PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
April 17, 2014

Work Session
Council Questions and Comments and Manager's Report

Council member Peek had nothing. Mayor, Council and Staff wished him a Happy Birthday!

Council member Henney stated the Olympic parade was great, thanked staff. Mountain Accord meeting were great and thanked Heinrich for his participation and expertise at those meetings. Attended the Planning Commission meeting and found it great and reported a conversation of the implementation of the GP vs. LMC.

Council member Matsumoto attended the historic preservation board with council member peek where they awarded a grant of $30,000 for a home to be built in the Upper Park Ave main street RDA. It was discussed that if the City is behind Historic Preservation then they need to put in more than $45000 per year to help worthy causes.

Council member Simpson said Great job on the shake out and stated she loves the temporary fence at the bear on the bench project. Inquired of Matt Cassel when the storm drains are going to be fixed so that poison creek will not flood. Cassel stated that they are bringing the storm water master plan to council mid-May.

Council member Beerman enjoyed some skiing this week. Thanked staff for the Vail tour and thanked Mayor Thomas for organizing a meeting with the U of U and Utah State university regarding some on-site classes.

Mayor Thomas- attended the ULCT mid-year convention stating that it was an excellent event. Thanked legal staff for keeping Park City on the straight and narrow.

Manager's report questions- Mayor inquired if there are estimated man hours tied to these projects/goals. Jed Briggs, Budget Manager, stated that these are action items and are budgeted on a higher level through the BFO process. Foster further explained the Budgeting For Outcomes piece of the budget. Harrington stated that the higher level of projects is budgeted and these are broken down by task and would be inefficient use of time to calculate man hours per task.

Budget Pre Meeting
Jed Briggs, Matt Dias and Brooke Moss presented the preview on the upcoming budget. Spoke to the process of how the City Manager's recommended budget comes to be with Pay Plan, Health Insurance and Retirement. Discussed the breakdown stating that this is a two year budget and the 2016 numbers are an estimate based on the trend from the last few years.

Council member Beerman inquired about the incremental increases stating he thought they were working toward a zero based budget. Briggs and Foster spoke to this as to the built-in aspect for pay plan, retirement, and insurance. Beerman inquired about the allowable operating increases. Foster explained the allowable operating increase process. Beerman stated he feels that this is not in the spirit of a zero based budget process. Briggs stated that after the Council Retreat this was a middle ground that staff and the results team found helpful.

The discussion then moved on to Blue Ribbon Commission compensation. Dias stated that it can be awkward to discuss compensation and stated that staff's recommendation is concurrent with the Blue Ribbon Commission's recommendation for a pay raise.

Council member Henney stated he is in favor of the recommendations but would like to further discuss the budget and staff compensation before the final decision is made.

Council member Matsumoto stated initially she was in favor of holding off on implementation; however, she has since changed her views and is in favor of the Blue Ribbon Commissions recommendation.

Council member Simpson thanked the Blue Ribbon Commission for the extensive research and felt that the new methodology was great. She is in favor of the Blue Ribbon Commission recommendations.

Council member Beerman stated he expressed his discomfort at the prior discussion and still feels that he would like to look at the whole picture with the term limits and finance campaign limits before finalizing a decision.

Council member Peek thanked the Blue Ribbon Commission for their effort along with Dr. Facer. He stated he is in favor of the compensation increase; however, he feels that the residents should continue to determine term limits with the voting process.

Mayor Thomas stated that he is in favor, reiterating that he did not realize what the pay was prior to election but is seeing how time consuming it is.

Moss spoke to the Affordable Care Act impact to the budget. She stated that HR has met with all the departments over the past year determining which positions are essential and full time.

Councilman Beerman asked about the breakdown of the total compensation package. He asked if staff had considered re-structuring this package, to lower overall cost, so we could insure all employees Moss stated that in most of these positions lowering the wage would decrease the pool of people seeking employment due to the comparisons in the area. Moss stated that there are benefits to be gained to keep some positions as full time instead of seasonal.

Council member Matsumoto stated that she is not in favor of decreasing hours to remain under the threshold of not being required to pay for insurance. She also inquired about why transit can offset some of the costs. Moss stated that she is agreement with Matsumoto regarding the hours. Staff realizes these changes will affect the lives of employees. She also touched on the budget process and revenues that transit brings in to offset some costs.

Council member Simpson stated she too is in agreement with Matsumoto and she also knows how it is to have full time positions open and a limited amount of high caliber applicants.

Council member Beerman inquired if out of the 29 recommended for benefits positions with the hybrid approach it keeps 24 positions, what happens to the other 5 positions. Moss stated that they will not be able to work more than one season.

Council member Henney stated he is in favor of the hybrid approach. Also threw out an option where the employee could have an option to get more money in hand and get their own insurance on the ACA website. Moss stated that they have looked into those options and could discuss it more.

Mayor Thomas reminded staff and Council that they are looking at human beings who are a part of this community.

Moss also went over the Pay Plan stating that it is a two year process and they have looked at other communities and have only found 25-30 positions that will need to be adjusted which speaks volumes to our competitive wages and the pay plan process.

Then spoke to the health insurance stating that we are currently covered by a rich benefit. The healthy living aspect has been a great help to keep the costs very minimal to the employee.

Tour of Utah Update

Heinrich Deters, Open Space and Trails, introduced Jenny Diersen as the newest member of the Sustainability team. Deters then spoke about the Tour of Utah stating that it is all similar to the last four years. Bob Koller with the Chamber spoke to the additional stage being added in Kamas and the last stage will be hosted by the Chamber.

Council member Simpson inquired if anyone had addressed the amateurs aspect on the challenge. Deters stated they are still looking into mitigation.

Planning Project Schedule Update

In lieu of time Thomas Eddington, Planning Director and Kayla Sintz, Planning Manager, skipped the presentation and went straight to questions. Council had no questions and stated they were supportive of what staff has proposed.

Study Session

Historic Preservation Board Joint Meeting

Mayor and Council welcomed the Historic Preservation Board members: John Kentworthy; Gary Bush and Hope Melville. Excused members were Marian Crosby, Puggy Holmgren, Clayton Vance and David White. Kentworthy spoke to the thoughts the Historic Preservation board has discussed and wanted input from the Council on as well as request more funds for Old Town. Bush discussed sense of community and the importance of preserving this along with the architecture. Melville spoke to the grant program, stating in order to preserve the historic fabric the City had to be willing to put more money in the grant program. Kentworthy stated he knows that Main Street is working through the construction issues but stressed the need to keep the magic of Main Street alive.

Mayor Thomas inquired if there was an interest in redefining primary residence's as a recipient to the grant funding. They agreed that there would be a condition to prove long term residence. Bush spoke to the grant program as being a way to preserve the building and should not be related to primary/secondary residences. Council member Simpson spoke about funding the grants differently and decoupling it from the RDA's. Council member Peek spoke to the grant program as a way to preserve the most buildings in town. Also inquired about the recapture of the grant funds. Sintz stated that they are recaptured at 20% for 5 years in order to minimize flipping opportunities. Council member Matsumoto stated her concerns are with the minimal amount budgeted to a project that relates to a core value. She proposed a reevaluation of the historic guidelines in reference to a project gone badly with stricter penalizations.

Council member Beerman thanked the board for attending. Then spoke to the Old Town RDA clarifying where the money is going. He then inquired from the Board what other tools they could use. Kentworthy stated that he feels open communication with the residents would be a great asset and making it fun for the public to learn about the history of Park City. Council member Simpson stated that the last time the historic guidelines were looked at there were not enough projects to analyze to have a robust conversation. They spoke to the aspects of the historic guidelines and the projects that went wrong adding in the materials aspect into the guidelines.

Council member Henney inquired about how many homes in the historic pool have not been worked on. Eddington stated that there are around 200 homes that are eligible for preservation. Henney stated that this group needs to decide what the purpose is. Kentworthy stated that the Historic board is looking at the multiple situations for families, third generations and developer vs second homeowners. Council member Simpson inquired about a revolving loan option. Mayor Thomas stated that the bottom line is the determination to preserve the historic character of the community.

Work Session

Historic Preservation Work Session

Planner Grahn discussed the upcoming Preservation plan and the CRSA historic inventory project. Planning has partnered with the U of U working to have them come up and perform a survey regarding the Ski Town Historic structures. Grahn stated that the Historic Board will have a work session on May 21st with the State Architectures.

Council member Simpson inquired about the mining towers. Council member Beerman inquired if there is a plan in shoring them up to make sure they do not fall down. Harrington outlined the process regarding ownership and legal hoops to modify the documents and coordinate the balance of safety vs. status quo. Harrington stated that they needed to start with the regulatory documents to ensure which towers are in the Historic Structure Inventory and work in a cooperative function. Foster stated that the Historic Board would be the best conduit to head the cooperative effort. Discussed updating the inventory. They discussed the best steps for the structures that are in immediate danger of failing. It was discussed to have the Historic Preservation board meet with the Historic Society to get the best results the quickest.

Grahn stated the two recipients of the HPB Historic Preservation awards were: 929 Park Avenue and 515 Main Street. Grahn then updated the Council and Board on the Historic Preservation app that is being created through the IT department.

Regular Meeting

6:00 pm

I. ROLL CALL-- Mayor Jack Thomas called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, April 17, 2014. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim

Henney and Cindy Matsumoto. Staff member present were Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager; Thomas Eddington, Planning Director; Kayla Sintz, Planning Manager; Kirsten Whetstone, Planner; Heinrich Deters, Trails and Open Space; Matt Twombly, Sustainability; Chanz Skeffington; Marci Heil, City Recorder

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Mayor Thomas recused himself from New Business item 2.

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

Jim Tedford- inquired about the Planning Commission staff report regarding the Library and the condition of approval to add it to the National Historic Register. His concern was that it should be done before the construction is complete.

Ruth Meitsma- stated that in reference to saving history she has watched the process of the historic building renovations. Stated that the process is great; however, there is history being lost in the field. She has documented photographs and other documentations regarding 109 Woodside and is putting together a presentation to send to Council. She encouraged them to look into adding a boots on the ground position for HDDR enforcement.

Melissa Caffey, Hope Alliance, Nann Worrel, People's Health Center, and Peregrine Bosler, Park City Foundation, spoke to the Council regarding a community garden to be built in conjunction with the Hospital's expansion. There are 5 non-profit organizations selling pavers that will line the garden. The hopes of the hospital and the non-profits is to create a healthy community and a gathering place. They thanked George Reed and Phyllis Robinson for all the help during this process.

IV. APPOINTMENTS AND RESIGNATIONS

Consideration of the following Board of Adjustment appointments: Hans Fuegi for a term ending June 2018, Jennifer Franklin to fill the remainder of Mr. Ludlow's term which ends June 2016 and Travis McGhee as an alternate for a term ending June 2019.

Council member Simpson moved to approve the following Board of Adjustment appointments: Hans Fuegi for a term ending June 2018, Jennifer Franklin to fill the remainder of Mr. Ludlow's term which ends June 2016 and Travis McGhee as an alternate for a term ending June 2019.
Council member Peek seconded
Approved unanimously

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)

1. Consideration of a contract with Forsgren Associates for the Park City Heights public improvements inspections in the amount of $131,850

Council member Simpson moved to approve the consent agenda

Council member Matsumoto seconded
Approved unanimously

VI. CONSIDERATION OF MINUTES FROM COUNCIL RETREAT, JANUARY 29-31, 2014 AND MINUTES FROM APRIL 3, 2014

Council member Beerman moved to approve the minutes from the Council Retreat, January 29-31, 2014 and April 3, 2014 meeting
Council member Henney seconded
Approved unanimously

VII. NEW BUSINESS

1. Consideration of approval of a subdivision plat for the Park City Film Studio located at 4001 Kearns Blvd., Park City pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney.

Planner Whetstone stated that this is a subdivision plat for the Park City Film Studio and was a requirement of the phasing approval from the previous plat. Whetstone stated that there was a concern with the wetlands in the area in regards to how the construction could impact the wetlands. Council member Simpson inquired how they will provide irrigation to the site being that water lines have not been installed. Whetstone stated that upon certificate of occupancy water lines will have been brought in. It was clarified by Matt Cassel, City Engineer, that the detention pond will be adjacent to the wetlands not in the wetlands.

Mayor Thomas opened the Public Hearing.

Chis Hauge, Trialside resident, states he feels obligated to speak about this tragedy known as the movie studio. Stated that he has read the Planning Commission minutes where there was 4-3 vote for the project. He encouraged Council to find out the reason behind the split vote. He feels the Commission and Council were bullied into this project. Stated he went to the Capital with Former Mayor Williams and others to stop Erikson and this project. Then when the guard was down it slipped right in. He feels that the City is in real bad company. He would admonish the Mayor and Council to slow or defeat this project.

With no other comments Mayor Thomas closed the public hearing.

Council member Beerman inquired why the CCR's needed to be in place. Harrington stated that a provision was required prohibiting certain ambush activity at the film studio during the Sundance Film Festival and to make sure the City has an enforcement right and is sufficiently covered.

Council member Matsumoto spoke to the public comment made stating that it was a settlement agreement with the County and the City executed this project realizing that everyone did not get what they wanted but will continue to work together with the hopes that it will be a great project.

Council member Beerman stated that the City is trying to make the best of a bad situation but is a lose-lose situation. He also stated that he has been against this project from the beginning and will continue to oppose it throughout the process.

Council member Peek stated that he too opposed the annexation but being a settlement agreement through a law suit that we are far enough into the project with enough control that the City should be able to get a good project.

Harrington stated that the application before the Council is for a subdivision plat so a negative vote would have to follow the guidelines finding fact that the plat went against the Land Management Code.

Council member Henney stated that he too is against the project; however, he agrees with Beerman and Peek that the City is making the best of a bad situation.

Council member Simpson moved to approve the subdivision plat for the Park City Film Studio located at 4001 Kearns Blvd., Park City pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance as amended with condition #7 in a form approved by the City Attorney
Council member Matsumoto seconded
Approved unanimously

2. Consideration of the Risner Ridge and Risner Ridge No. 2 Plat Amendments based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinances in a form approved by the City Attorney.

Mayor Thomas recused himself and stepped out of the Council Chambers. Planner Whetstone presented the item as a non-typical plat amendment stating that the original plat had a note added after it had been recorded and has caused an issue with developers who have searched this plat on-line. This does not change the law that relates to the plat it just clarifies it for future use.

Mayor Pro Tem Simpson inquired if there were any other instances like this out there. Harrington stated that he is confident that there are not any others.

Mayor Pro Tem Simpson opened the Public Hearing. No comments were made. Simpson closed the public hearing.

Council member Matsumoto moved to approve the Risner Ridge and Risner Ridge No. 2 Plat Amendments based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinances in a form approved by the City Attorney
Council member Peek seconded
Approved unanimously

3. Consideration of a resolution regarding the Disposition of City Owned Property

Deters spoke to the Council regarding an annual resolution for an organizational use, planning use, transparency use and negotiation in regards to City Owned property. Council member Beerman inquired about adding affordable housing to the China Bridge and North 40 parking parcels. Foster clarified with Harrington that staff could look into that if directed by Council. Council directed staff to review those parcels for affordable housing. Deters stated that there is one transaction in the works in regards to the Rio Grande parcel that has gone before the Planning Commission.

