower Park Avenue RDA. The public has strongly expressed that the library stay at its current location. Mr. Bakaly felt that a good next step would be to proceed with concept drawings so there is more information for Council regarding service levels.

In response to a question from Cindy Matsumoto about available RDA funds, Tom Bakaly explained that the lower Park Avenue RDA has funding for projects and some could be used for design work. The Mayor was not convinced that in order to maintain a world-class library facility that tenants have to move and invited public input.

Bruce King, Soaring Wings Montessori School, stated that they are building a 10,000 square foot school and will be vacating the building. He thanked Council for 20 years in the building. Duna Strachan added that the building needs some attention and it already acts as a community center to some degree.

Liza Simpson pointed out that tenancy for-profit and non-profit organizations needs to be discussed. Mayor Williams felt that the main consideration should be providing a needed community service. Mr. Bakaly recommended that concepts be developed. Andy Beerman felt members agree in theory but need specifics. He is not sure that a study needs to be commissioned; the uses just need to be identified.

Jasmina Juric explained that an architect is charged to examine the building. The library staff is responsible to plan for gained square footage and it is difficult to visualize the expansion project without renderings. The drawings could be limited to the second floor. Mr. Beerman understood identifying structural issues for layout reasons but felt members just need more specifics and not necessarily a consultant. Alex Butwinski agreed. Liza Simpson disagreed because a concept drawing of the building envelope and potential uses would be very helpful. Mr. Butwinski stated that he would like to know the square footage dedicated to different uses.

Tom Bakaly believed members are comfortable with moving ahead with concept work and the expansion project will be reviewed as part of the CIP Budget. Ms. Tillson stated that she is flattered that Mr. Beerman feels the library staff could bring forward more details, but it has reached its limit of expertise as librarians and it is time for an architect or designer to step in.

3. Empire Avenue reconstruction. Matt Cassel introduced representatives from Fehr & Peers and Stanley Consultants. He displayed slides of the street not included in the packet. He referred to the staff report addressing design goals to reflect no net parking loss, parallel parking on the street, and 20 feet of clear roadway in accordance with the Fire Code. The pavement will be narrowed to 19 feet at Sweetwater. The initial neighborhood concern was installing sidewalks, but the current issue has turned into the width of the road and he hopes Council is comfortable enough moving forward so construction can begin this summer. The Mayor thanked staff for spending time last night to walk the street with residents and Council members which was very helpful. He was shocked at how many people have developed into the City's right-of-way. Staff did a great job of dispelling some fears by proactively walking the neighborhood. Mr. Cassel agreed and pointed out the challenge of getting residents more engaged at an early stage rather than when the project is ready to be bid. Liza Simpson also thanked staff. The Mayor invited public input.

Kyra Parkhurst felt that the walking tour was helpful. The lower half of Empire is commercial while the upper half is residential. She is supportive of the plan for lower Empire. There are only five houses up from her house with off-street parking and have a space in front of the yard for off-street parking. If you took the existing 25 feet and added gutters, the street is still at the 20 foot Fire Code requirement and it provides a residential feel. She doesn't think that cars on the street will slow traffic and it creates a problem for sight lines when pulling out of driveways. The 30 residents on the upper half want to save money and keep it simple by just putting gutters in. They want it safer, slower and narrower.

In response to a comment from Alex Butwinski, Tom Bakaly explained that staff is looking for direction from members to proceed with bidding the project. Cindy Matsumoto acknowledged similar problems on Norfolk Avenue where residents on the street were split in opinions by location and Council tried to accommodate everyone as best it could. The staff did a great job reaching out to the community. She understands wanting to design the street uniformly but agreed that the street transitions to residential at about 10th Street. Ms. Matsumoto understood the roadway will be narrower but four feet will be added for the curb and gutter and parking. She understood that Ms.

Parkhurst is asking that the four feet not be added and to let people continue to park on their parking beds as they do on other historic streets.

