



**PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060**

January 8, 2019

The Council of Park City, Summit County, Utah, met in open meeting on January 8, 2019, at 5:30 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property, personnel, litigation and security at 5:30 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

CLOSED SESSION *

*Council Member Ware Peek was recused from the first property item on the Closed Agenda.

Council Member Joyce moved to adjourn from Closed Meeting at 6:15 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

REGULAR MEETING - 6:15 p.m.

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Lynn Ware Peek Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney	Present

Michelle Kellogg, City Recorder	
None	Absent

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF
Council Questions and Comments:

The Council members gave updates on the events and meetings they attended since the last Council meeting.

III) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Beerman opened the meeting for those who wished to address the Council on items not on the agenda.

Emily Means introduced herself as the new City Hall reporter for KPCW.

Mayor Beerman closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from December 11, 2018:

Council Member Gerber moved to approve the City Council Meeting minutes from December 11, 2018. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Enter into a Five-Year Renewal Contract with Everbridge for Emergency Mass Notification Services (EMNS):

2. Request to Approve a Contract Addendum for Software Maintenance with Neubrain, in an Amount not to Exceed \$191,731, in a Form Approved by the City Attorney:

3. Request to Approve Single Event Temporary Liquor License Approvals for Operation During the 2019 Sundance Film Festival:

4. Request to Approve Type 2 Convention Sales License Applications for Operation During the 2019 Sundance Film Festival:

5. Request to Authorize the City Manager to Sign a Professional Services Agreement (PSA), in a Form Approved by the City Attorney, with Two (2) On-Call Charter Transportation Service Companies, Driver Provider and Le Bus, for a Total Amount Not to Exceed \$160,000, to Provide On-Call Event Transportation Services in and Around Park City:

Council Member Worel moved to remove Item One from the Consent Agenda. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

Council Member Gerber moved to approve Items 2-5 of the Consent Agenda. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

Council Member Worel asked about emergency notifications being sent in Spanish. Mike McComb, Emergency Manager, reported three people had signed up to receive notifications in Spanish. He noted there was community outreach to get the word out about the notifications being available in both English and Spanish. Discussion continued on this subject. McComb also indicated that there was cost savings with this service because the City partnered with the County.

Council Member Worel moved to approve Consent Item One. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

VI) NEW BUSINESS

1. Consideration to Approve Ordinance 2019-01, an Ordinance Approving the 2019 Regular Meeting Schedule for City Council:

Council Member Joyce indicated he would be absent for the March 21 meeting.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Ware Peek moved to approve Ordinance 2019-01, an ordinance approving the 2019 Regular Meeting schedule for City Council. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

2. Consideration to Approve Ordinance No. 2019-02, an Ordinance Approving the Frandsen Plat Amendment Located at 416 Ontario Avenue, Park City, Utah:

Tippe Morlan, Planner II, explained the proposed amendment followed by questions from the Council. For a more detailed summary of this item, please see the attached notes.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Henney moved to approve Ordinance No. 2019-02, an ordinance approving the Frandsen Plat Amendment located at 416 Ontario Avenue, Park City, Utah. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

3. Consideration to Continue an Ordinance Approving the 8680 Empire Club Drive - Residences at the Tower Condominiums Plat:

Tippe Morlan, Planner II, requested that this item be continued.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Worel moved to continue an ordinance approving the 8680 Empire Club Drive - Residences at the Tower Condominiums plat to February 28, 2019. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO FEBRUARY 28, 2019

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

4. Consideration to Approve the Level Five 2019 World FIS Championship Event to be Held February 1-10, 2019 at Deer Valley, Park City Resort Base, and Main Street, in a Form Approved by the City Attorney, and Approve a Special Event Fee Reduction for the Event in the Amount of \$222,292:

Jenny Diersen, Chief Carpenter, Alfred Knotts, and Calum Clark, USSSA Chair, were present for this discussion. Diersen reviewed the overview of the event. Clark thought the snow was great and some wonderful athletes would be at this event. Staff responded to questions by the Council. It was noted this was a one-time event. For a more detailed summary of this item, please see the attached notes.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Ware Peek moved to approve the Level Five 2019 World FIS Championship Event to be held February 1-10, 2019 at Deer Valley, Park City Resort Base, and Main Street, in a form approved by the City Attorney, and approve a special event fee reduction for the event in the Amount of \$222,292. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

VII) ADJOURNMENT

VIII) PARK CITY HOUSING AUTHORITY MEETING

I. ROLL CALL

Attendee Name	Status
Chair Andy Beerman Committee Member Becca Gerber Committee Member Tim Henney Committee Member Steve Joyce Committee Member Lynn Ware Peek Committee Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, Secretary	Present
None	Excused

II) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Chairman Beerman opened the meeting for public input. No comments were given. Chairman Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve Resolution HA 01-2019, a Resolution Approving the 2019 Regular Meeting Schedule for the Park City Housing Authority:

Chairman Beerman opened the meeting for public input. No comments were given. Chairman Beerman closed the public input portion of the meeting.

Council Member Gerber moved to approve Resolution HA 01-2019, a resolution approving the 2019 Regular Meeting schedule for the Park City Housing Authority. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

AYES: Committee Members Gerber, Henney, Joyce, Ware Peek, and Worel

2. Park City Heights Annual Housing Update:

Rhoda Stauffer and Jason Glidden, Affordable Housing Department, and Troy Goff, Ivory Homes Representative, were present for this item. Stauffer reviewed the units completed, sold, and under construction, and stated affordable and attainable units would total 65 by the end of 2019. Staff responded to questions by the Council.

Chairman Beerman opened the public hearing.

Emily Means, KPCW, asked about the market rate homes. Goff responded that the market rate prices were set with what the market would bear.

Chairman Beerman closed the public hearing.

More discussion ensued with regard to the timely completion of affordable and attainable units in Park City Heights.

3. Consideration to Amend the Park City Heights Housing Mitigation Plan:

Rhoda Stauffer and Jason Glidden, Affordable Housing Department, and Troy Goff, Ivory Homes Representative, were present for this item. Stauffer reviewed the housing mitigation plan amendments for Park City Heights. Staff answered questions by the Council.

Chairman Beerman opened the public hearing. No comments were given. Chairman Beerman closed the public hearing.

Council Member Joyce moved to amend the Park City Heights Housing Mitigation Plan. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Committee Members Gerber, Henney, Joyce, Ware Peek, and Worel

IV) ADJOURNMENT

IX) PARK CITY REDEVELOPMENT AGENCY MEETING

I. ROLL CALL

Attendee Name	Status
Chair Andy Beerman Committee Member Becca Gerber Committee Member Tim Henney Committee Member Steve Joyce Committee Member Lynn Ware Peek Committee Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, Secretary	Present
None	Excused

II) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Chairman Beerman opened the meeting for public input. No comments were given. Chairman Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve Resolution RDA 01-2019, a Resolution Approving the 2019 Regular Meeting Schedule for the Park City Redevelopment Agency:

Chairman Beerman opened the meeting for public input. No comments were given. Chairman Beerman closed the public input portion of the meeting.

Council Member Joyce moved to approve Resolution RDA 01-2019, a resolution approving the 2019 Regular Meeting schedule for the Park City Redevelopment Agency. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Committee Members Gerber, Henney, Joyce, Ware Peek, and Worel

IV) ADJOURNMENT

X) PARK CITY WATER SERVICE DISTRICT MEETING

I. ROLL CALL

Attendee Name	Status
Chair Andy Beerman Committee Member Becca Gerber Committee Member Tim Henney Committee Member Steve Joyce Committee Member Lynn Ware Peek Committee Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, Secretary	Present
None	Excused

II) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Chairman Beerman opened the meeting for public input. No comments were given. Chairman Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve Resolution WSD 01-2019, a Resolution Approving the 2019 Regular Meeting Schedule for the Park City Water Service District:

Chairman Beerman opened the meeting for public input. No comments were given. Chairman Beerman closed the public input portion of the meeting.

Council Member Ware Peek moved to approve Resolution WSD 01-2019, a resolution approving the 2019 Regular Meeting schedule for the Park City Water Service District. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Committee Members Gerber, Henney, Joyce, Ware Peek, and Worel

IV) ADJOURNMENT

XI) PARK CITY MUNICIPAL BUILDING AUTHORITY MEETING

I. ROLL CALL

Attendee Name	Status
Chair Andy Beerman Committee Member Becca Gerber Committee Member Tim Henney Committee Member Steve Joyce Committee Member Lynn Ware Peek Committee Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, Secretary	Present
None	Excused

II) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Chairman Beerman opened the meeting for public input. No comments were given. Chairman Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve Resolution MBA 01-2019, a Resolution Approving the 2019 Regular Meeting Schedule for the Park City Municipal Building Authority:

Chairman Beerman opened the meeting for public input. No comments were given. Chairman Beerman closed the public input portion of the meeting.

Council Member Ware Peek moved to approve Resolution MBA 01-2019, a resolution approving the 2019 Regular Meeting schedule for the Park City Municipal Building Authority. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Committee Members Gerber, Henney, Joyce, Ware Peek, and Worel

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Closed Captioning Notes

The following transcript is provided for your convenience, but does not represent the official record of this meeting. The transcript is provided by the firm that provides closed captioning services to the City. Because this service is created in real-time as the meeting progresses, it may contain errors and gaps, but is nevertheless very helpful in determining what occurred during this meeting.

>> Okay. Welcome, everybody. Our first meeting of 2019. This is the regular session January 8th and all of council is present. I am going to announce that I think this is our first meeting with closed-captioning, so if you speak, whether it's at the dais, at the podium or up front, please mention your name first. We want to try to get the record correct on this. The people -- we are actually having physical human beings transcribing this. They don't know us so they need our names. With that,

Council Questions and Comments

>> And those comments were by Andy Beerman.

>> Thank you, Tim Henney. Okay. Tim, why don't you kick us off. You prime the pump.

>>Tim Henney. Well, we had Christmas and New Year's on my calendar, so good job, everybody. No, actually, we had quite a -- I think we had quite a big increase in guests in town on the second week between Christmas and New Year's. I think the week preceding Christmas there was a little lighter than probably many of us had anticipated-- issues and kind of heard that from some of the chamber reports, but then after the second week of Christmas into New Year's we really picked up, and I'll say from personal experience as of last Sunday is when we went back to our in between. So kind of nice to have this little exhale in between the peak of the tourist season. But -- and I look out my window and I see Deer Valley parking lots. That's how I judge what's going on in the last few days. They have not filled up or even come close to putting many cars in the bottom parking lot. So those are the days I like to go ski. I did attend this morning on actual city business, Mountain Lands Community Housing Trust board meeting, and things continue to proceed well there, although they did talk about the government shutdown. It's kind of interesting. I hadn't thought about this is the ripple effect out into some of our local organizations that are dependent upon federal funds and grants, and Mountain Lands is one of those. A lot of their money not only for the building construction, mortgage and sale of the homes, but also for the staff that they have at Mountain Lands comes from some source of either State or Federal, primarily Federal funding. And Scott Loomis said if the shutdown were to continue for another month,

that's when things would get difficult and they'd have to start making some decisions as that particular organization. They're good for a month, but if it goes beyond an additional month, they would actually have to take some action and do something about it. The other thing I just wanted to mention was yesterday was an amazing community event recognizing Bob Wheaton's years at Deer Valley and acknowledging him, and Andy gave a great – he was one of the speakers and gave a great presentation of a street sign, which is the connector between the Guard Road and the Silver Lake Loop, and it's going to be called Wheaton Way and the sign was already up so that was fabulous, and just a great community event. It was kind of who's who of everybody. Andy, I loved your comments about how Bob had been the general manager of Deer Valley through four mayors of Park City, so that would be all the way -- Brad Olch, Dana Williams, Jack Thomas and yourself unless he went further back than that, but that's pretty amazing, and I loved hearing about it through that lens. That was a really interesting way to think about it. And that's it.

