PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
FEBRUARY 16, 2012

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

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Diane Foster, Interim Assistant City Manager; Craig Sanchez, Golf Director; Clint Dayley, Golf and Parks Manager; Nate Rockwood, Budget Analyst; and Jon Weidenhamer, Economic Development Manager

Alison Butz, Director of HPCA

1. Council questions/comments. Dick Peek reported that Habitat for Humanity is actively looking for volunteer groups to assist with housing projects. Andy Beerman relayed that he attended the Leadership 101 session this week. Liza Simpson stated that she attended the Mountainlands Community Housing Trust meeting where outreach efforts were discussed. She thanked staff for a great Visioning Session last week. The Mayor agreed and reported on Mosquito Abatement business. He was contacted by Mayor Bloomberg's Office about joining a coalition of mayors against illegal guns which will be discussed at an upcoming work session.

2. Legislative update. Diane Foster pointed out that the police chiefs have voted to oppose the firearms legislation allowing open carrying in public spaces. The ULCT is also opposed. The construction bill is gone and the air quality bill will likely move forward. The bill on government competition with private enterprise has been pulled by the sponsor. She addressed taxi legislation and the anti-idling bill. Staff is recommending opposition to the International Residential Code amendments and a bill requiring local governments to sell any properties that do not have an identified public use. The ULCT is working on a modification to the billboard bill that would allow automatic conversions to digital billboards without any public authority oversight on interstate highways. Conversions on non-interstate highways would be subject to municipal or county processes. There are currently 74 boxcar bills that the ULCT is watching.

3. Park City Municipal Golf Club fee increase discussion. Craig Sanchez reported that the 2011 season mirrored the 2010 season, starting a month behind but the numbers between July through October were very strong. As a result of the survey, the goal is to provide a better maintained course with a focus on capital replacement equipment and efficiencies with water use. One major expense is the HOA fee which is roughly $50,000 per year. Staff and the Friends of Golf met last fall to discuss current conditions, improvements and the fee structure. Golf is an enterprise fund and is required to recover the costs of providing services including capital asset costs such as depreciation while maintaining positive unrestricted net assets.

He pointed out that expenses and revenues were somewhat higher this year. Finances are looking good going into the spring season to the end of the fiscal year, however spring conditions cannot be predicted. There was an increase in rounds of 2.6% from the previous year and nationally golf falls into the 2% growth level. Season passes were grandfathered 12 years ago and 23 passes remain from the original 100 season pass holders.

Mr. Sanchez relayed that it has been eight years since the last rate change and in fact, the last change to fees was a rate decrease to be more consistent with the competition. All of the proposed increases are under 10% and by policy these can be approved by the City Manager. The rate change represents a $.50 increase per nine for residents, $1 per nine for non-residents and $.50 per nine for carts. Park City's resident rates are comparable to the local competition but the non-resident fees are on the higher end but when compared to other resort communities, Park City is a lot lower than most.

Clint Dayley stated that capital projects completed in 2011 include installation of a new irrigation control system, a tee box on Hole #14, and reconfiguring the cart path on Green #4. Purchases proposed for the 2012 season include replacement of the greens mower fleet and replacement of carpet in the Pro Shop. In response to a question from the Mayor Mr. Dayley explained that hybrid mowers cost about 40% more to purchase but could represent a 56% reduction in fuel costs. There is also no hydraulic fluid.

Mr. Sanchez discussed the purchase of the new golf car fleet; the current one is about five years ago. Replacing batteries would run about $100,000 plus maintenance costs for the fleet. Three vendors responded to a RFP and Intermountain Club Cars was selected. GC was the lowest net bid and finished first or second in other criteria areas. The purchase is a little over $210,000. Roughly $71,000 will be paid from the Golf Course Fund and the remainder $140,000 will be financed by the Capital Improvements Fund to be paid back with interest annually over a four year term. This project is currently not included in the Capital Improvements Plan and therefore, requires City Council approval. Budget staff does not view this project as having a significant impact on funding levels for other CIP projects. He relayed that staff will be submitting an application for RAP Tax funding for both the golf car capital purchase and for sprinkler heads. In response to a question from Cindy Matsumoto, Mr. Sanchez stated that the course received an $80,000 RAP Tax award in 2007 which funded restroom improvements, tee signs and benches.

Alex Butwinski asked if the increase in fees would have a negative impact on number of rounds. Craig Sanchez did not think so. In response to a comment from Dick Peek, Mr. Sanchez explained that the old carts will be traded in for a $90,000 credit. The mowers will also be traded-in. The off-season fees will remain the same and borrowing from the CIP has worked well for previous purchases.

Andy Beerman pointed out the long time between fee increases. He asked if the proposal is sufficient for the foreseeable future. Craig Sanchez stated that golf course fees will be examined annually but it is difficult to raise prices too much because there is an incredible inventory of golf offered at great prices in the area. The fee increase is estimated to bring in an additional $40,000 based on last year's numbers. Cindy Matsumoto asked how Park City compares to other resort town golf courses. Mr. Sanchez believed conditions are very comparable but our fees are typically well below resort courses. He explained the lodging golf package where golf fees are set higher. Members were supportive of staff recommendations.

4. Capital projects overview. Nate Rockwood explained that this session is a follow-up to Visioning; normally this discussion would take place in the spring. Projects with no identified revenue source would typically require debt financing or an increase in revenues. He pointed out that having some initial direction on large projects, like OTIS, would help the CIP Committee in evaluating projects. The Committee is look for funding direction. The Mayor believed that street projects should be evaluated on a case-by-case basis and is reluctant to continue to install conduit. Liza Simpson agreed. Dick Peek felt that there should be neighborhood buy-in on sidewalks and conduit before construction. Matt Cassel stated that these two questions were posed at a public meeting held for residents on Empire Avenue. The majority of people did not want sidewalks but were interested in considering conduit but Mr. Cassel believed they were not aware of the process and expense to bury utilities. Street projects are partially funded by the Water Fund. Ms. Matsumoto felt that the OTIS program should be continued and it is a priority for her.

Andy Beerman asked about street priorities and Matt Cassel explained that staff did not want Empire to be the #1 project because it is the largest. But because of the issues with the water line, Empire became the highest priority and urgency drops off quite a bit once Empire is done. The next urgent water line need is in Deer Valley Drive, but it is not an OTIS project. Mr. Beerman suggested then that these projects be spread over ten to 15 years. Mr. Cassel agreed there is a potential to do that but infrastructure is aging. Nate Rockwood pointed out that the next discussion will be identifying and understanding revenue sources and using the model.

Mayor Williams suggested that input come from a majority of the neighborhood on elements of street projects and that people interested in conduit sign something that indicates the owner's understanding of the responsibility for costs in undergrounding utilities. Alex Butwinski agreed. He added that the City should be proactively evaluating the conditions of streets rather than reacting to situations and is more supportive of street projects with an economic development benefit. Liza Simpson felt it would be helpful if staff informed Council of prioritized projects and Matt Cassel explained that Public Works, Water and Engineering have created a list. Alex Butwinski felt that timelines should also be indicated. Tom Bakaly stated that staff will return with recommendations on funding sources.

Jon Weidenhamer noted that the HPCA wants the City Council to again consider heating Main Street sidewalks. Alison Butz explained that members want to *exhaust* the idea and want it investigated further. The Mayor expressed that cost-sharing should be considered. It is the responsibility of property owners to shovel their sidewalks and the City agreed to plow Main Street sidewalks as an extended service. Now, over time it seems that the owner's responsibility for clearing sidewalks has been lost.

The regional recreation survey and possible projects were discussed. Liza Simpson expressed an interest in the allocation and timing of revenues from the Park City Heights Project and the projects that may have been displaced when this was funded. Tom Bakaly advised that those monies have been committed to funding the repository.

With regard to the town plaza project, Alex Butwinski felt that the historic wall and Marsac Building could be better showcased from Swede Alley. Jon Weidenhamer explained that $400,000 is set aside for the 2A option set forth in the staff report and a reduced scope is recommended to provide flexibility on other projects. Andy Beerman felt that the wall could be restored without sacrificing many parking spaces. Mr. Butwinski reiterated that the entrance to the Building deserves more attention than proposed in Concept 1A. Liza Simpson indicated that before making town plaza plan decisions, she would like to understand the difference in cost between the two concepts as the City has lost its pocket parks. The Mayor felt that there needs to be perspective in terms of the demands on all of the different projects and it could be that the town plaza is not a priority for the Main Street businesses. Cindy Matsumoto expressed that it might not be a priority now but could serve as a substitute until other things get done. Liza Simpson agreed and clarified that the Brewpub Lot is the focus for the big amenity which may take a while to fund. Andy Beerman suggested keeping both options on the table while making decisions but Mr. Weidenhamer pointed out the efficiencies of exploring one plan but blending the plans is doable. Ms. Simpson stated that she would like to see something more robust than 1A. The Mayor explained that he would like to meet with the working group informally. Mr. Weidenhamer emphasized that there needs to be direction so a concept plan can be prepared for the budget.

Alex Butwinski stated that he supports 2A but the cost differential may drive the process. Andy Beerman pointed out that the working group prefers to deemphasize Swede Alley and focus the efforts onto Main Street and/or corridors to attract people there and Council's discussion is taking it to a different direction. The Mayor understood then that other projects are secondary to the Brewpub focus. Mr. Butwinski felt the Council should take a look at both concepts and he has a different opinion about improving Swede Alley which needs attention. Ms. Simpson agreed. Mr. Weidenhamer emphasized that the purpose for the Brewpub lot and Swede Alley improvements are very different. Tom Bakaly understood that staff is on the right track with more work on the historic wall. Restrooms were discussed. Dick Peek interjected that the input he has received on restrooms is that they be highly visible and safe. He also supported a hybrid of the two concept plans.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
FEBRUARY 16, 2012

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, February 16, 2012. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Jon Weidenhamer, Economic Development Manager; Thomas Eddington, Planning Manager; Kirsten Whetstone, Planner; Heinrich Deters, Trails Coordinator; and Mark Harrington, City Attorney.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Tour of Utah – Jon Weidenhamer reported that staff is working with the organizers on the build-out of the start and finish and the race course itself. There is a chance the event will be televised on a national level. Options will be presented to the HPCA next week and discussed at a work session.

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

None.

IV WORK SESSION NOTES AND MINUTES OF JANUARY 26, 2012

Dick Peek, "I move we approve the work session notes and minutes of January 26, 2012". Andy Beerman seconded. Motion unanimously carried.

V NEW BUSINESS

1. Consideration of increasing the contract amount for a Balanced Growth Management Study – Thomas Eddington stated that the City entered into a contract with czb in the amount of $38,582 to perform a balanced growth study. In analyzing city issues, it was discovered that there should be more of a regional component which results in additional time and cost. Czb agreed to provide a more comprehensive focus increasing the cost by $15,000 which staff supports.

Alex Butwinski spoke about avoiding using czb as a crutch and is unsure about the need for a regional component. Mr. Eddington explained that the regional approach will include Wasatch County and the Jordanelle which represents additional time and data gathering. He feels this is important for background information when meeting with others outside our borders.

Liza Simpson pointed out the amount of time spent in Visioning on regional collaboration and felt it critical to take a broader look and not just limit the study to Park City's boundaries. The deliverables from czb have been well worth the money. She felt that the crutch comment relates more to the joint meetings with the Planning Commission. Andy Beerman believed an overall regional look is necessary and asked if strategies will be proposed. Thomas Eddington stated that Mr. Buki will return with strategies and staff has submitted recommendations to him. The internal analysis has expanded well beyond the City's borders in preparing the General Plan. Dick Peek discussed a ULCT database that has a lot of useful information and Mr. Eddington believed it is already being used. Cindy Matsumoto felt it crucial to look broader than the City limits.

Mr. Butwinski asked if more fees will be requested in the near future and Mr. Eddington explained that it is not planned and in this instance, staff is asking for a significant amount of data. The Mayor invited public input; there was none. Liza Simpson, "I move that we authorize the City Manager to execute an increase in the contract for the Balanced Growth Management Study with czb in the amount of $15,000". Dick Peek seconded. Motion unanimously carried.

2. Consideration of acceptance of an Annexation Petition from Franklin Richards/PCMC – Planner Kirsten Whetstone explained that the property is located north of Thaynes Canyon Subdivision, north of Payday Drive, and west of SR224 and totals 33.74 acres, 19.74 acres of which belongs to the City and has a conservation easement on it. A 14 acre parcel is owned by Frank Richards which includes a residence, barn and pasture land. The petition has been reviewed for compliance with the Land Management Code and the applicable sections of the Utah Code. She stated that staff finds the application complies with the basic requirements for an annexation petition; it is contiguous property and within the Park City annexation expansion area. Acceptance of the petition is not final action and initializes the review process with staff and the Planning Commission. Ultimately, the City Council will take final action. The Mayor opened the public hearing; there were no comments. Dick Peek, "I move that we accept the annexation petition for the Richards/PCMC annexation parcel". Liza Simpson seconded. Motion unanimously carried.

3. Consideration of reimbursement of $50,000 as compensation for the two-year fund raising effort, as conditioned, to Summit Lands Conservancy for the Osguthorpe Conservation Easement – Heinrich Deters explained that in February 2010, the City and Summit Lands Conservancy entered into an agreement to purchase an open space conservation easement on the Osguthorpe 120 Parcel which is located just outside Park City in the Round Valley open space area. Conditions of the agreement specified that the City would provide approximately $4.7 million as the initial payment of the $5.7 million and SLC would fund-raise the final $1 million. Thanks to the efforts of Park City locals, Snyderville Basin Special Recreation District, and Summit County, SLC was able to reach its $1 million goal. Staff is recommending that Council reimburse SLC in the amount of $50,000 to cover fund-raising costs for the easement with the condition that

the City receives the $1 million (which was delivered) and the funds will not be used for legal defense costs. Cheryl Fox, Director of SLC, thanked the City Council for its support which was a huge group effort. She stated that there were almost 200 individual donations ranging in size from $10 to $100,000 and in addition, SBSRD, COSAC and County money. The Mayor invited the public to comment. There was no input.

The Mayor presented Ms. Fox with a check for $50,000 and commended SLC on its fantastic accomplishment. Andy Beerman, "I move that we reimburse Summit Lands Conservancy for $50,000 as compensation for the two year fund raising effort related to the Osguthorpe Conservation Easement". Cindy Matsumoto seconded. Motion unanimously carried.

VI 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 p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Jason Glidden, Marketing Analyst; Diane Foster, Interim Assistant City Manager; Jim Blankenau, Environmental Analyst; and Mark Harrington, City Attorney. Andy Beerman, "I move to close the meeting to discuss property and litigation". Alex Butwinski seconded. Motion carried unanimously. The meeting opened at approximately 4 p.m. Liza Simpson, "I move to open the meeting". Alex Butwinski 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.

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