Mr. Cassel responded that some are concerned about safety and others prefer that the street remain as it is. Staff's goal is to narrow the street as much as possible while providing enough room for parking and snow storage which becomes a safety concern in the winter. Parking cars behind curb and gutter is unique to Park City and putting cars back on the street will maximize parking and slow down traffic. If cars are put next to the curb again, the road opens up again to speeding. Staff is looking at this differently than Ms. Parkhurst by extending the design to the Sweetwater section, not the other way around, for the benefit of the residential component.

In response to a comment from Ms. Parkhurst, Mr. Cassel explained that arguments can be made about the right design for safety and again explained the design. He clarified methods to perceive the street as narrow and recommended that the road actually be narrowed rather than using gimmicks. Cars parked behind the curb and gutter provide ownership at the location and more space for snow storage. Kyra Parkhurst continued to repeat concerns about people walking in the street and the danger of opening car doors on the street side.

Beverly Pickow, 1103 Empire, expressed her opposition of narrowing the roadway. She recognized the speeding problem but pointed out the demand for off-street parking, especially in the winter by seasonal workers. By providing more space, there is more opportunity for erratic parking creating a variety of snow removal problems. She doesn't view this as a good solution for Empire Avenue.

Mayor Williams believed curb and gutter will define the street better and acknowledged that not everyone will be happy with the design. Residents have a variety of opinions. Ms. Pickow suggested that the curb and gutter be installed at the current side of the street. Matt Cassel explained that it will be perceived as a wide street like it is right now. Bev Pickow responded that people speed anyway and spoke about tourist buses on the street.

Julia Moral, Empire Avenue, discussed the trends in volume of traffic and stated that her main concern is safety and is not convinced that people in the street slow down traffic. She asked that the speed limit be enforced.

Dick Peek addressed the condition of the street and believed that the recommendation of professional consultants seems like the best solution. Adding curb and gutter and upgrading the water line are improvements. He acknowledged that living in Old Town is a unique personal experience and challenging at times.

Liza Simpson expressed that her biggest concern is safety. As an Old Town resident for many years, she believes that the design will actually make Empire Avenue a safer street. She asked about signage. Matt Cassel explained that a crossing is contemplated at the 11th Street Stairs and a sign plan has been developed. Ms. Simpson suggested installing driver feed-back signs and Mr. Cassel agreed to explore adding these to the project. He reported that a study suggests considering one-way on Crescent Tram but which direction is yet to be determined.

Andy Beerman thanked Mr. Cassel for the walking tour because it became very clear to him very quickly that there is no perfect solution for Empire Avenue. Not everyone will be happy and every owner had slightly different preferences. He agreed with Liza Simpson that safety is a neighborhood concern and he hoped that this design will work as planned. If it doesn't, there may be other measures that could be implemented like increasing enforcement, considering one-way on Crescent Tram, bulb-outs at the stairways, feed-back signs, etc. Safety should be addressed first and foremost and if needed, the plan can be tweaked.

Cindy Matsumoto felt there is a two-pronged approach. She is concerned about people opening their doors onto the street and a better place to park is on the other side of the curb on the upper half of Empire Avenue. Mayor Williams acknowledged that this comment was raised last night. He heard from one resident that he would just dig out his parking space and continue to park there. If there is still a gap of four to six feet between the curb and the rolled curb ends and someone's rock wall why does the City care about parking there? Matt Cassel responded that parking there will create problems and it is hoped that the parking signs will be helpful. That space is intended to be used for other things and the cars are intended to slow drivers down. He explained that there is one spot like the Mayor described which will not be disturbed.

Alex Butwinski expressed that safety is the uniform theme and he explained that he and Ms. Simpson served on the Walkability Bond Committee and learned something about traffic calming. Many of the concerns expressed about Empire Avenue were expressed by the Comstock neighborhood but the residents ended up thrilled with the results. He felt it is important to rely on professionals and experts. He is sympathetic with the neighborhood but agreed with Mr. Peek about living in Old Town. He believes this plan will work. Delineated crosswalks and speed feed-back signs will accomplish a lot and these practices have been tested in other areas of town and have been successful.