>> Becca. >> Well, so I will second Tim's thoughts about the Deer Valley event. That was great. And well spoken. And then I have not had any city business over the past two weeks but I did work my hine off over the past two weeks, and I will say that there were a lot of people in town, and I just wanted to take a moment and acknowledge all the work the city staff does and transit does over the holidays while everyone else is celebrating. We are working so hard, and we actually probably spend less time with some of our families during this time, so thank you all to everyone who worked so hard over the past couple of weeks to keep everyone safe, to keep our city beautiful, to keep the roads clean and the sidewalks clear. Good work, everyone.

>> Lynn. >> Great. Well, ditto on the Bob Wheaton event last night, a very gracious, humble man who is deserving of any award or recognition bestowed upon him. It was really nice, and, of course, getting a personal thank you from him late at night last night, wow. So all I can say is that there is something in the air about this winter being a real winter, and it's beautiful, has kind of created that. It's kept things really fresh and beautiful in the snow, and I think there's just this happiness in the air around town, which I'm really glad to see, and I thoroughly enjoyed the holiday. And city business, not a lot.

>> Ditto on everything that's been said. I did have an opportunity because the mayor was out of town, so I got to be mayor pro-tem, and I got to marry two members of our workforce. And it was a really sweet, special wedding. It was the day after Christmas, and to show their dedication, both of them are really involved in making sure that our

visitors have a fabulous experience while they're in town, and so they had each worked a ten-hour day and then we got -- they got married late that afternoon. And it was important to them that they not miss any work because they knew how important it was that they stay on the job. So that just shows the dedication of the folks we have in town and it was really a beautiful ceremony. And then I also had an opportunity to meet with some staff. We're still working on that pilot program for jobs for people with neurodiversity, and stay tuned on that one because we're kind of chugging along with that. That's exciting. That's it. >> And that was Nann Worel. >> Oh, sorry.

>> That was Steve Joyce. >> So I did absolutely nothing for city business but I will take personal responsibility for having created 24 inches of snow over the last few days so thank you very much, and we'll keep the city running for at least another

>> Okay. Well just wanted to say what a great finish to 2018, which was a very productive year for the city, and I want to thank Diane for sending out sort of a summary citywide of many of the great things we accomplished in the year. And I am really looking forward to 2019. I think we're going to have a fantastic year ahead of us. So look forward to what comes next. The Bob Wheaton event, it was fun, it was a little sad. Bob is probably one of our last, what I would say, active elder states people in this town. He has been head of Deer Valley through four mayors, but I think he's been in a leadership role through six. He's been there quite a long time. And there's just a lot. Bob embodies what Park City is about, and just a few of the things are that he's humble. He's been community-minded. He's always hands on. Every day he got out and spent time around his staff. And he took great care of his people, not only the people that worked for him but his partners and folks in the community, and I just hope when we look back on some of the great people that brought this town into the modern era, we remember him and we remember the lessons he taught us all because I think if we can continue to lead in his style, we're going to build a great community. With that, let's kick off with - wait. I missed one very important point which is wishing Diane a happy birthday. Yay! >> Whoo!

>> And Steve. >> Steve, did you have a birthday as well? >> Happy birthday. Tim, would you lead us?

>> It's your birthday song. It's not too long. >> Whoo! >> Okay. Now do we have any staff communications?

>> Diane foster, no.

>> We will move on to

Public Input.

If anybody would like to speak about a matter that is not on tonight's agenda, please step forward and give us your name. No takers. Okay. We will close the public hearing and move on to

Consideration of the minutes from December 11th.

>> Becca Gerber speaking. Your Honor, I move to we approve the minutes from December 11, 2018.

>> And Lynn is seconding,

>> All in favor. >> Aye. Are we overdoing this?

>> No, this is outstanding.

>> Probably not for the first couple meetings, and then they might learn our voices.

>> Let's work on that. And we also have a new reporter here so we're going to help her out too.

>> Hi, Emily. >> Emily, did you want to introduce yourself? Because public input probably would have been the time, but we can make an exception if you'd like to come up. >> It's a brand new podium. >> Speech. >> That's the first of many things that you will be required to do.

>> I don't have anything prepared. Hi, I'm Emily Means. I'm the new city hall reporter at KCPW. Very good to see you. I'm from Salt Lake, and that is what I have to say. You have a really nice city.

