



**PARK CITY COUNCIL, PARK CITY SCHOOL BOARD, AND SUMMIT COUNTY
COUNCIL QUARTERLY MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060**

March 13, 2017

The Councils of Park City and Summit County, and the Park City School Board, met in open meeting on March 13, 2017, at 8:00 a.m. in the City Council Chambers.

SPECIAL JOINT MEETING

I. ROLL CALL

The following were in attendance:

Park City Council	Summit County Council	Park City School Board
Mayor Jack Thomas	Chair Chris Robinson	Superintendent Dr. Ember Conley
Andy Beerman	Roger Armstrong	Petra Butler
Becca Gerber	Kim Carson	Andrew Caplan
Tim Henney	Doug Clyde	JJ Ehlers
Cindy Matsumoto	Glenn Wright	Julie Eihausen
Nann Worel	County Manager Tom Fisher	Business Administrator Todd Hauber
City Manager Diane Foster		

II. NEW BUSINESS

Mayor Pro Tem Henney opened the meeting and indicated Mayor Thomas would join the group shortly.

Introduce Janna Young, Director of Administrative and Intergovernmental Affairs:

County Manager Fisher stated Young was the new Public Policy and Intergovernmental Affairs Director at the County. She was the former Executive Director for the Denver City Council. He indicated she had already started working on a few big affordable housing projects. The group welcomed Young.

Update Regarding Park City School District (PCSD) Grade Realignment:

Dr. Conley updated the group on grade realignment. The new alignment would include Pre-K-4th grades, 5-6 grades, 7-8 grades, and 9-12 grades. The Board was finishing the plans for the high school and activating the 5-6 grades team. When asked about the community response to the realignment, Dr. Conley stated the community was aware

the elementary schools were at capacity. She noted there would be one or two trailers at McPolin, one at Treasure Mountain Jr. High and one at Parleys Park because there was no space in the facilities. She also indicated that she recommended the ninth graders not move to the high school until the renovation and realignment was complete, and estimated 2019-2020 would be the earliest date for that transition. In response to being asked where the new 5-6 grade facility would be located, Dr. Conley indicated a team would study that, noting that the District owned property at Bear Hollow, Ecker Hill, a small parcel at Silver Creek, and the existing Kearns campus. She stated the design of the school would be dependent on the location.

School Board Member Andrew Caplan talked about the growth of the School District, transportation issues, and weighing the balance of keeping the schools within City limits and dealing with traffic, or building schools outside City limits where the growth was occurring. He knew that housing was expanding in the County so it was necessary to plan for the next 10-20 years, knowing that most of the growth would not be in the City.

Update Regarding PCSD Start Times:

Dr. Conley stated the Board decided to have a 2017 bond to build more buildings. If the bond didn't pass, a levy would be enacted the following year. School start times could possibly change. Currently the schools began between 7:15 a.m.-9:00 a.m. A transportation consultant was hired and it was agreed that there was not a perfect morning time that would reduce traffic congestion. Discussions were ongoing with the City and County and her recommendation was to reduce the start times from three to two start times.

PCSD Bond Update:

With regard to the bond, School Board Member Caplan stated there had to be a high school renovation in order to get the ninth grade back into the facility. A task force was created and it was determined after a lengthy study that the cost would be approximately \$65 million. The new 5-6 grade facility would cost approximately \$30 million and the third component would be to buy land for future expansion.

Council Member Matsumoto and Mayor Thomas arrived at 8:20 a.m.

School Board Member Caplan noted that with the construction and renovation projects, sustainability measures were being incorporated, including solar panels and other energy saving systems that would bring the buildings close to or at a net zero energy output. He indicated traffic was a concern as well, and help from the City and County on these projects would be appreciated.

Council Member Henney reviewed a master plan was created and a bond would go to the voters to accomplish the goals. He asked what was different from the last time the bond went to the voters. It was indicated that outreach was ongoing and more people were getting involved than last time.

Council Member Beerman asked if teacher housing had been discussed in this planning and if the School District had considered partnering with the City or County to get some affordable housing. Caplan stated they needed to acquire additional land, probably outside the City limits, for employee housing. It was indicated that the teachers liked to be involved in the community but couldn't afford to live in the community in which they taught. It was suggested a survey should be distributed to the teachers in order to determine the level of desire for living within the district so accurate affordable housing numbers could be determined. Dr. Conley indicated there were 710 employees, of which 42% lived in the County or City limits and about 60% commuted to work from other areas. It was indicated that the Board was determining the amount of developable land within its district so as to project future growth and the future need for facilities. Dr. Conley also noted that the only ski town that had dedicated teacher housing was Aspen, Colorado.

City Manager Foster stated an employee survey was completed at the City and most employees indicated a single detached home with a yard was preferred, but it was felt that anything built within the next 10 years would be absorbed. Council Member Henney thought it was important for the School District to align with the affordable housing priority of the City. A few School Board members stated transportation was a concern for the School District as well, since they transported students daily and did not want to add to the congestion.

Council Member Gerber asked if there were opportunities for the City and School District to partner to solve childcare needs. Dr. Conley stated the childcare at the school was closed during the summer yet there were many year round employees, so there were definite needs.

Mayor Thomas indicated in Courchevel, France, Park City's Sister City, they had housing for teachers on the upper level of the schools, and he felt that could be an efficient and affordable option.

It was noted that Chris Robinson and Petra Butler had arrived and joined the discussion.

Date and Host for the Next Meeting:

Mayor Thomas asked who would host the next meeting. It was agreed the next joint meeting would be held at the School District Office on May 22, 2017 at 8:00 a.m.

Other Items of Discussion:

Council Member Gerber asked how many students there were per grade. Dr. Conley indicated there were approximately 410 students per grade beginning at Grade 6. There was a 4th grade class of 400 which was expected to increase to 430 when the class reached the 6th grade year. The ninth graders were also a bubble class.

Council Member Matsumoto asked how many kids there were per household in the School District boundaries. Dr. Conley estimated there were .5 children per household within the School District boundaries. Council Member Matsumoto noted the aggressive affordable housing goal and asked if that would affect the School District. There was discussion on primary and secondary residences. Council Member Gerber stated that as prices continued to increase, families might look to settle down in other communities. It was also noted that affordable housing would be heavily skewed towards families. Council Member Beerman felt the City's affordable housing plan could affect the schools and the two entities should continue to communicate so the School District could be prepared. County Council Member Doug Clyde stated discussions needed to begin now if the board wanted to pursue affordable housing on top of school facilities, because the vote on the bond was approaching and the public needed to know about this new development in the plans. He asked if a bond could be issued for a project that included affordable housing. Another question was if air rights over the school buildings could be sold to developers wanting to build affordable housing. It was indicated these questions would have to be researched further. City Manager Foster stated staff focused on energy, housing and transportation, and the City wanted to support the School District in pursuing these critical priorities as well.

Mayor Thomas asked if the location of schools was going to continue to be in the transportation hubs of the City and Kimball Junction. Even though the housing growth was in the County, he saw value in keeping the schools near these hubs. If schools were built in the County, then transportation needs would be different and not transit based. School Board Member Caplan said the schools needed to be built where the kids lived and 75% of students lived in the County. Future growth needs might require the School District to buy land for a future high school. Julie Eihausen thought it would be interesting to see the impact to the schools if a bus lane was added to SR 248.

Council Member Gerber stated all the Youth City Council except one lived in the County, but they had the perception that they all lived in the City. They all wanted services at the Junction. It was indicated there was a student initiative to not have single occupancy vehicles traveling to the school, and an update was requested. Dr. Conley stated the project was ongoing and she would provide an update at a future meeting.

Council Member Beerman stated a Utah Valley University (UVU) administrator would like to have a campus in Park City and he asked if the School District saw this as something beneficial. The group agreed having UVU in the City would be beneficial. Dr. Conley stated she was part of the university's alliance and hadn't heard about that proposal. She noted there was an ongoing concurrent enrollment program with the high school students.

Council Member Beerman stated there was an aggressive energy goal in the City and citizens had asked when the School District and County would get onboard with the goal. It was indicated the new school buildings would be energy efficient, but retrofitting

the older buildings might be more of a challenge. It was noted there were grants that could help with energy efficiency. The School District would also look at electric buses. Council Member Beerman felt there was a lot of alignment in goals, but he felt without a target they would miss the goal every time. He asked if the School District and County could make an official goal with regard to energy. The County Council members stated they would be addressing the need for an energy goal in a few weeks. School Board Member Caplan stated older buildings would need to be studied to know what steps the schools would need to take to make them energy efficient. Mayor Thomas noted more insulation, solar panels, and other simple things would all help. Council Member Henney asked how the School District and County would turn desire into intent. He explained that the City had created a plan and now it had started to implement the plan. He asked these entities to put rigor into their intent. City Manager Foster stated when the City set its energy goal, she didn't believe that it would be reached. But now staff was aligned, and she could see the goal was attainable with everyone working together.

Council Member Beerman indicated he knew the County and School District were dedicated in wanting energy efficiency, but he hoped they could make an organizing principle to formalize their energy goals. Council Member Worel stated having an energy goal would send a great message to the students. Council Member Henney thanked the County for working with the City with regard to the Bonanza Flat purchase.

III. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder