



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

April 9, 2020

The Council of Park City, Summit County, Utah, met in open meeting on April 9, 2020, at 4:00 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

Council Member Gerber moved to close the meeting to discuss property and litigation at 4:01 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 4:45 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

WORK SESSION

Park City COVID-19 Financial Recession Plan Update and Overview:

Jed Briggs and Erik Daenitz, Budget Department, presented this item. Briggs indicated the focus of the discussion would be on the budget for the remainder of Fiscal Year (FY) 2020. He stated the economy fell so fast due to the pandemic that the City needed to adjust the budget in order to remain stable. Decisions on budget adjustments would be made in a deliberate fashion and he recommended making budget adjustments from all areas. He stated each department had cut five percent from their budgets because of the projection that there would be a \$3.9 million budget deficit by the end of the fiscal year. Briggs broke down sales tax revenue projects by industry sector.

Briggs reviewed different sources of funding, including the General Fund, Capital Improvements Fund, and the Five Year Capital Improvements Fund. He indicated there was a reserve equal to 25% of the annual budget, which could be used to help cover the funding gap. He displayed the recession plan in place, and stated the City was

delaying expenses, monitoring department budgets, implementing a soft-freeze on hiring staff, and reprioritizing and/or rescheduling capital projects.

Briggs noted there was currently \$8.7 million in the reserve fund balance. He estimated the deficit could be closed by the following: \$1.25 million in reduced expenditures, \$2 million in delayed capital projects, and \$750,000 in reserve funds.

This discussion continued in the special meeting.

SPECIAL MEETING

Park City COVID-19 Financial Recession Plan Update and Overview (Continued):

Mayor Beerman opened the meeting and Jed Briggs continued his presentation. He indicated that in spite of the recession, the bonding agencies gave the highest ratings to the City. He projected that a level of normalcy would return in FY2021, but expected that the FY2021 budget would be reduced in anticipation of a slow economic recovery.

Matt Dias, City Manager, stated capital restraints began one month ago. He indicated managers and employees were trying to maintain the same service levels with fewer resources. The next fiscal year would be painful if the pandemic continued. He asserted the City was in a sound financial position and was prepared for this downsized economy.

Mayor Beerman praised Dias for taking immediate action in cutting expenses. Council Member Joyce stated the County Health Department projected a slow emergence from the pandemic, and he asked that the City work closely with the County regarding recovery projections. He also requested that the special service contract RFPs be put on hold. The Council agreed. Council Member Joyce also noted federal stimulus funds could be available for entities, and he asked that staff look for opportunities to get those funds. Dias stated those stimulus projects had been anticipated, and money could be spent on getting some projects ready so they could qualify for Federal funding.

Council Member Henney asked what the timeline was for next year's budget. Briggs indicated a tentative budget needed to be adopted by May 14th and the final budget needed to be adopted by June 30th. Council Member Henney encouraged staff to project conservatively. He was grateful that the City had planned wisely and had a good reserve fund. Dias stated the reserve funds were strategic and intended for situations like the one the City was experiencing now. He stated a tentative budget would be presented with some cutbacks, with the knowledge it would be amended at a future date. Mayor Beerman indicated the budget was built to function during recessions.

Council Member Gerber stated the vulnerable portion of the community was very impacted by the economic downturn and she was glad to see this sector highlighted in

the City's guiding principles. She hoped the City could find ways to help this demographic of the community now and looking into the future.

Council Member Doilney asked about the sales and use tax deferrals, and how they would impact the City. Briggs stated he hadn't looked into that yet.

Council Member Worel stated there were residents who were not currently in a vulnerable population category, but as time went on they could move into that category. She was happy the City was involved in helping that group. Council Member Henney indicated the City was well prepared to weather this crisis. Mayor Beerman agreed and expressed gratitude that the City was in a position to help its residents. He knew this downturn would be hard as cuts were implemented.

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Margaret Plane, Special Counsel Michelle Kellogg, City Recorder	Present via technology
None	Excused

II) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Beerman opened the meeting for any who wished to submit written comments to the Council on items not included on the agenda.

