PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
APRIL 4, 2002

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, April 4, 2002.

AGENDA

Closed Session

3:15 p.m. Property and personnel

Work Session

4:45 p.m. Council questions/comments
5:15 p.m. Silver Meadows units
5:25 p.m. Review of regular meeting
5:50 p.m. Break

Regular Meeting

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV WORK SESSION NOTES AND MINUTES OF MEETING OF MARCH 21, 2002

V RESIGNATIONS AND APPOINTMENTS

Appointments (3) to the Parks, Recreation and Beautification Advisory Board for terms expiring January 2005

VI NEW BUSINESS

1. Resolution approving a Transportation Agreement between Park City Municipal Corporation and Summit County

2. Interlocal Transportation Agreement between Park City Municipal Corporation and Summit County

VII ADJOURNMENT

Posted: 04/01/02
See parkcity2002.org

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
APRIL 4, 2002

Present: Mayor Dana Williams; Council members Peg Bodell, Kay Calvert, Candace Erickson, and Fred Jones

Toby Ross, City Manager; Jerry Gibbs, Public Works Director; Lori Collett, Finance Manager; Lloyd Evans, Chief of Police; Bob Stephens, Administrative Services Director; Tom Bakaly, Assistant City Manager

Absent: Council member Jim Hier

1. **Council questions/comments.** Fred Jones proposed that the City be proactive in promoting water conservation early in the season, recognizing that reducing water consumption affects revenues. This may mean that the proposed 5% increase in rates would have to be adjusted further to achieve our goals. He suggested that perhaps this discussion occur now rather than later. Toby Ross explained that alternative rate structures will be presented in May as a part of budget discussions. Rates will be designed to deal with the effect of conservation on revenues and conservation programs. Mr. Jones emphasized that it is important that residents are committed early on and that Council address resulting revenue projections. The City Manager pointed out that a 10% reduction, depending on where that occurs in the rate structure, could result in a 20% decrease in revenues.

Candace Erickson requested that street clean-up be conducted on an larger portion of SR224 and SR248. Jerry Gibbs discussed the extended effort last year which will continue this year. Kay Calvert asked if the City verifies insurance when taxi companies are licensed. Lori Collett stated that an insurance certificate is mailed by the insurance company to the City. Ms. Calvert understood that providers are required to have $1.5 million on each vehicle and asked how the City monitors the number of licensed vehicles. Ms. Collett explained that $1.5 million is required for vehicles carrying 15 or more passengers and that violations are handled through a complaint process. Council member Calvert expressed concerns about the City's liability if a vehicle is not insured and an injury or property loss is incurred in an accident. Chief Lloyd Evans explained that all motorists are obligated by state law to have insurance and liability falls on the owner of the vehicle not the City. The Mayor understood that each licensed vehicle must display stickers and has personally observed non-compliance and there was discussion about one provider refusing to display his stickers. Ms. Calvert suggested that police officers issue citations at Harry O's where many unlicenced vehicles are parked for business and the Chief explained that if officers are in the area, they are most likely involved with crowd and safety issues. Blitz enforcement on cabs should be planned because of residual effects.

Peg Bodell reported that she a had an opportunity to discuss water consumption with staff as well as effectively promoting conservation. As a part of this, she emphasized that there are steps the City can take in preventing wild fires and Ron Ivie is exploring programs. Mayor Williams reported that he received correspondence from the New York fire fighters hosted in Park City. He proposed regular updates on Flagstaff from staff and Council concurred. Peg Bodell interjected that staff assumes that Council is aware of their projects or programs but often hear about them first by way of the radio or newspaper. It would be preferable to obtain this information directly from staff before they are publicized. The Mayor thanked staff for getting the skate park open.

