PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
JANUARY 9, 2014

Work Session

Council member Beerman attended the US Olympic Nordic team celebration, stated they are gearing up for the February games. Wasatch Summit council stating they changed the name again and is now going to be called Mountain Accord.

Council member Peek attended the Historic Society board meeting and reported that the Museum's Silver Queen ball was a blast. Also relayed that the Museum had an all-time record of 950 visitors on the 27th of December.

Council member Simpson attended the Mountain Lands Housing Trust board meeting stating things are going along well. Also attended the Fire board meeting after the swearing in meeting Monday. As well as the Friends of the Farm meeting, they are looking forward to the Full Moon Snowshoe event on February 15th Snowshoes, music, and food are provider and they will have beginner, intermediate and advanced levels snowshoe tours available.

Council member Matsumoto stated that the Library is going to have a Love your Library event on Feb 12th and encouraged Council and staff to sign up for the activities such as library read aloud relay.

Council member Henney stated he had no comments.

Mayor Thomas stated he and Council member Henney have been participating in orientation sessions with staff and thanked Diane for making all of that happen.

Selection of Council Liaison to the Utah League of Cities and Towns / Utah State Legislature

Matt Dias, Assistant City Manager, began the discussions involving the role of the liaison. Council member Simpson felt Council member Beerman should take that role as he has been second chair to Council member Butwinski in previous years. Mayor Thomas expressed interest in filling the role and felt with his history as a Utah resident and his connections in Salt Lake he felt he would be a good ambassador for Park City. It was decided that Mayor Thomas would take the primary role and Council members Beerman and Peek would serve supporting roles.

Electric Vehicle Charging Station discussion

Matt Abbott, Environmental Project Manager, presented on the two Electrical Vehicle charging stations on to be installed in the China Bridge parking structure. The location of the charging outlets would be on the second level off Swede Ally. The cost for installation of both units is

$5480 and around $50 a year for maintenance. Abbott stated that there are 4 stations in our region but with the growing desire for electric vehicles staff feels this would be a great asset to our community. Council concurred they were in favor of the pilot project and wanted to see updated information regarding charging stations around town placed on the City's website.

Council member Beerman stated he is an EV driver and thinks this is a great idea. He sees the potential for installation in other areas around the City.

Council member Peek inquired about the turn over time frame. Abbott stated that the spaces will fall under the current China Bridge parking standards of a 6 hour time frame. Abbott also clarified that they will be 208 outlets with a 3 hour charge element.

Council member Simpson inquired about the information that staff feels they will gain during this pilot year. She would like to see how often the units were being used. Abbott stated that they were looking at presence versus absence data to be collected by staff and the parking enforcement.

<u>Library site alternatives</u>

Council agreed that after the second look the project is moving in the right direction and would like to keep the Library in the Carl Winters building. Mayor Thomas opened the discussion to public input.

Suzette Robarge, Library Board President, thanked the Library board members who were present. Breathed a sigh of relief that the library will remain in the Carl Winters building. She feels it is a great community asset.

Sally Elliot, thanked Council and staff for the willingness to step out of the box and to take a second look.

Katie Wang, Executive Director of the Park City Film Series, thanked Council for the consideration of the building and for their service. She feels the library is a great location where people can come together and explore interesting and new ideas and share discussions. Thanked them for asking the hard questions and looking at the sustainability of the building.

Irene Cho, current Board Chair of the Park City Film series, thanked Council for the time and attention that they have spent on this decision. Thanked Jonathan Weidenhamer for his great presentation at the Film series board meeting.

Linda Perkins, Lead teacher at Park City Co-Op, thanked Mayor and Council for the decision to keep the library in the Carl Winters building. Also thanked them for keeping the communication open so they can forward the information to the current and future patrons.

Adriane Juarez, Library Director, stated she was extremely excited and is anxious to move to the next step of amazing development. She spoke of an experience she had with the Holy Cross Ministries after school program where the kids were able to partake in all the activities the library and library location have to offer. Juarez also thanked Mayor Thomas and Council member Henney for the time they spent at the library for an orientation. She also invited the Mayor and Council to come out to Love your Library day on February 12th.

Mari Takahashi, seasonal employee, thanked Council for the support of the library. She stated she had lived in employee housing and spent a lot of time at the library.
Staff then initiated a robust discussion regarding the energy star ratings. Ann Ober led the discussion stating that there was a resolution approved by the Council in 2007 which stated the City would build to the Energy Star rating system with the option to build to a LEED design if desired. She stated that with 80% of the design completed it is too late to discuss LEED options. She stated that with this facility the hope is to meet the Energy Star requirement that was put into place. Due to the fact that it was in our bid specs staff assumed that the architect had design the facility to energy star standards. Ober stated that staff has learned that the architect had not designed the building to Energy Star standards and in order to meet those standards in the design staff is coming to Council to gain direction as to where to go from here. Ober stated that the biggest issue is that the building envelope is not being addressed including insulating the entire building and replacing the roof which would increase the cost by a million dollars. Staff is also looking at upgrading the mechanical and lighting portions of the building to reach the Energy Star standards set forth in the previous mentioned resolution.

Mayor Thomas inquired as to who prepared the cost analysis. Weidenhamer stated they have been working with the architect and Steve Brown.

Council member Matsumoto inquired if the roof structure would be analyzed even if the Energy Star rating was not being met. Brown stated that the current design has a roof stiffening component in place but does not go as far as staff would like to achieve the Energy Star. It would also need to be reassessed based on the load capacity after the additional insulation is installed.

Council member Simpson stated she felt the question they should be asking is if the Council is going to build to their own policy. Staff and Council agreed that we do need to meet our policy. Weidenhamer stated that the policy is to design the building to meet Energy Star standards not necessarily certify the final building. To be efficient in the construction management process you have to look at all costs. Staff stated that they anticipate a policy discussion in the near future.

Council member Beerman felt that the policy needs to be strengthened and looks forward to a productive conversation. He also stated he understands the cost increase is significant but it has been agreed upon that this will be the center piece of the entire district and is a building he would like to see last a very long time.

Council member Peek also agreed that a policy discussion in the future was a great idea. He asked for clarification on the roof structure analysis in regards to the historic element in the Santy Auditorium. Brown stated that staff and the design teams will have to look into that element and analyze the efficiencies of the roof without sacrificing the internal historical character of the building. With the approval of the construction management contract they will be able to consider all alternatives.

Council agreed that they need to strive toward meeting the policy without incurring outrageous costs.

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 9, 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; Rebecca Gillis, Finance Manager; Shelly Hatch, Finance; Matt Twombly, Sustainability; Jonathan Weidenhamer, Economic Development Manager; Jason Glidden, Special Events; Heinrich Deters, Trails and Open Space Manager; Ann Ober, Sustainability; Clint McAfee, Water Manager; Roger McClain, Water; Phyllis Robinson, Public Affairs; Marci Heil, City Recorder

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Consideration of a Resolution Honoring Service Personnel.

Council member Simpson moved to replace the resolution on the agenda with Resolution 02-14 A Resolution honoring Mary Ford. Mayor Thomas read the resolution honoring the thirty years of Mary Ford's service and commitment to Park City.

Mary spoke to the Mayor and Council stating that she was greatly honored and thanked her husband and son for all their support. She has loved the staff and community of Park City.

Council member Simpson moved to approve Resolution 02-14 Acknowledging Mary Ford's Retirement From Park City Municipal Corporation And Recognizing Her Many Contributions In Providing Police Service And Contributions To Park City
Council member Beerman seconded
Approved Unanimously

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

Mike Sweeny commented on a permit that he was trying to get clarity on from staff regarding a conditional use permit for Sundance that was filed late. Harrington stated that this item would require Council to schedule a special meeting to hear Mr. Sweeney's special events appeal. Staff stated that at this late date the noticing requirement would not be able to be met.

