PARK CITY COUNCIL WORK SESSION MINUTES
SUMMIT COUNTY, UTAH
MARCH 28, 2013

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

Diane Foster, City Manager; Phyllis Robinson, Public Affairs Manager; Mark Harrington, City Attorney; Heinrich Deters, Trails and Open Space Manager; Jonathan Weidenhamer, Economic Development Manager; Jason Glidden, Special Projects Manager; Tommy Youngblood, Special Events Coordinator; and Francisco Astorga, Planner

Kevin Blalock, Blalock & Partners

1. Council questions/comments. Alex Butwinski reported that the state's sales tax revenues are up 20% in January from a year ago. Cindy Matsumoto attended the Chamber/Bureau meeting where the legislative session was reviewed. The state allocated $12 million to tourism and 20% has been set aside for organizations advertising out of the state to apply for. Transit room tax revenues for last year were healthy and the Board agreed to increase the summer advertising budget. The Chamber has hired a person to manage groups and convention business which is up 250%. She asked about notifying citizens about the increase in the resort cities sales tax. Liza Simpson relayed that some businesses on Main Street have been contacted and she believed the Chamber and the Lodging Association also sent out a piece. Phyllis Robinson stated that it has been on the City's web page for the last two weeks and a notice was sent through e-notify.

Liza Simpson stated that the Soils Commission continues its work and will finalize recommendations next week. There is strong interest within the group to remain a group but not necessarily meet regularly. Members hoped that they could reconvene after a period of time for further consultation as the City moves forward with the Soils Ordinance. The Commission is looking forward to meeting with Council. She attended the interagency meeting yesterday which was good and relayed that Rena Jordan with SBSRD has reached out to Phyllis Robinson for messaging on the issue of conflicts with off-leash dogs and people. SBSRD is actually going to step up enforcement at its parks. She stated that Ms. Robinson did a great job of presenting *Mindmixer* which received positive reviews from attendees.

Andy Beerman reported that COSAC met again. The group is working on its mission statement and criteria and will be meeting every other Tuesday going forward. The Mayor noted that he met with Latinos in Action at the high school and the students may make a presentation to Council in the near future. They discussed pending immigration reform. A group of mayors in the state sent a letter to Senators Lee and Hatch regarding working in a bi-partisan fashion on the immigration bill so something gets done. The permits for seasonal workers affect Park City. He stated that he received an invitation from the Director of the World Cultural Forum in China to participate in a conference on strengthening international cooperation to build an ecological civilization. The audience is basically the Chinese government which is interested in information on designing sustainable communities, open space preservation, and ecological development. All expenses will be paid by the organizer. This conference will be held May 17 through 21 and five mayors from the U.S. have been invited. There was discussion about the Mayor visiting the University of Shanghai but he indicated that there won't be enough time during his brief visit.

2. Council questions on Manager's Report. Diane Foster explained that for the weeks that a Manager's Report is produced, it will be included in the meeting packet and appear on the agenda. Heinrich Deters referred to his report on allowing at-large alternates on COSAC to attend closed sessions. Several of the stakeholder alternates expressed interest in attending closed sessions as well because they felt it would be better for them to stay up-to-date with information. The other aspect, as staff understood it, is controlling the distribution of sensitive information. He asked how the Council felt about the stakeholder alternates also being in attendance. They would not be voting or participating in the discussion.

COSAC Liaison Andy Beerman stated that members expressed this preference fairly strongly even after hearing reasons why it may not be a good idea. Even through the primary can update the alternate on closed session business, the alternates felt it would be much better for them to hear the discussion in person. They believed it would not be disruptive if they are in the audience and not participating. Diane Foster interjected that the risk is that there would be a lot more people who will be privy to confidential information. Members were supportive of the request.

3. Library renovation update. Jon Weidenhamer recognized Library Board members and the project team in attendance. In November 2012, staff received clear direction from Council to proceed with a renovation of the Library to provide a higher level of service. This includes expansion of the first two floors for the Library and a renovation of the third floor to serve as flexible community space, including a location for a temporary senior center. The third floor would include a commercial kitchen and could function as ancillary space for Santy Auditorium events, including Sundance. Maximizing the efficiency of the building is an important goal. He pointed out that staff is seeking direction from members to select an option outlined in the staff report.

He explained that this neighborhood community redevelopment is prioritized within the Lower Park Avenue Master Plan which includes resort parking lot development and other considerations like circulation, walkability, transit, access and traffic. It is felt that the plan will evolve and the Library expansion is the first step in the process but the intent is to create a neighborhood. He felt that the Library is the right catalyst for neighborhood redevelopment because of its prominence and once this project is completed, the rest of the pieces will fall into place. There will be a neighborhood process, General Plan and area plan work, and community input opportunities. He introduced consultant Kevin Blalock.

Kevin Blalock emphasized the importance of making informed decisions. Blalock & Partners is an architectural design firm based out of Salt Lake City with a focus on public projects and a particular emphasis and expertise in libraries. Over the past decade, B&P has completed about 15 library projects for a number of entities throughout the intermountain west, ranging from feasibility studies, master plans, renovations, expansions, and new facilities. Those projects ranged anywhere from 4,000 square feet to 95,000 square feet. B&P has won a number of design awards and he was a speaker at the State Library Foundation's Small Library Symposium. One of his most cherished awards is not an architectural award, but in 2007 the library in Grant County in Moab won an award from the Library Journal as the Best Small Library in America.

He explained that their project approach is tailored to the specific needs of the client. The library staff members are experts and B&P has library design expertise and together the goal is to create a very special place for Park City. Authenticity is critical and cookie cutter solutions are not a consideration because they want to allow for the unique character of Park City. The basis for making decisions throughout the evaluation process is function first to maximize efficiency. Cost and sustainability are equally important and B&P places aesthetics last because they have to make sure to hit the items above and still deliver a beautiful result. Mr. Blalock noted that the design process involves providing options so that the City Council, library staff and community can make informed decisions.

It was determined very early on that two projects are moving forward on parallel paths, the Library space and the renovation of the third floor and reroof. Obviously, the third floor renovation will go much quicker and the Park City Co-op will occupy the southwest corner. A small allocation of space is identified for the Park City Film Series. Kevin Blalock stated that they have met with all of the user groups independently and feel that they are fulfilling their goals while working toward a construction schedule. The temporary senior center will occupy the east side of the third floor and as much of the corridor wall as possible will be removed. The senior center can secure its space and a commercial kitchen is contemplated in the southeast corner. When the seniors are not using this space it can serve as a reception area for the community, Film Series, or Sundance. The third floor is minimally impacted by the activities at the Library. There is a considerable amount of storage that wraps the back of the building on the north, south, and west sides.

He spoke about meeting with the Library staff about its vision of the project and how the community feels. Staff provided a lot of information which has been compiled since 2008 and part of that is the programming priorities list. He commended the research done by the Library staff, including field trips to other facilities. It is rare that they didn't have to educate them about where libraries are going and the Library staff is totally on board. Mr. Blalock referred to the phase, *creating the 21st Century library*, which is a national guideline for developing libraries moving forward. It means providing as much flexibility, adaptability and allowing the physical facility to evolve with the needs of the community. There are a number of different strategies that are employed to achieve this, including adapting the existing building to come as close as possible to this kind of label. It is essentially being prepared and being forward-thinking which has nothing to do with the aesthetics, the look or the feel of the finished facility. The Lower Park Avenue Master Plan was analyzed in terms of the role the Library will play as a catalyst to promote development opportunities as well as understanding the six primary goals of the RDA. He understood that the budget for construction costs for the Library is $2.8 million, resulting in total project costs of about $3.25 million.

Community workshops were held which reinforced the direction the Library was already headed. He explained the dot polling exercise for citizens where projects all over the country were displayed. A survey was distributed to participants which is a valuable resource for everyone as well as information from the 2008 survey which influences their recommendations to the Library staff. He noted that it is also important for B&P to analyze the existing building which has significant historic character and relevance to the community. He displayed diagrams of the existing structure, pointed out the existing floor plans, and identified the unusable floor area that will not be recaptured, which totals about 3,000 square feet of the total interior footprint. As the Library moves to the second floor, there is an opportunity to regain some of that space as the current occupants are relocated. A lot of the area is storage and temporary uses and the focus, regardless of the scope, is capitalizing on as much of the space as possible and one of the biggest challenges is creating contiguous floor area.

Through illustration of a PowerPoint presentation, Mr. Blalock identified historic building volume and the 1992 addition. There are three entry points to the building which is somewhat confusing for first time users. B&P proposes a pedestrian collector that starts at the street leading people to a new front entry experience and the east side of the reading terrace which is part of Option 1. The areas that are piecemealed throughout the building now have been reconfigured.

Option 2 affects the barren grey concrete that faces north, part of the entry experience, and the entry is located more in the middle. This is depicted in Options 1, 2 and 2a, 2b, and 3. Option 2 expands on the entry sequence and Option 4 upholds the vision for Park City. Option 5 drifts a little bit from the big picture and Option 6 is building a new Library at a different location. He stated that the recommendation is Option 4a for further study and some of the goals achieved include revealing and restoring the historic context of the original building which would strip the outside of the 1992 addition and re-clad it with some other material. There is an opportunity to capture some of the natural light from the west which will increase the level of service and get us closer to future demands and the models seen across the country. He stated that they are proposing an addition of about 3,200 square feet for the first floor, 1,500 square feet for the second floor, and the additional area on the third floor can either be outdoor space but safe egress needs to be considered which occurs at the stair tower to the south end. Five hundred square feet of interior usable floor area can be captured which is dependent on the reconstruction of the third floor and there is the potential of as much as 2,700 square feet of outdoor roof deck. Options 4 and 4a are subsets of each other and Option 4 is a full three story build-out without the roof deck idea.

Mr. Blalock commented on how these programmatic features might be configured within the Library. The gallery space is for community exhibit space, power wall, events calendar, or donor wall. The café is a popular request from citizens; it's a huge amenity and is a bookstore model. The new entry sequence pulls people into the heart of the Library allowing them to have an intuitive entry experience and this configuration allows the Library to be closed after hours but the public can still use the gallery and café and have access to the restrooms, meeting rooms, elevators and stairs. Some other amenities include the children's or family restroom. He explained expanding the children's library and creating a family area. Relocating the stair to the center of the mezzanine creates more of a ceremonial experience walking into the Library and some space is gained. He pointed out the history area and discussed attracting teens and pre-teens with their own area. The service desk is positioned in a better way for visibility and employees will have more connectivity with what's occurring in the front entry area and can monitor the restrooms. The size of the staff work areas is smaller but more efficient. On the second floor, it is important to have a staff presence but space can be dedicated to offices. This addition allows the collection to grow and one of the requests is to provide more study rooms which have been resized to accommodate two to three people and some for six to eight. There are dedicated adult reading rooms which could be part of the open collection space.

Kevin Blalock stated that all of the options have been examined three dimensionally. In response to a question from Cindy Matsumoto, he explained that the front doors would be used as exit only. They have to be in place for egress from the third floor and using them as a primary entry point would be discouraged. He explained how the Santy Auditorium can be accessed.

Mr. Blalock displayed three-dimensional images. Option 1 is a minimalist version. Option 2 includes the new entry approach. Option 3 is more aggressive with the addition affecting all three stories. Option 4 peels off the exterior wall to expose more of the original historic character. There is an opportunity to maintain the existing floor plan and structural system but outside would be re-cladded so that the back wall can be penetrated bringing in some natural light to the second floor. Option 4a creates an outdoor space off of the second floor. The south side must still maintain some three story volume for egress. A green room could be created on the third floor for performers and pre-function events can be accommodated in the senior center renovation. Option 5 probably has the most financial risk from the public's perspective. It proposes capturing all of the floor area on all three floors and Option 6 is building a new library.

