PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JANUARY 28, 2010

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, January 28, 2010. Members in attendance were Dana Williams, Alex Butwinski, Candace Erickson, Joe Kernan, Cindy Matsumoto, and Liza Simpson. Staff present was Michael Kovacs, Assistant City Manager; Mark Harrington, City Attorney; Bret Howser, Budget Manager; and Max Paap, Special Events Manager.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Council comments – Alex Butwinski spoke about attending the Planning Commission and Art Advisory Board meetings. Liza Simpson thanked staff working on the street during Sundance and discussed inter-agency business. Candace Erickson explained the Health Department's distribution of the H1N1 vaccination and announced that Director Steve Jenkins will be retiring in April. As liaison to the Chamber, Ms. Erickson detailed marketing efforts and lodging information. Cindy Matsumoto thanked staff for their work on Sundance and reported on the School District meeting where she volunteered to serve on its long-range planning team. Joe Kernan recognized staff and Sundance operations.

Mayor Williams discussed the range of outstanding projects conducted by local Eagle Scouts. He attended his first meeting as a member of the Snyderville Basin Water Reclamation District and asked the Legal Department to carefully review a connection into The Colony. The Mayor announced that a student delegation from Beijing is visiting Park City. He reported on the COG meeting, specifically senior issues. The mayors agreed that senior housing is a county-wide issue and are considering applying for CDBG funding as a group. A representative from Mountainlands Community Housing in attendance at the meeting indicated that this has never been done before, but felt that a joint application would be powerful. Alex Butwinski commented on the ULCT's Day at the Legislature where Rudy Guliano spoke

2. Sundance Film Festival update – Max Paap spoke about the partial street closure on Park Avenue intended to accommodate buses; there were no complaints from associated businesses. The management of the China Bridge and festival parking went well. The Racquet Club Condominiums entrances were staffed from 4 p.m. to 10 p.m. Friday, Saturday, Sunday and Monday. Mayor Williams commented on parking personnel charging more for premium parking. Ms. Matsumoto disclosed that she received complaints about delivery truck parking.

3. Legislative update – Michael Kovacs indicated that there are about 200 bills and the City has narrowed its interest to tracking about 100. The City is opposed to HB48

which would amend the tourism, recreation, cultural, convention and airport facilities tax. HB54 proposes a tax exemption for water facilities which the City is monitoring. The City supports HB 61, real property sales information disclosure, and HB72, Utah School seismic hazard inventory. He discussed further amendments to HJR2, joint resolution on property tax exemption, and the City opposing joint resolution HJR7, prohibiting a property transfer tax. SB 42, 43 and 94 relate to amendments to the Public Employee Retirement System and Tom Bakaly has been sitting on a special committee for the past year on this issue. In response to a question from Joe Kernan, Mr. Kovacs described the state's defined benefit plan. He discussed anticipated bills that are being drafted, but have no numbers yet.

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

None.

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF JANUARY 7, AND JANUARY 14, 2010

Joe Kernan, "I move approval of the work session notes and minutes of the meetings of January 7 and 14, 2010". Liza Simpson seconded. Motion unanimously carried.

V NEW BUSINESS *(New items with presentations and/or anticipated detailed discussions)*

1. Consideration of an Ordinance amending the Land Management Code of Park City, Utah, to address revisions to Sections 15-2.3, 15-6, 15-10, 15-11 and 15-12 regarding development regulations and master planned developments in the HR-2 and HCB Districts, timeframe for appeals to Board of Adjustment and Planning Commission, and Historic Design Review Process for minor projects and applications – The Mayor opened the public hearing; there were no comments and he requested a motion to continue. Cindy Matsumoto, "I move to continue to an uncertain date". Alex Butwinski seconded. Motion unanimously carried.

2. Consideration of (1) the issuance and sale of the City's water revenue bonds, for the purpose of financing the cost of acquisition, construction and completion of improvements to the water system of the City, including the acquisition and financing of certain water rights, and related improvements and facilities and paying the costs incurred in connection with the issuance and sale of the water revenue bonds and (2) the potential economic impact that the facilities will have on the private sector –Jed Briggs pointed out that the numbers on the pricing of the bonds were finalized this morning which was authorized through the approval of the parameters resolution. He explained the purpose of the issuance is to cover the purchase of water from the Jordanelle Special Service District. The City has been leasing water from JSSD at a price that increased 4% every year and Mr. Briggs discussed a table outlining the savings to the City in the long term, $16.7 million by 2034, as a result of the purchase.

Discussion ensued on the cost of delivering water to Park City. Consultant Dave Miner commented on the City's favorable bond rating and the popularity of Park City's bonds in the market. The average rate for all maturities over a 50 year period is 3.17% and similar to the rates an AAA rated organization would receive.

(a) Public hearing - The Mayor opened the public hearing; there was no public comment.

(b) Consideration of a Resolution authorizing the issuance and confirming the sale of up to $13,000,000 Park City, Utah Water Revenue Bonds, Series 2010; authorizing the execution and delivery of a Supplemental Indenture of Trust to secure said Bonds, and other documents required in connection therewith; and related matters – Joe Kernan, "I move we approve New Business Item #2". Alex Butwinski seconded. Motion unanimously carried.

3. Consideration of a Resolution affirming Park City's support of and partnership with the 2010 Census – Bret Howser explained that two weeks ago, representatives from the Census Bureau presented information on partnering and this Resolution reflects the City's intention to cooperate and support the process. Liza Simpson, "I move we approve a Resolution affirming Park City's support of and partnership with the 2010 Census". Cindy Matsumoto seconded. Motion unanimously carried.

4. Consideration of an Amendment #2 to Carollo Professional Services Agreement in an amount of $325,000 – Kathy Lundborg introduced Jeff Beckman, Carollo Engineers, who is the project manager on the water treatment plant. He explained that Carollo was hired by the City to design the facility and through the process, identified new approaches that will help with efficiencies and the delivery of water, some of which were not included in the original scope of the project. These costs as well as design changes recommended by the Planning Commission are reflected in the amendment. He discussed the need to adequately study the water treatment plant's location and its potential pressure and effects on the treatment membrane. Discussion ensued about the previous Carollo credit to the City. Joe Kernan, "I move to approve Item 4 under New Business". Liza Simpson 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 p.m. Members in attendance were Mayor Dana Williams, Alex Butwinski, Candace Erickson, Joe Kernan, Cindy Matsumoto, and Liza Simpson. Staff present was Michael Kovacs, Assistant City Manager; Tom Daley, Assistant City Attorney; Kyle MacArthur, Water Analyst; Kathy Lundborg, Water Manager; Ken Mitchell, Water Analyst, Jason Christiansen, Legal Intern; Diane Foster, Sustainability Manager; Roger Evans, Building Inspector; Ron Ivie, Chief Building Official; Rhoda Stauffer, Housing Specialist; Jeff Schoenbacher, Environmental Specialist; Brian Anderson, Parking Manager; Jon Weidenhamer, Economic Development Manager; Max Paap, Special Events Manager; Bob Kollar, Joint Venture Manager; Phyllis Robinson, Community Affairs Manager; and Mark Harrington, City Attorney. Joe Kernan, "I move to close the meeting to discuss property and litigation". Candace Erickson seconded. Motion carried unanimously. The meeting opened at approximately 6 p.m. Liza Simpson, "I move to open the meeting". Joe Kernan 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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