Mary Wintzer spoke to the sound again stating that the audience cannot hear when staff presents at the presentation table. Also asked if while staff are presenting if they could have the information up on the screen for the residents to view.

IV. APPOINTMENTS & RESIGNATIONS

1. Consideration of Appointment of Mayor Pro tem and alternate for 2014

Council member Simpson and Council member Peek were both nominated and they flipped a coin. Council member Simpson came out victorious as Mayor Pro tem. Council member Peek accepted the alternate role.

Council member Matsumoto moved to appoint Council member Simpson as Mayor Pro tem and Council member Peek as an alternate.
Council member Beerman seconded
Approved Unanimously

V. MINUTES FROM THE REGULAR MEETING ON DECEMBER 19, 2013

Council member Beerman moved to approve the December 19, 2013 meeting minutes.
Council member Matsumoto seconded

Matsumoto	**Aye**
Simpson	**Aye**
Peek	**Aye**
Beerman	**Aye**
Henney	**Abstain**

Motion Carried

VI. CONSENT AGENDA (*Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon)*

1. Consideration of a Resolution setting forth the regular meeting dates for the City Council for 2014

2. Consideration of Local Consent for Special Event Temporary Alcoholic Beverage Licenses to various applicants during the 2014

Council member Peek moved to approve the consent agenda
Council member Simpson seconded
Approved Unanimously

VII. OLD BUSINESS

1. Consideration of Authorization to proceed with pre–construction services for the Library and Education Center Building Remodel Project and authorize the City Manager to enter into a Professional Services Provider Agreement in a form approved by the City Attorney's Office with Okland Construction Inc. in the amount of Nineteen Thousand Nine Hundred Forty Eight Dollars. ($19,948)

Matt Twombly stated this contract is for pre-construction services at this time. It is a standalone agreement.

Council member Simpson moved to approve the Authorization to proceed with pre–construction services for the Library and Education Center Building Remodel Project and authorize the City Manager to enter into a Professional Services Provider Agreement in a form approved by the City Attorney's Office with Okland Construction Inc. in the amount of Nineteen Thousand Nine Hundred Forty Eight Dollars. ($19,948)
Council member Peek seconded

Approved Unanimously

VIII. NEW BUSINESS

1. Consideration of Authorization to enter into a Stipulated Compliance Order for the Judge and Spiro Tunnel Utah Pollutant Discharge Elimination System permits between Park City Municipal Corporation and the Utah Division of Water Quality, in a form approved by the City Attorney.

Clint McAfee, Water Manager, spoke about an agreement with the Division of Water Quality to bring the two tunnels into compliance. McAfee clarified that Park City does not own those tunnels but has used them for many years. In 2009 EPA directed Park City to obtain a permit. Staff recognized that this would a larger undertaking that initially thought. Immediately staff began discussions with EPA for other options that would be affordable and doable. Council inquired if the persons who own the tunnel can be held responsible for the fees. Staff determined that they have discussed that option and will keep it available, however, at this time the City will bring the tunnels into compliance.

Council member Simpson moved to approve the Authorization to enter into a Stipulated Compliance Order for the Judge and Spiro Tunnel Utah Pollutant Discharge Elimination System permits between Park City Municipal Corporation and the Utah Division of Water Quality, in a form approved by the City Attorney.
Council member Beerman seconded
Approved unanimously

2. Consideration of Authorization to execute a Construction Agreement, in a form approved by the City Attorney, with Beck Construction & Excavation, Inc., for construction of the Quinns Fields Irrigation Filter Station project in an amount of $200,000.00.

Roger McClain, Water Department & Clint McAfee, Water Manager, discussed the filter station that will service the Quinns fields; it will take the raw water from the treatment center and will exchange it with potable water. This project was bid out early with the hopes to get the infrastructure in place prior to the baseball season. In addition to the energy saved it also relieves stress off the distribution system.

Council member Peek moved to approve the Authorization to execute a Construction Agreement, in a form approved by the City Attorney, with Beck Construction & Excavation, Inc., for construction of the Quinns Fields Irrigation Filter Station project in an amount of $200,000.00.
Council member Matsumoto seconded
Approved unanimously

3. Consideration of Approval of Addendum 1 for Soils Management and Testing Services- 2013 Pipelines project, URS Corporation, in an amount not to exceed $38,800 in a form approved by the City Attorney.

Roger McClain, Water Department & Clint McAfee, Water Manager; discussed that this is an amendment to an existing contract that the City has with URS for Environmental Site Monitoring services. This was initially looked at during excavation of the Wyatt Earp and Alice Load projects. A large amount of contaminated dirt was produced during excavation. Staff has deemed it necessary for mitigation of this problem that a full-time monitor and fugitive dust monitoring be put into place.

Council member Matsumoto moved to approve Addendum 1 for Soils Management and Testing Services- 2013 Pipelines project, URS Corporation, in an amount not to exceed $38,800 in a form approved by the City Attorney
Council member Simpson seconded
Approved unanimously

4. Consideration of Authorization to enter into a service provider agreement with Horrocks Engineering, for the SR-224 Phase II Pathway & Underpass Project in the amount of $297,486 in a form approved by the City Attorney.

Heinrich Deters, Trails and Open Space Manager, stated that this is a walkability project and is a two phase project. Components include a trail and an underpass. Deters discussed the outline of the contract and the process the selection team went through to choose Horrocks.

Council member Matsumoto clarified that this contract was for a feasibility study only.

Deters stated that the agreement includes a feasibility component to ensure the underpass is placed in the best location as well as the pre-construction and design. Deters also clarified that staff will bring these phases to Council for discussion multiple times prior to the finalization stage.

Council member Simpson inquired about another tunnel that was discussed during the 224 corridor study inquiring if the City will have a better idea of which tunnel will be more efficient.

Council member Beerman inquired about placing a Y-shaped tunnel to service Deer Valley and Kearns Blvd. Deters stated that there was a pedestrian count completed during the Holiday season and the numbers were great.

Council member Beerman moved to approve the Authorization to enter into a service provider agreement with Horrocks Engineering, for the SR-224 Phase II Pathway & Underpass Project in the amount of $297,486 in a form approved by the City Attorney.
Council member Peek seconded
Approved unanimously

5. Consideration of approval of the proposed plat amendment to the Carl Winters School Subdivision located at 1255 Park Avenue, based on the findings of fact, conclusions of law and conditions of approval.

Planner Grahn discussed the formalities of the plat amendment touching on setbacks regarding the building being a valid compliance structure being a historic structure.

Council member Peek inquired about the encroachment agreement on the Norfolk side as well as the 10 foot snow storage easement. City Attorney Harrington stated the plat would respect the current building and would state that the City could not sue itself if a snow plow put snow through a window of the building.

Mayor opened the public hearing. With no comments Mayor Thomas closed the public hearing.

Council member Simpson moved to approve the proposed plat amendment to the Carl Winters School Subdivision located at 1255 Park Avenue, based on the findings of fact, conclusions of law and conditions of approval.
Council member Peek seconded
Approved unanimously

IX. ADJOURNMENT INTO RDA

Council member Peek moved to adjourn the regular meeting
Council member Matsumoto seconded
Approved unanimously

MEMORANDUM OF CLOSED SESSION

The City Council met in a closed session at approximately 3:00 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Liza Simpson, Dick Peek, Cindy Matsumoto and Tim Henney. Staff present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Polly Samuels McLean, Assistant City Attorney; Lori Collett, Finance Manager; Phyllis Robinson, Public Affairs; Heinrich Deters, Trails and Open Space Manager; Jason Glidden, Special Events Manager; Tommy Youngblood, Special Events. **Council member Beerman moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Simpson seconded. Motion carried.**

Council member Peek moved to open the closed session. Council member Beerman 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

Marci S Heil

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PARK CITY SUMMIT COUNTY UTAH
CORPORATE
Seal
MARCH 1, 1884