Linda Jager read the public comments that had been submitted:

Diego Zegarra eComment: Dear Mayor and City Council, as we learn more about the needs of those in crisis, one of the largest ones appears to be rent. There is a petition going around online encouraging landlords of large apartment complexes to consider reducing that cost for families. I recognize no law or ordinance could be passed to impact this, but a show of leadership in the form of a statement from our elected leaders would go a long way in highlighting the issue and applying healthy social pressure. Thank you!

Chris Mora eComment: Hello esteemed council members, I would like to ask for you all that you take a stand with me and other community leaders to significantly reduce rent in the apartments of Park City. I am well aware that your position does not allow you to lower rent yourself, I understand that ultimately it is up to the landlords. However, the pressure of your support and the voices of apartment residents might be able to get this done. Our immigrant community would thank any moral support.

Mayor Beerman stated efforts had been made in working with its tenants on rent abatements. The City would also be making donations to several nonprofits, including a \$60,000 donation to the Park City Christian Center to help with their rent relief efforts. He was happy to see the Governor put a moratorium on rental evictions and the utility companies continuing service even in the event of lack of payment.

Mayor Beerman closed the public input portion of the meeting.

Council Questions and Comments:

Council Member Worel thanked those in the community for taking the pandemic seriously. Council Member Joyce agreed and noted how quickly people had adapted to social distancing. He appreciated everyone's efforts.

Council Member Henney responded to the public comments on pressuring the landlords by noting the landlords would charge what the market would bear. He indicated there were no visitors, just residents, and it was nice to see people around town. He asked if residents by the 3Kings Water Treatment Plant had their concerns addressed. There was also a question regarding a resident complaint about a noisy new air conditioning unit and discussion on those topics ensued. Dias indicated he would return for further discussion on noise levels.

Council Member Gerber agreed with the comments regarding the community response to the pandemic. She asked if Council wanted to discuss gang boxes in certain areas of town. Council Member Worel spoke with the same resident that Council Member Gerber spoke with, who had a health condition and who had concerns about this. Council Member Joyce stated there were so many people who wanted to help others, and he felt if a resident was worried about being out in the community, they could ask for help.

Council Member Doilney thanked the nonprofits in town that were helping so much, and reminded the public to donate to the other nonprofits that were currently being overlooked during this crisis. He also suggested that nightly rentals open up for long-term rentals until the economy rebounded.

Mayor Beerman asked that the community stay disciplined, patient, and calm. He complimented Council for all their virtual interactions with the community. He expressed

gratitude for the Council's concern in helping the residents and nonprofits in spite of the \$4 million deficit.

III) NEW BUSINESS

1. Consideration to Approve the Park City Municipal Corporation Emergency Proclamation No. 2 of 2020, an Extension of the Proclamation Declaring a Local Emergency:

Margaret Plane, Special Counsel, presented this item and indicated this amendment would extend the emergency proclamation to May 14th. She reviewed some other provisions in the proclamation that would grant the City Manager the authority to sign contracts and agreements, and more, without the consent of Council.

Council Member Worel wanted the City to be consistent with the County during this time, and noted the County's extension was only to May 1st. She also requested the \$140,000 in the proclamation, dedicated to helping nonprofits in their relief efforts, to be increased to \$150,000. Mayor Beerman asked if the emergency proclamation could be terminated early, if needed, to which Plane affirmed.

The Council agreed that the City should be in line with the County. Dias indicated staff also deregulated many of its processes and deadlines to accommodate the times. A taskforce was created with the County and Chamber. The City also abated rent on some City-owned business properties. He hoped the City was an example to the rest of the community. Dias indicated he received notice that the Community Foundation was matching the \$50,000 donation from the City.

Council Member Worel moved to approve the Park City Municipal Corporation Emergency Proclamation No. 2 of 2020, an extension of the proclamation declaring a local emergency with the amendments of the extension concluding May 1st and financial assistance from the City to nonprofits in the amount of \$150,000. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

It was indicated there were no public comments submitted for this item.

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder