



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
JANUARY 23, 2014**

Work Session

Council questions and comments and Manager's Report

Council member Peek attended both Planning Commission meetings regarding the General Plan. He felt the discussions were very productive and they forwarded a positive recommendation to Council.

Council member Matsumoto had a resident comment on the positive experience they had riding the buses during the festival. She also had a resident express concern with the construction in Old Town and the resident parking permits.

Council member Beerman attended COSAC and multiple Mountain Accord meetings (formerly Wasatch Summit). He gave a shout out to staff for the great work and positive attitudes during Sundance.

Council member Simpson relayed a letter she received from a visitor who lost personal items on a bus during the festival and complemented staff for their diligence in locating and returning her items. Also inquired about the manager's report regarding FitGround, if staff would be conducting the classes and the City collecting the revenue. Yocum stated that was the intention, however, the equipment and area would be available for open use as well.

Council member Henney attended a Governor's Office of Economic Development Business Ambassador's luncheon at the USAA's Center of Excellence. He has also been riding the buses during Sundance and has had a positive experience. He would find it wonderful if those residents who ride the buses during the festival would continue during the year.

Mayor Thomas accompanied Council member Henney at the Governor's office luncheon. He also attended a round table discussion with City Manager Foster, Ann Ober, Sustainability, SLC Mayor Decker and two reps from the White House regarding climate control. Stating that they were able to speak regarding snow pack and environmental preservation.

Mountain Accord (formerly Wasatch Summit) discussion

Ann Ober, Ken Casel, and Laney Jones, program manager for Mountain Accord, discussed the projects which they are working on such as access, preservation and preserving recreation experiences. They would like to look at environmental transportation systems. The overall goal is to preserve the Legacy of the Wasatch. They will be looking at possible scenarios the first year and environmental impact the second year. They have a great group on their executive committee and this group is serious on making solution. They will have an open house at Park City High on February 4th. Ober stated that this is an engagement with the community to begin the discussions.

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Mayor Thomas inquired about the map outline showing connection from Brighton to Deer Valley. Jones stated that it was an option to show the area they were looking toward but that this is the beginning of the discussions.

Cashel stated that he has been involved in the meetings and feels the commonality is a deep love of the mountain itself.

Council member Simpson thanked Ober for a stellar staff report. Also appreciates the hard work staff is putting in to attend all the meetings to make sure our voice is heard.

Lower Park Ave RDA discussion

Nate Rockwood, Capital Budget, Debt and Grants Manager and Jonathan Weidenhamer, Economic Development Manager, presented on the Lower Park Ave RDA. Rockwood stated that he hopes Council will take away an understanding of Increment financing and project types. Reiterated that Council has worked a long time in creating an RDA master plan and he feels that it is a solid plan to build upon.

Council member Henney inquired about why the City need an RDA and why are we not creating them all over. Rockwood stated that the Lower Park Ave RDA was developed because it fits the definition of an area that would have significant development opportunities.

Council member Beerman inquired if the City has specific core values related to the RDA. Staff stated that the overall RDA has a list of values and Lower Park Ave also has specific core values related to the project.

Rockwood went over some quick facts regarding the Lower Park Ave RDA such as creation date, the amount of growth, tax increments and assessed values. Discussed the 3 factors of Evaluating Increments including direct taxable value, timing and secondary growth. Rockwood stated that the key part of an RDA is partnerships with the developer to maximize increment dollars. The difficult part is to decide where and when the growth will happen. Staff errs on the cautious side of projects including the primary growth only.

Council member Beerman inquired of the increment growth over the past 20 year. Rockwood stated that the growth has improved significantly.

Council member Henney inquired about the assessed values from the 1990 RDA as well as inquired about the process on how staff gets the projected numbers. Rockwood went over the process.

Mayor Thomas stated that with any building it has attraction or appeal and should not be measured only on the tax benefit but on the amenities it adds to the City.

Library Director Adriane Juarez stated that the Utah State Library has done studies that show that every dollar spent on a library \$7.50 returns in economic benefits to the city.

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Rockwood also pointed out that the property valuation of the residents have increased with the building and maintenance of these structures. He continued his discussion going over the budget line items. Stating that if all the projects in the place holder spots were completed then the RDA would be in the hole so the projects need to be prioritized in order to complete the most projects for the money. Weidenhamer stated that the purpose of the discussion is to make Council aware that if they adjust the library budget it could affect projects in the future.

Council member Beerman requested a high level discussion with alternatives for additional projects added to the library project. Weidenhamer stated that he is not entirely sure which projects will be able to be included with the scope of the library. Discussions continued to revolve around the thoughts on other projects.

Council member Peek stated that as a contractor it is really frustrating when the plans have been evaluated and chosen and then rethinking the project.

City Manager Foster clarified that the new numbers will be related to the green elements only.

Council agreed that the library is a top priority and want to make sure they get the best project.

Regular Meeting

I. ROLL CALL- Mayor Jack Thomas called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, January 23, 2014. Members in attendance were Jack Thomas, Andy Beerman, Cindy Matsumoto, Dick Peek, Liza Simpson and Tim Henney. Staff present was Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager; Wade Anderson, Chief of Police; Matt Cassel, City Engineer; Jonathan Weidenhamer, Economic Development Manager; Nate Rockwood, Capital Budget, Debt & Grants Manager; Ann Ober, Sustainability; Kent Cashel, Transit manager; Phyllis Robinson, Public Affairs; Marci Heil, City Recorder

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

No communications or disclosures from Council and staff

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

No public comments were made.

IV. APPOINTMENTS & RESIGNATIONS

Appointment of Karen Yocum as Cemetery Sexton

**Council member Simpson moved to approve the
appointment of Karen Yocum as Cemetery Sexton
Council member Matsumoto seconded
Approved unanimously**

V. MINUTES FROM THE REGULAR MEETING ON JANUARY 9, 2014

**Council member Beerman moved to approve the minutes
from the January 9, 2014 meeting as amended
Council member Matsumoto seconded
Approved unanimously**

VI. NEW BUSINESS

1. Consideration of Authorizing the City manager to execute Contract Amendment No. 4 to the Professional Service Agreement with Stanley Consultants for construction engineering management services in the amount of \$70,627 and to execute Contract Amendment No. 9 to the General Services Contract with Bowen Collins and Associates for construction engineering management services in the amount of \$48,018 both for the Empire Avenue Reconstruction Project.

Matt Cassel, City Engineer and Roger McClain, Water Department, discussed the item.

Council member Simpson inquired if the City would be getting any money back from Condi and if they could be banned from working in the City. Staff stated that they were charged and no the City cannot ban them from working for the City but they will most likely not come to work in Park City.

Council member Beerman inquired if the liquid damages were charged to Condi. Staff clarified that the damages were charged to Condi.

Mayor Thomas inquired if the project was held up due to the issues with this project. Staff stated that it held the project up two years.

Council member Matsumoto stated she feels for the residents during this extra-long project.

**Council member Henney moved to Authorize the City manager to execute Contract
Amendment No. 4 to the Professional Service Agreement with Stanley Consultants for
construction engineering management services in the amount of \$70,627 and to execute
Contract Amendment No. 9 to the General Services Contract with Bowen Collins and
Associates for construction engineering management services in the amount of \$48,018
both for the Empire Avenue Reconstruction Project
Council member Simpson seconded
Approved unanimously**

2. Consideration of Resolution setting forth a policy for Park City Cemetery Operations and Services and Repealing and Replacing Resolution No. 27-06 in its Entirety

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Karen Yocum, Cemetery Sexton, addressed the Council stating that the main change was to include 67 plaque sites for non-residents to purchase. The current ordinance allowed non-residents to purchase 20% of the plots which have all been sold.

Council member Matsumoto inquired about the fees. Yocum stated that the non-resident fee is double the resident fee.

Council member Simpson stated that one day staff will have to discuss the prospect of pets in the cemetery.

Mayor Thomas opened the public hearing. No comments were made. Mayor Thomas closed the public hearing.

**Council member Simpson moved to approve the Resolution setting forth a policy for
Park City Cemetery Operations and Services and Repealing and Replacing Resolution
No. 27-06 in its Entirety
Council member Peek seconded
Approved unanimously**

3. Consideration of approval of the contract for the Park City Silly Sunday Market (PSSM) to be held on Main Street in 2014, 2015 and 2016.

Tommy Youngblood, Special Events, introduced Kate Boyd and Michelle McDonald with Park Silly Sunday Market stating they were looking to approve the 2014, 2015, 2016 contracts. Youngblood stated there would be a measurable renewable option placed in each year following the first year. Youngblood stated that the changes to the contract regard social media and the notification dated to the City to notify PSSM of the Tour of Utah conflict.

Council member Beerman inquired about the increase in the fee waivers regarding parking and police. Youngblood stated that with special events the fees are included. Also inquired about the Tour of Utah dates and if staff had spoken to TOU on the deadlines. Youngblood stated that staff has been in touch with TOU reps and they are agreeable to the date change.

Council member Simpson thanked the working group for making this project successful.

Mayor Thomas opened the floor for public input.

Allison Butz, Park City Historic Alliance, stated that her comments are relayed from the main streets businesses; they feel that the contract is coming back to the original plan and are pleased to see the progress. She then asked for checks and balance system to be put into place regarding the collection of sales tax as well as the design aspect requirements. She reported an incident where a vendor had 4 samples of his personal design and then the rest of his product was imported. Butz would like to see the market get back to the roots of a farmer's market and artesian fair.

No other comments were made so Mayor Thomas closed the public input.

Council member Simpson stated that her knowledge is the merchandise has to be 100% vendor design.

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Council member Beerman also inquired about the sales tax issue and would like clarification on if they should be paying the taxes.

City Attorney Harrington stated that the City could perform an audit with the state guidelines to see what the law is.

Council member Simpson moved to approve the contract for the Park City Silly Sunday Market (PSSM) to be held on Main Street in 2014, 2015 and 2016.

Council member Peek seconded

Approved unanimously

VII. ADJOURNMENT

Council member Simpson moved to adjourn the meeting

Council member Beerman seconded

Approved unanimously

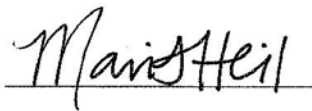
MEMORANDUM OF CLOSED SESSION

The City Council met in a closed session at approximately 3:15 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Liza Simpson, Dick Peek, Cindy Matsumoto and Tim Henney was excused. Staff present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Lori Collett, Finance Manager; Nate Rockwood, Budget Manager; Jim Blankenau, Sustainability. **Council member Peek moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Simpson seconded. Motion carried.**

Council member Simpson moved to open the closed session. Council member Henney seconded. Motion 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 Marci S. Heil, City Recorder


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