Liza Simpson recommended that the commercial kitchen be moved to the other corner because food deliveries can be messy and it makes more sense to place it closer to the elevator. Mr. Blalock explained the unenclosed lounge areas. Andy Beerman asked how much square footage is dedicated to the Library. Mr. Blalock stated that the net useable footprint on the first floor is about 10,500 square feet. On the second floor, the Library currently occupies about 5,000 square feet and another 5,000 square feet will be captured. If Option 4a is selected, another 1,500 square feet are gained. Option 4a represents about 22,000 square feet plus or minus 20%. A new Library building is about 24,000 square feet with about 22,000 square feet of net useable space. The Grand County Library is 16,000 or 17,000 square feet.

Dick Peek asked if the 4a west wall would be transparent. Kevin Blalock felt that is to be determined but it probably will be much more transparent than it is now so that natural light can be brought in. It is very appropriate to balance any kind of new addition with the heavy civic stature that the existing historic fabric has. Mr. Peek asked about the area of the Sundance tent and Mr. Blalock discussed a glass wall that can be opened up so that after hours the pre-function space can be opened up but the tent structure stays. Dick Peek pointed out the location of the plumbing which aligns with the location of the commercial kitchen and Mr. Blalock stated that they were trying to capitalize on existing vertical plumbing chases and moving the kitchen would have to be evaluated. The children's restroom is probably the easiest to solve.

Mr. Peek pointed out that it appears like the Norfolk right-of-way cuts through the west addition. Jonathan Weidenhamer responded that the Planning Department will need to make a determination about non-compliance. There was discussion about non-compliant uses being prohibited from expansion. Kevin Blalock expressed that encroaching on the west any further would not be considered. Matt Twombly pointed out that the angle of the aerial photo skews the position of the property line and there may not be an encroachment.

Cindy Matsumoto favored Option 4a and peeling back the addition and she expressed that she won't support a piecemeal approach to the addition. She asked about re-facing the existing brick on the addition. Mr. Blalock stated that they have added money to the estimate for Option 4a for recladding the volume which will unify the building and uphold the historic character of the original building. Ms. Matsumoto believed the addition will be less obtrusive to the neighborhood if the back of the building is more articulated. She commented on increasing cost estimates and asked about the possibility of the senior center being located underground in the northwest corner since a foundation has to be built there anyway. The land cuts away there and there could be some daylight opportunities.

Mr. Blalock noted that with their analysis of the budget and what can be achieved with the existing square footage, they feel confident that the solution will be for five to eight years. One of the reasons Option 4a is recommended is that although it is a significantly higher investment than initially conceived, it achieves a 20 year vision because the infrastructure is improved, a new roof is installed, sustainable design solutions can be implemented, and the existing fabric can be peeled back to expose the building's historic character. Ms. Matsumoto stated that she likes the proposed entrance, the gallery, and creating a courtyard. It seems that some great community space will be created which may fit our needs for some time. She asked if the senior center could be permanently incorporated in a cost effective way rather than building something separately down the street. If members decide not to go with the bigger renovation perhaps the mezzanine can be filled in to provide additional and contiguous square footage for the Library. Mr. Blalock stated that they definitely looked at that but the more they thought about it, it was determined that it would detract from the Library experience. Discussion ensued on the space being the original gymnasium at the Carl Winters School. Because of more floor space, Cindy Matsumoto commented that operational costs will increase but Jon Weidenhamer noted that there is no estimate yet on these costs but there may be offsets with revenue generated by programming meeting rooms, etc. He added that providing a higher level of service at the Library will drive more growth and values which is the intent of the RDA.

Alex Butwinski felt like we are trying to fit all of the uses of a 21st Century library into an existing building with some add-ons. When looking at the cost per square foot, it doesn't make sense to find a place to put a purpose building that will give us the opportunity to perhaps strip off the addition and leave it off and repurpose the building for seniors, a community center, etc. Effectively, the front entrance is being eliminated and is just a façade which doesn't seem to be the right direction to go. If the existing fire house office building could be moved, that spot would become available for a new Library. We don't know what will happen in 20 years or what state-of-the-art libraries will be but this project locks us in. He felt that a new building would be more flexible and worth taking a look at. Cindy Matsumoto emphasized that the Library is important to the community and historic buildings need to be used. Alex Butwinski interjected that it won't be empty. Ms. Matsumoto continued that having a combination of uses in the Library building makes it more viable. She strongly feels that the Library belongs there and maybe in 20 years, it will be time to build a new building. She felt it is a bad idea to move the Library out of this building. Alex Butwinski stated that there are many unknowns when renovating an old building and this project can easily end up costing more money. He doesn't disagree with Ms. Matsumoto's comments but maybe alternate sites could be explored in the area and he felt it is worth looking at.

Andy Beerman commented that there is some merit in Mr. Butwinski's comments and he would like to flush it out more. The Grand County Library, for instance, is under 14,000 square feet and is efficient because it is newly built. He doesn't know if $7.5 million is a realistic number to build a 21st Century library and a new facility could probably be kept in the neighborhood. The Carl Winters Building could be converted to a community center to keep it vibrant and active. He would like to see some scenarios on a new building. Kevin Blalock noted that when B&P was awarded the Grand County Library project, there was a fixed budget and they were expecting a 17,000 square foot library. The project cost $158 per square foot or $172 per square foot including site development costs. Mr. Blalock expanded on modernizing buildings in cost effective ways.

Mayor Williams pointed out that the vision for the area has been around for about 14 years, which prompted the purchase of the fire station and entering into partnerships for the senior center area. He personally is not interested in acquiring property and building a separate library anywhere else. He shares concerns about cost but is pleased there is a plan for 20 years out. He understood Alex Butwinski's point on return on investment and understands that approach with regard to operations but he is not concerned about that with the actual structure itself. The City didn't prioritize return on investment when the building was renovated in 1992. The idea of creating more outdoor space in Option 4a is great. He felt that Dick Peek's comments on potential right-of-way issues need to be addressed. The overall design for the area has been contemplated for a long time. He likes the design of Option 4a and its functionality.

Dick Peek stated that he supports the City's strategy and policy of adaptive reuse. In the past, the Library was on Main Street and when that location was outgrown, it moved to Miners Hospital which was a great location for a number of years. The community was sharply divided when Carl Winters was proposed to be sold to a developer. The City stepped up, created a community building and the Library was its use which is a great use of a historic building. He felt that Option 4a deals with circulation issues created over time and he supports this alternative.

Liza Simpson stated that she was intrigued with considering a new Library location but wouldn't want the facility anywhere except the stretch of property on Park Avenue, however the cost is significant. Having seen the diagramming of the interior use, she is now convinced that the City is buying a 20 year library. She wasn't quite sold on this from the exterior diagrams but she now feels it is well thought out and especially likes the outdoor feature and day-lighting architectural detail.

Andy Beerman stated that if there is no interest in building a new facility, he asked if the Council should consider doing something slightly larger and combining the community center as Ms. Matsumoto suggested. If the City supports going this far over budget, it might make sense not to have to build a whole other building for the community and senior center. Liza Simpson interjected that the concept for the community center is not decided.

Diane Foster felt that the Council has given specific direction on building space for the senior center, and the community center came up because of the request from seniors to be on the ground floor. Ms. Simpson recalled that seniors insisted that they be located on the ground floor and felt charettes probably need to be held to determine the uses in the community center because the flex space in the Library will have demands. Andy Beerman felt it would be better to determine a permanent space for the senior center now so that the decision is not looming. If the City needs to build another building for these other purposes, that can be achieved. If the Library building is going to be expanded significantly, it makes sense to accommodate the seniors there. The Mayor understood that the Library was not going to be a permanent space for the seniors and although the community center is not designed, it has been spatially part of the plan for a long time. Liza Simpson felt that trying to locate the senior center permanently in the Library is too much and she would rather not add to the footprint. There is land to build a community center and she would rather keep the addition to the Library in scale but efficient. Jon Weidenhamer pointed out that adding this amount of space to the Library would cut into the green space.

The Mayor confirmed that the majority of members support Option 4a.

4. Special event overhaul. Jason Glidden explained that staff is looking for reconfirmation from the Council on the goals for the overhaul including increased cost recovery and aligning the City's administrative codes with goals. Effective and efficient utilization of City resources, streamlining event processes and increasing communication both internally and externally with stakeholders are objectives.

Andy Beerman asked if denying special event requests is included in the overhaul and referred to the Mustang Event. Mark Harrington explained that it hasn't been fixed yet in the context of the Mustang Event, but more in the context of the purely sale-oriented events which is addressed in the new definitions. Council already has the ability to deny events on Main Street based on adverse findings. Andy Beerman understood the nature of the issue differently and recalled that it was specific to an event where organizers were told that they might not be welcomed back but they were going to apply anyway which was going to be problematic. Mr. Harrington explained that the Council does not have the discretion to just say yes or no, because the decision needs to be based on criteria in the Code. Previously permitted events must be denied based on facts, and not subjectively. New language will address this somewhat but not in terms of changing the ability to deny a prior event subjectively. Jason Glidden added that conditions of approval are attached to proposed events which can be expanded if there are specific concerns.

Dick Peek felt it would be helpful to identify the staff time involved for events and Mr. Glidden noted that staff is developing an Access program that will track every department's time used. This will reveal a true cost of City services for an event which is a goal. The bigger question is the cost recovery level and special events are probably only at 20% now. The Mayor felt that Council reviews subsidies on an event-by-event basis which he personally believes should continue. Ms. Matsumoto believed that the true cost of a new commercial event may be unknown which makes it very difficult to set a cost recovery level. She acknowledged that her statement differs from her previous opinion. Jason Glidden pointed out that past reports have indicated that Council was in favor of 100% cost recovery. Liza Simpson responded that of course, members are supportive of 100% cost recovery but realize this is a rarely attained goal. Tommy Youngblood added that for more commercial type events, 100% cost recovery is a goal but for community type events, a more equitable approach is employed. Ms.

Matsumoto added that the City still needs to remain competitive and Ms. Simpson stated that there is still an opportunity to waive some fees to support an event. The Mayor pointed out that some events bring economic benefits to businesses which need to be weighed.

5. Street dining leases. The Mayor asked members if they feel comfortable renewing the leases for outdoor decks, knowing there will be construction issues on Main Street this summer. He expressed concern about 72 hours not being enough time to give a business notice to move a deck. Francisco Astorga responded that that is the second option; the preferred recommendation is to not process any of the contracts until a construction schedule is determined. The second option is a much harder approach where decks may be placed by May 1 if the sidewalk improvements are not proceeding in the area. Currently there are five decks that will be affected from 4th to 5th Street and one deck from 5th to 6th Street. He asked members what option is preferred.

Andy Beerman pointed out that there is no consideration for new applications. He felt Council would want to extend the leases on the existing nine decks but the number can go up to twelve decks. Francisco Astorga expressed that expanding the number may not be advisable because of the sidewalk work. Nine decks participated in 2011 and 2012 and have been allowed to keep their decks during Arts Festival except for the late application in 2012. Staff would like to move forward with the nine decks and any new approved deck would have to be removed during the Arts Festival. All decks would have to meet specific criteria. Andy Beerman understood that the Kimball Art Center charges a fee for the decks during the Arts Festival and Mr. Astorga indicated that it is a private arrangement between the restaurants and KAC. Mr. Beerman felt that cost should be referred to in our contract so businesses are put on notice. Liza Simpson asked if staff has asked businesses about the 72 hours. Mr. Astorga indicated no, but all nine participants have been contacted to attend this work session.