Cindy Matsumoto relayed that there is no other city she is aware of that accommodates every resident's property individually and deliberately and she believes the neighborhood appreciates that effort. The Mayor summarized consensus to moving ahead with the plan and asked about parking outside of the curbed area. Matt Cassel stated that the areas will not be paved, there will be parking signs but people won't be chased out. Members supported the current design except Cindy Matsumoto who preferred not adding four feet of pavement on the upper portion of the street. No one else supported Ms. Matsumoto's approach and the Mayor directed staff to move forward.

Dick Peek pointed out that a GPS system will direct visitors to Empire Avenue to Crescent Tram to get from PCMR to Main Street. He asked if there is a way to influence the Google database. Matt Cassel stated that it could be explored but staff is considering a Park City app which the City could manipulate and route people from situations.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
APRIL 19, 2012

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 19, 2012. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Matt Cassel, City Engineer; Kirsten Whetstone, Planner; Nate Rockwood, Budget Analyst; Mat Evans, Planner; Diane Foster, Interim Assistant City Manager; Phyllis Robinson, Public Affairs Manager; and Bret Howser, Budget Manager.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Council questions/comments – Cindy Matsumoto met with the Library Board during the week. Dick Peek reported the Historical Society toured the Ontario #2 Tunnel and the Water Treatment Plant. Alex Butwinski stated that he attended the ULCT mid-year convention and briefly discussed the program. Andy Beerman attended the Planning Commission meeting where the main discussion was the Quinns Junction annexation. He is impressed with all parties involved as it is an emotional topic and everyone is working toward making the project better. Discussions on the Olympics continue. He enjoyed attending the City's employees' awards dinner during the week. Liza Simpson agreed.

Liza Simpson polled other members about changing the Code so that not all boards and commission terms expire in July. Interviews are scheduled during the budget review, the busiest meeting time of the year. Mark Harrington indicated that he will check terms in the Code. She commented that appointments are often made late and the process should be reexamined to make it more workable. Alex Butwinski agreed and asked that prepared questions be more relevant.

Mayor Williams discussed a work shop held by the SBSWD. He congratulated staff on the Great Utah Shakeout drill. He attended a Governor's Olympic Committee meeting and commented on the advantage that Utah has because of existing facilities and the extraordinary cost of building them. He leaves Saturday for a conference in China.

2. Quinns Junction Partnership annexation application and MPD review update – Kirsten Whetstone reported that the Planning Commission will again hear the application on Wednesday, April 25, 2012. A public hearing will be held and a recommendation is expected. The applicant agreed to a 30 day extension to the 90 day time frame, providing for a May 25, 2012 deadline for Council. A field trip is planned on May 3, 2012 and public hearings are scheduled on May 17 and May 24, 2012.

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

Recycle Utah events - Insa Riepen, Director Recycle Utah, announced that on May 5, 2012 a household hazardous waste collection will be held at The Canyons from 9 a.m. to noon. On May 12, Pride in Your Park Clean-up Day will be held from 9 a.m. to noon at City Park. She spoke about a proposed joint program with the City, Dumpster Days, which will be held at the end of the month from April to October. Drop offs will be monitored. A pharmaceutical collection will be held at the Center on April 28.

IV WORK SESSION AND REGULAR MEETING MINUTES OF MEETING OF MARCH 29, 2012

Liza Simpson, "I move we approve the work session and regular meeting minutes of the meeting of March 29, 2012". Alex Butwinski seconded. Motion unanimously carried.

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.)*

Dick Peek, "I move we remove Item 2 from the Consent Agenda for discussion". Liza Simpson seconded. Motion unanimously carried. Item 2 was immediately addressed.

2. Consideration to authorize staff to execute a Construction Agreement for the construction of the Crescent Tram sidewalk with Lyndon Jones Construction in the amount of $71,795, in a form approved by the City Attorney – Cindy Matsumoto commented that the driveway seems steep for walking and asked how people will know it is public. Matt Cassel explained that there will be signs designating the trail for public use. The driveway is steep and a walkway will be incorporate to get around the steeper section of the drive and will be built as close to ADA standards as possible although it is not required. Concrete will be colored to help people understand the boundaries of the public space and staff is looking at buttons to sink into the concrete to help guide trail users. Improving the upper trial is anticipated as a future project.

Laurie Wilson, 654 Woodside Avenue, explained that her home is on top of the Crescent Trail. She is pleased with the design but was unsure about the placement of the button heads. Ms. Wilson stated that she is willing to donate her radiant heat system to heat the trail at her expense. She wants it safe for everyone and would prefer people being on the trail, especially while backing out of her driveway.

Matt Cassel expressed his appreciation but added that the Crescent Tram is rarely used in the winter but may be used more if it is clear. Ms. Matsumoto pointed out that if the walkway is not cleared, the trail sign isn't visible.

Ms. Wilson emphasized that she wants the trail safe for everyone and would like to see it lit. She offered to share her electricity since it is available there.

In response to a question from Dick Peek, Matt Cassel explained that there is no parking in front of the garage. Mr. Cassel discussed restoring a sense of place to the trail area acknowledging the build-out around it. Laurie Wilson stated that her observation is that the trail is heavily used.

Liza Simpson believed the design makes a lot of sense but wants to make sure in moving forward the City is prepared to address issues like enforcement and signage. She understood that some people have been told they can't use the trail. Mr. Cassel admitted that it has been a challenging design process to recreate the trail where enforcement doesn't need to be heavy-handed.

Liza Simpson, "I move that we authorize staff to execute a Construction Agreement for the construction of the Crescent Tram sidewalk with Lyndon Jones Construction in the amount of $71,795". Alex Butwinski seconded. Motion unanimously carried. Matt Cassel indicated that the award includes planting materials.

1. Consideration to authorize staff to execute a Construction Agreement with Preferred Fire Protection for the Quinns Junction Water Treatment Plant fire sprinklers, in the amount of $54,842, in a form approved by the City Attorney - and

3. Consideration to authorize staff to execute a Professional Services Agreement with LSC Transportation Consultants in the amount of $35,000 to provide transportation professional services related to conceptual scope and location for the PCMR Transit Hub & Parking Garage, in a form approved by the City Attorney - and

4. Consideration to authorize staff to execute the Seventh Addendum to the Professional Services Agreement with Bowen Collins & Associates, for general engineering services in an amount of $191,826, in a form approved by the City Attorney – The Mayor asked for a motion to approve Consent Agenda Items Nos. 1, 3, and 4. Dick Peek, "I so move". Andy Beerman seconded. Motion unanimously carried.

VI NEW BUSINESS

1. Consideration of an Ordinance approving the 7700 Marsac Avenue Subdivision, Park City, Utah – The Mayor opened the public hearing for public comment on 7700 Marsac Avenue Items 1 and 2; there were no comments from the audience. Alex Butwinski, "I move to continue to May 17th the Ordinance approving 7700 Marsac Avenue Subdivision, Park City, Utah. Dick Peek seconded. Motion unanimously carried.

2. Consideration of an Ordinance approving a condominium conversion for the 7700 Marsac Avenue Subdivision, Park City, Utah – Liza Simpson, "I move that we continue to May 17th the consideration of an Ordinance approving a condominium conversion for the 7700 Marsac Avenue Subdivision, Park City, Utah". Alex Butwinski seconded. Motion unanimously carried.

3. Consideration of a Resolution authorizing the issuance and sale of up to $5,000,000 aggregate principal amount of water revenue bonds of the City; and providing for related matters – Nate Rockwood introduced financial advisor Dave Miner. The 2012 budget included $4.5 million in bonding for water projects which were delayed to ensure that was the correct amount needed. It has been determined that the City will require $4 million in water revenue bonds for the Water Fund. He explained that these funds would be used to fund the water treatment plant, the Quinns Junction transmission line, Boothill transmission line, etc. This is a 15 year bond at the rate of about 2.4% and a public hearing will be held on May 17, 2012 with the sale of the bonds after that time. In response to a question from Cindy Matsumoto, Mr. Rockwood stated that the money will be allocated toward current projects, including the water treatment plant. The City had about $2 million in remaining water revenue bonds at the

beginning of the year which were used to pay for these projects as well. At the end of the fiscal year, all $4 million is anticipated to be spent. The Mayor invited public input. There was none.

Dick Peek pointed out missing attachments and Nate Rockwood explained that bond counsel has provided the information today to complete the document. Andy Beerman, "I move we authorize the issuance and sale of up to $5 million aggregate principal amount of water revenue bonds of the City". Cindy Matsumoto seconded. Motion unanimously carried. Tom Bakaly again explained the sequence of actions Council will take.

4. Consideration of a Resolution of the City Council of Park City, Utah designating an assessment areas are the purpose of (i) levying assessments against properties within the assessment area to finance the construction and installation of new roads, sidewalk, curb and gutter, culinary water improvements, sewer and storm drainage improvements, public parks and landscaping of public areas, and related improvements, (ii) estimating the amount of the assessments to be levied and the method or methods of assessments and (iii) generally describing the period over which the assessments are to be paid and the manner in which the City intends to finance said improvements; and related matters – Phyllis Robinson explained that bond counsel is in attendance in the event members would like to examine any attachments to the document. Adoption of the resolution will create the Park City Heights assessment area. She described the history of the project and as a part of the sale of the project to Ivory Development, the City agreed to pursue special assessment bonds for infrastructure publicly owned for the project. This will include water, streets, street lights, trails, public park, etc.; it does not extend to utilities like gas and electricity.

She explained that the Park City Heights District is essentially 196 acres, excluding the 24 acre parcel deeded to the City as well as the Talisker parcel with a conservation easement. A lien will be recorded against every property within the area. Unlike the bonds that were just discussed, the recourse in the event of a default for a special assessment bond is to the land and to the improvements, it is not to the general obligation of the City. The purchase agreement provides that each phase of the bonds would be paid off within 36 months from the date of issue. They can be paid sooner but no later than 36 months. The City is able to recoup its costs with regard to administration and inspections, etc. The resolution designates the physical boundaries for the special assessment area and the second step is the approval of the actual assessments. The third step is approving the bonds on May 17, 2012.

Ms. Robinson advised that the first phase includes 28 park homes which were transferred from IHC as well as four single family detached cottages. She described the infrastructure the bond proceeds will be allocated toward. Ivory Homes has waived the requirement for a public hearing. Discussion ensued on stubbing the project for subsequent phases. In response to a question from Dick Peek, Ms. Robinson explained that the City is bidding the project and Ivory will be the construction manager for the project. The bid package will be sent out the beginning of May and it is hoped to award the bid by May 31, 2012.

Alex Butwinski, "I move to approve Item 4". Liza Simpson seconded. Motion unanimously carried.

5. Consideration of an Ordinance approving the 455 Park Avenue plat amendment, located at 455 Park Avenue, Park City, Utah – Kirsten Whetstone explained that the request is to combine two Old Town lots into one lot consisting of 3,750 square feet. A historic house sits on

the lot line and the property is considered a landmark site. The owners want to construct a small addition and the Planning Commission forwarded a positive recommendation. The Mayor opened the public hearing; there were no comments from the audience. Cindy Matsumoto, "I move approval of Item 5". Andy Beerman seconded. Motion unanimously carried.

6. Consideration of an Ordinance amending Ordinance 10-18 regarding an extension of the approval of the First Amendment to the Amended and Restated Nakoma Condominiums record of survey plat, located at 8800 Marsac Avenue, Park City, Utah – Ms. Whetstone explained that the request is for an extension of the approval. The owners experienced challenges getting the mylar circulated and the CC&Rs amended within one year. The extension is until May 20, 2012. The Mayor opened the public hearing and with no comment, closed the hearing.

Dick Peek, "I move we approve the extension of the First Amendment to the Amended and Restated Nakoma Condominium record of survey plat according to the Findings of Fact, Conclusions of Law and Conditions of Approval as stated in the Ordinance". Alex Butwinski seconded. Motion unanimously carried.

7. Consideration of an ordinance amending Ordinance 11-8 regarding an extension of the approval of the First Amendment to the Resort Townhomes Condominium record of survey plat, located at 1109-1139 Woodside Avenue, Park City, Utah – Kirsten Whetstone explained that the approval was granted on March 4, 2011 but because there are many owners, obtaining signatures took more than a year. The request is to extend the approval until March 4, 2013. The Mayor opened the public hearing. There was no public input and the hearing was closed. Cindy Matsumoto, "I move to approve Item 7". Dick Peek seconded. Motion unanimously carried.

8. Consideration of Findings of Fact, Conclusions of Law and Order regarding the 60 Sampson Avenue appeal heard by the City Council on March 29, 2012 – Mat Evans explained that the Council heard the appeal on March 29, 2012 where the Council voted 3:2 to overturn the Planning Commission's denial of the CUP. The City Council directed staff to return with additional conditions that would act as mitigation measures.

These conditions include that the applicant contract with a property management company based in Summit County, limit the number of people to no more than eight, and limit the number of motor vehicles parked on the property to no more than two. Staff is also recommending that the property management company makes sure trash receptacles are out and picked up no more than 12 hours prior and after. The applicant is proposing 15 hours. The owner shall inform renters that all-drive vehicles are highly encouraged during winter months and the applicant will return to City Council one year after the date the business license is issued for a review of the CUP.

Attorney Eric Lee addressed the 12 hour trash receptacle condition and pointed out that the owners prefer 15 hours to avoid any technical violations of the conditions. Andy Beerman questioned if returning to City Council is really necessary unless there are complaints. Cindy Matsumoto felt the one year review is a good idea because this is a unique situation. Liza Simpson believed that the conditions are noble but unenforceable. Alex Butwinski stated that he can support 15 hours as were other members.

Mark Harrington suggested that Condition #8 be amended to reflect 15 hours. Alex Butwinski, "I move approval, as amended". Cindy Matsumoto seconded. Motion carried.

Andy Beerman	Aye
Alex Butwinski	Aye
Cindy Matsumoto	Aye
Dick Peek	Nay
Liza Simpson	Nay

9. Consideration of staff's recommendation on the Requests for Proposals for the sale, use and renovation of properties located at 1450 and1460 Park Avenue, Park City, Utah – Bret Howser explained that late last year, the City issued a RFP for this housing and preservation project. Review criteria included meeting community housing needs, historic preservation and the purchase price. The City received three proposals from The Lodge LLC, KRN LLC and Green Park Co-housing and the selection committee scored its review on the three respective areas. The recommendation of the committee focused on the affordable housing piece, specifically net new affordable housing. Staff recommends proceeding with negotiations with Green Park.

Alex Butwinski felt the net new affordable housing element is important and believes Green Park is a great choice. In response to a comment from Dick Peek about weighing review criteria, Diane Foster explained that the highest interest is meeting community housing needs. Mr. Howser indicated that Green Park proposes six affordable, one attainable, and three market units. The subsidy part or loan from the RDA will be determined during negotiations. Ms. Foster pointed out that negotiations may address soils, if necessary.

Andy Beerman felt Green Park is a great choice. He asked why the payment is less than the loan. Mr. Howser explained that it is a net present value calculation. The Mayor expressed that he would have liked the opportunity to review the proposals. It is important that members have all of the information, especially regarding City property. Mark Harrington explained that members can requests the information and continue a decision. Mr. Butwinski agreed that sharing information sooner is helpful and Andy Beerman was also interested in seeing the proposals. The Mayor invited public input. There was none.

Alex Butwinski, "I move that we approve staff's recommendation on the Requests for Proposals for the sale, use and renovation of properties located at 1450 and1460 Park Avenue". Andy Beerman seconded. Motion unanimously carried.

VII 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 1 p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Diane Foster, Interim Assistant City Manager; Jon Weidenhamer, Economic Development Manager; Clint McAffee, Water Manager; Heinrich Deters, Trails Coordinator; Nate Rockwood, Budget Analyst; Bob Rosenthal, Consultant; Roger McClain, Project Manager; Joan Card, Environmental Analyst; Jason Christensen, Environmental Council; Jim Blankenau, Environmental Analyst; and Mark Harrington, City Attorney. Liza Simpson, "I move to close the meeting to discuss property and litigation". Alex Butwinski seconded. Motion carried unanimously. The meeting opened at approximately 3 p.m. Alex Butwinski, "I move to open the meeting". Andy Beerman seconded. Motion unanimously carried.

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