Council member Beerman Moved to adopt the resolution regarding the Disposition of City Owned Property with direction to review the China Bridge and North 40 parking parcels for suitability for affordable housing.
Council member Simpson seconded
Approved unanimously

4. Consideration of Addendum No. 1 to the 2014 Main Street Improvements Construction Manager at Risk Contract with Miller Paving for the Guaranteed Maximum Price of $986,084

Matt Twombly, Sustainability, discussed the project stating that it is for the sidewalk only and the anticipated start date of this project is Monday, April 21st. They are starting at Heber and continuing South to 6th Street to lessen the impact of the outdoor dining areas of Main Street.

Council member Simpson inquired about the timeline for the completion. Twombly stated that they hope to have the project completed to the top of 5th street by June 24.

Council member Beerman thanked Twombly and staff for the great progress.

Mayor Thomas inquired about a graphic available for the public and merchants. Foster stated that IT and Craig Sanchez, Construction mitigation, are looking at using our GIS system to put up a map online to help inform the merchants.

Council member Peek inquired if the Museum's concerns regarding the plaster on the foundation were addressed. Twombly stated that it has been addressed.

Council member Simpson moved to approve Addendum No. 1 to the 2014 Main Street Improvements Construction Manager at Risk Contract with Miller Paving for the Guaranteed Maximum Price of $986,084
Council member Peek seconded
Approved unanimously

5. Consideration of approval of a contract with QuantiPerm, LLC not to exceed $23, 018 and approval of a contract with Central Valley Mechanical not to exceed $49,739 for upgrades to reduce carbon footprint and operational costs to the Park City Ice Arena's water heating and treatment systems

Chanz Skeffington spoke to the Ice Arena's desire to reduce carbon footprint and operational costs to the Park City Ice Arena's water heating and treatment systems

Council member Simpson moved to approve a contract with QuantiPerm, LLC not to exceed $23, 018 and approval of a contract with Central Valley Mechanical not to exceed $49,739 for upgrades to reduce carbon footprint and operational costs to the Park City Ice Arena's water heating and treatment systems
Council member Beerman seconded
Approved unanimously

6. Consideration of an Ordinance approving the re-establishment of Lots 30 and 31 of Holiday Ranchettes Subdivision, located at 2519 and 2545 Lucky John Drive, Park City, Utah

Mayor Thomas opened the Public Hearing. There were no comments made. Mayor Thomas closed the public hearing.

Council member Beerman moved to continue to April 24, 2014
Council member Peek seconded
Approved unanimously

7. Consideration of approval of Snyder's addition to Park City Amended Lot 1, Block 15, located at 901 Norfolk Avenue Plat Amendment continued from March 6, 2014

Mayor Thomas opened the Public Hearing. There were no comments made. Mayor Thomas closed the public hearing.

Council member Peek moved to continue to May 8, 2014
Council member Beerman seconded
Approved unanimously

VIII. ADJOURNMENT INTO RDA MEETING

Council member Peek moved to adjourn into an RDA meeting
Council member Beerman seconded
Approved unanimously

MEMORANDUM OF CLOSED SESSION

The City Council met in a closed session at approximately 2:00 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Liza Simpson, Dick Peek, Cindy Matsumoto and Tim Henney. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Heinrich Deter, Trails & Open Space Manager; Clint McAfee, Water Manager. **Council member Simpson moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Beerman seconded. Motion carried.**

Council member Simpson moved to open the closed session. Council member Beerman seconded. Motion 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 Marci S. Heil, City Recorder.

PARK CITY SUMMIT COUNTY UTAH
CORPORATE
Seal
MARCH 1,
1884

Marci S. Heil, City Recorder