Alison Butz, Director of HPCA, stated that she has had quite a few discussions with Main Street businesses and they all understand that there will be construction in the area slated as part of the Phase 1 improvements. They are just anticipating and waiting for a construction schedule and are aware that decks may have to be removed.

Francisco Astorga explained that the second option was added because some decks, like Flanagan’s, can be installed in two hours but others are designed differently and take more time to place.

Alex Butwinski emphasized that when street dining was originally approved, Council set the fees lower on a trial basis but next year, rents will increase. Francisco Astorga stated that staff will return on April 11, 2013 for approval of the nine leases.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
MARCH 28, 2013

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, March 28, 2013. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Diane Foster, Interim City Manager; Mark Harrington, City Attorney; Brooke Moss, Human Resources Manager; and Brooks Robinson, Transportation Planner.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

None.

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

Dance Brazil Performance – Teri Orr, Director of Park City Performances, introduced the choreographer and director of Dance Brazil, Jelon Vieria. She referred to the company's visits to a number of schools and showed a brief clip of a performance. Mr. Vieria stated that the company has been touring the U.S. for five weeks and it has been a pleasure coming to Park City. He encouraged the public to attend the performance on Saturday at the Eccles Center.

IV MINUTES OF MEETING OF MARCH 7, 2013

The Mayor requested a motion to approve the minutes. Dick Peek, "I so move". Liza Simpson seconded. Motion unanimously carried.

V RESIGNATIONS AND APPOINTMENTS

Consideration of the appointment of Diane Foster as City Manager – The Mayor submitted the name of Diane Foster to serve as City Manager. Liza Simpson, "I move that we appoint Diane Foster as City Manager". Alex Butwinski seconded. Motion unanimously carried". The Mayor also voted on this matter.

VI NEW BUSINESS

1. Consideration of authorizing the Mayor to appoint and enter into an agreement for the provision of services by Diane Foster to Park City Municipal Corporation as the City Manager, in the amount of $128,083 annually, in a form approved by the City Attorney – Brooke Moss explained that the contract supports the appointment of Ms. Foster. The Mayor invited public input; there was none. Andy Beerman, "I move we authorize the Mayor to appoint and enter into an agreement for the provision of services

by Diane Foster to the Park City Municipal Corporation as the City Manager". Alex Butwinski seconded. Motion unanimously carried. The Mayor also voted on this matter.

2. Consideration of authorizing the City Manager to sign the Construction Agreement with Keller Construction, Inc. for construction of the Transit Residential Building in the amount of $1,599,702 in a form to be approved by the City Attorney – Brooks Robinson, Transportation Planner, explained that staff conducted an extensive bidding process for an architect and general contractor and the application was reviewed and approved by the Planning Commission. Staff is recommending moving forward with the project which received a federal grant in the amount of $1.5 million. The Mayor invited public input; there was none.

Liza Simpson, "I move that we authorize the City Manager to sign the Construction Agreement with Keller Construction, Inc. for construction of the Transit Residential Building in the amount of $1,599,702 in a form to be approved by the City Attorney". Dick Peek 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 3:30 p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Diane Foster, Interim City Manager; Joan Card, Environmental Regulatory Manager; Heinrich Deters, Trails and Open Space Manager; Nate Rockwood, Budget Manager; and Mark Harrington, City Attorney. Alex Butwinski, "I move to close the meeting to discuss property and litigation". Liza Simpson seconded. Motion carried unanimously. The meeting opened at approximately 4:00 p.m. Liza Simpson, "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

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