2. **Silver Meadows units.** Bob Stephens explained that Silver Meadows consists of 49 units on Kearns Boulevard. Last year the City Council authorized the purchase of two additional units in anticipation of temporary housing needs during the Olympics. The Silver Meadows project came on line in 1996 and four units were purchased as rentals for employees. Over the years, some units were sold to employees and when another unit came on the market, the City could purchase that, maintaining an inventory of four units. The units are deed restricted and can not appreciate more than 3% per year and are now selling in the $140,000 range. He described a waiting list of interested employees maintained by Mountainlands Community Housing Trust. The date stamp of an application determines the order in which people are offered the rental. If a unit is not rented to a City employee, then it is offered to others on a community-wide list. In instances where a town house is sold, the City developed a strategy eliminating realtor commissions and negotiated with appraisers and title companies to minimize the cost of affordable housing. There are now two units that he believes are in the best interest of the City to keep and rent to employees. In response to a question from Peg Bodell, he explained the only qualification for employees is to be full-time. If an employee declines to rent at the time a unit becomes available, his name remains on the list in consideration of timing issues like lease obligations. In response to a question from the Mayor about income restrictions, Mr. Stephens clarified that units built with tax credits carry income restrictions, but the City's units do not. He added that our units rent for $844 which is below the allowable 3% increase; similar units are priced at $900 a month. Evergreen Development owns and controls the majority of the project and is the property management company on site, which is very beneficial. It receives 8% of the rent amount for collecting rents on behalf of the City and readily provides maintenance services.

Bob Stephens explained the City's process in notifying employees about this housing opportunity, specifically emergency personnel. In response to a question from Ms. Bodell, Chief Lloyd Evans indicated that the housing at Silver Meadows has benefitted his department to a great extent. In instances were newly hired officers have to relocate to the community, it provides interim housing. Bob Stephens continued that there is an additional affordable housing unit at 1465 Park Avenue. This provides transitional housing on a temporary basis. Because of nightly rental restrictions, housing for less than six months would not qualify for Silver Meadows stock.

Fred Jones asked the status of the affordable housing fund. The City Manager noted that developers have contributed to the fund as part of their affordable housing obligation and those monies have been used to acquire units or assist in projects. The City Manager discussed fee waivers for qualifying projects and the associated transfers covering the waivers from the Enterprise Fund. The balance in the fund is approximately $340,000. Mr. Stephens described another incentive for employees to live in the community, the City's mortgage assistance program which is funded at $20,000 a year. If an employee is interested in purchasing a house within the School District boundaries, the City will match up to $10,000 of the down-payment on a loan. Payments can be deferred for up to five years and the loan is amortized over 15 years. The interest is driven by the interest of the City's portfolio.

Kay Calvert asked if the City has considered extending the same opportunity to teachers. The Administrative Services Director responded that when the City considered purchasing affordable housing units in 1995, the School District, Fire District, and ski resorts were contacted and no one *stepped up to the plate* at that time. The criteria targets teachers and public employees as a higher priority and they are moved to the top of the list. Fred Jones expressed that he is in favor of keeping the two units, as they can always be sold and having seven affordable housing units is reasonable. Peg Bodell added that the City needs to set an example to the community as there obviously is a need for affordable housing. The Mayor acknowledged the consensus of the Council to maintain the two units in question.

3. Review of regular meeting.

Interlocal agreement - transportation. Tom Bakaly reported that the County adopted the interlocal agreement, as drafted, for transit services through December 2002. There was discussion at the Commission meeting about adjusting hours of operation to better accommodate restaurants. The fee schedule was also approved. He added that this has involved three years of negotiations with the County and the City is pleased to move forward. See regular meeting minutes.

Prepared by Janet M. Scott

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
APRIL 4, 2002

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 4, 2002. Members in attendance were Dana Williams, Peg Bodell, Kay Calvert, Candace Erickson, and Fred Jones. Council member Jim Hier was excused. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney; and Tom Bakaly, Assistant City Manager.

II PUBLIC INPUT

1. Park City Education Foundation fund-raiser - Don Sanborn, President of the Park City Education Foundation, requested that he be scheduled on the April 18 agenda for Council consideration of dedicating a piece of land to former Mayor Brad Olch as part of an Education Foundation fund-raising luncheon May. He asked that the property be identified by the next meeting. The City Manager suggested that the Assistant City Manager meet with Mr. Sanborn to discuss this request.

2. Olympic peace poles - Pastor Scott Schiesswohl of Park City Community Church and Olympic Chaplin, explained that 170 peace poles were created for each team competing in the Olympics and matching poles were given to the city of Salt Lake to display in Washington Square. There were eight teams that were unable to participate and it was felt that these poles should be presented to venue cities. On behalf of the Interfaith Council, he presented a peace pole to the City, which could be installed at the Olympic Welcome Plaza. Each pole has a plaque and flag of the country and the Olympic truce which is 2,900 years old. The Mayor thanked Pastor Schiesswohl and looked forward to the dedication.

3. Quarterly Summit County Commission report - Chairperson Shauna Kerr stated that the Commission approved the interlocal agreement on transportation at its meeting today. She thanked the Council and City staff for their cooperation in achieving regional transportation. The ice facility is another cooperative effort as is water. She mentioned that this is an election year for the Commission and department heads. The Commission held a retreat with staff to create a strategic plan for the County. She explained a new reorganization strategy where a new department will be formed, the Government Services Department, and a director will be hired to handle day-to-day administrative items. There are four departments that are directly managed by the Commission. Ms. Kerr noted that they are preparing for spring clean-up programs and discussed ways to bring communities in the County together to celebrate the 4th of July. This year, she is the Chairperson for Mountainlands Association of Governments and invited Council to contact her with any concerns or issues.

4. Water conservation - Diane Mellen, Aerie resident, referred to a radio interview by the City's Water Manager. She understood that Ms. Gammel stated that the City hasn't had water ordinances in place since the 1980s. She felt the Council should consider a landscaping ordinance so that Kentucky bluegrass is not continued to be planted throughout town. There should be a complete set of ordinances addressing water. Current ordinances have not been effective enough in the past and there needs to be a comprehensive long-term plan. Park City is in its fourth drought year and there is always the danger of fires in the summer. She understood that Ms. Gammel was not open to looking at model ordinances from other cities but more should be done than distributing information to the public. She encouraged the City Council to reconsider its direction for water conservation efforts.

III COMMUNICATIONS FROM COUNCIL AND STAFF

Kent Cashel reported that he received a request from the Historical Society for park-and-ride transit services from the park for its historic house tour in June. The cost is minor and he would like to accommodate them. Council agreed.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF MARCH 21, 2002

Ms. Bodell added some clarification to her comments in work session notes and the minutes. Fred Jones disclosed that he will be abstaining as he was not in attendance. The Mayor requested a motion to approve the minutes as amended. Peg Bodell, "I so move". Candace Erickson seconded. Motion carried.

Peg Bodell	Aye
Kay Calvert	Aye
Candace Erickson	Aye
Jim Hier	Absent
Fred Jones	Abstention

V RESIGNATIONS AND APPOINTMENTS

Appointments (3) to the Parks, Recreation and Beautification Advisory Board for terms expiring January 2005 - Ms. Bodell invited appointees in attendance to comment. Rich Miller stated that he applied because he uses the City recreation facilities on a frequent and regular basis and wants to get the garbage cans out of Old Town. Mark Fischer commented that he has lived in Park City for four years and believes its time to give back to the community and there are many exciting projects coming on board. The Mayor requested a motion to appoint Rich Miller and Mark Fischer and to reappoint Dave Stale to the Board. Fred Jones, "I so move". Kay Calvert seconded. Motion carried.

Peg Bodell	Aye
Kay Calvert	Aye
Candace Erickson	Aye
Jim Hier	Absent
Fred Jones	Aye

VI NEW BUSINESS

1. Resolution approving a Transportation Agreement between Park City Municipal Corporation and Summit County - and

2. Interlocal Transportation Agreement between Park City Municipal Corporation and Summit County - See staff report and work session notes. Tom Bakaly noted that staff is recommending approval of the Regional Transportation Agreement through December 2002. Ms. Calvert pointed out that the required insurance is $1 million per bus and is curious why the City requires $1.5 million per 15 passenger van as a part of licensing shuttles (see work session notes). She felt there should be some consistency. Mr. Bakaly responded that there may be federal requirements requiring this designation but will look into this matter. In response to a questions from the Council, Mr. Bakaly explained that there will also be expanded paratransit service. The agreement also addresses the County's participation in the 20% match with the City as it relates to 20%/80% FTA grant program for purchasing buses. Fred Jones, "I move to adopt the resolution approving the Transpiration Agreement between Park City Municipal Corporation and Summit County that authorizes the Mayor to enter into the Agreement". Peg Bodell seconded. Motion carried.

VII ADJOURNMENT

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

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MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3:15 p.m. Members in attendance were Mayor Dana Williams, Peg Bodell, Kay Calvert, Candace Erickson, and Fred Jones. Jim Hier was excused. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney; and Tom Bakaly, Assistant City Manager. _Candace Erickson, "I move to close the meeting to discuss property and personnel issues". Peg Bodell seconded. Motion carried.

Peg Bodell	Aye
Kay Calvert	Aye
Candace Erickson	Aye
Jim Hier	Absent
Fred Jones	Aye

The meeting opened at approximately 4:45 p.m.

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

Prepared by Janet M. Scott

Janet M. Scott

Janet M. Scott, City Recorder