>> You'll have fun with us.

>> That's it. Glad to meet you all. >> Welcome back, Emily. Okay. Back on, we just approved the minutes. We'll move on to the

Consent Agenda.

>> this is Nann Worel. Your Honor, I move that we remove Item Number 1 from the consent agenda. >> Okay.

>> Becca. And can I just ask, is Item Number 5 coming up as part of the FIS discussion? Because I think there might be part of it, but I had a few questions about that, but if we can exist in the FIS part, then I'll do that. I see Alfred nodding so I'll ask my questions during FIS.

>> Okay. So do we have a motion to remove item 1? >> I'll second that, if it needs to be seconded. Tim Henney. >> Aye. >> Would we like to move on and approve or deny items 2 through 5?

>> Your Honor, I move we approve consent agenda items 2 through 5. >> Said Becca Gerber. Seconded by Nann. >> All in favor. >> Aye.

>> Okay. Let's address consent agenda item 1. >> So my concern continues to be bilingual emergency management because Spanish is their first language and they may not be able to read emergency notifications in English. So I know we're contracting for quite a while with the same service, so are we with getting Spanish notifications through them?

>> Yes, ma'am And this is Mike, Park City Emergency Manager. So we have currently, at last look of two weeks ago, we had three people signed up to receive Spanish notifications, and we actually released our first one when we had our email bomb threat on the 13th of December.

>> But how is word getting out to our Spanish speaking population that that's even an option? Because I don't know that people know that they can even sign up to do that. >> Right. We were doing some community outreach, and I will need to check on the status with the community engagement team.

>> I'd be really interested in that, and maybe we can work through our employers and other areas because I think that there's a lot of people that would like to know that we've got an issue going on.

>> Absolutely. And I can also work with our community officer in order to spread that word as well.

>> Thank you. Can you just keep us posted on that.

>> Yes, ma'am. >> Thank you.

>> So my question for you. The question we send out, we determine the text on that, correct? >> We do.

>> And is there a limit on characters?

>> There is a limit on the text currently, the texting itself. Emails, so -- and because our system allows to us send phone notifications, notifications through an app, emails, voice mail, and in text, there's we can.

>> Is there any reason why we couldn't send out the texts and emails bilingual, write our own copy, so it could be read either in English or Spanish?

>> So we actually did that on the 13th. We actually released a separate notification in Spanish so that the public, those recipients would get that message.

>> So then it isn't an Everbridge issue if we're able to do that. We just need to get the word out to our Spanish speaking population.

>> And get them to sign up, yes. >> Get them to sign up and then they'll get a bilingual message if you want to go that route. >> Absolutely, yes, sir.

>> Non-profits are happy to help push that out. >> Very good.

>> Yeah, Lynn speaking. And I think that the school district has had some success with their notification program, although I know the one that's used, the Sam Salem company -- I'm forgetting. Does anyone know what it's called? Just interviewed him a couple weeks ago and I've forgotten. But they're able to detect, you can -- well, when a message comes out in English, you can answer in Spanish and ask for in it Spanish and then it detects or whatever language, I mean, it's up to like 150 languages,

>>so I don't know if there's anything like that in Everbridge because it's not really a back-and-forth. It's just a notification.

>> There's a way for recipients to indicate that they have received the message. They can confirm that they have received it. Within the app they can actually send us pictures back, although that's not a feature that we've employed to date.

>> And then just another thing when I was reading through the staff report, I was really pleased to see how you came up with, you know, 80% of the homes are in the county, 20% in the city, and that's how you came up with our annual contract price, and this is a little bit of nickel-and-diming but it's kind of on principle. Then we went -- so our annual cost is \$4,084, and then it comes down to the community engagement fee, and then we just split it. It's 50%. So it ends up being, you know, half of what our annual cost is, the

community engagement, and for the county it's a fraction of what their annual cost is for the community engagement piece, and I just thought that that was curious.

>> We actually use it very heavily, whereas the county barely uses it to date. They're going to start doing that, is my understanding, but we use it routinely.

>> Andy. Last I checked, the city is part of the county, so that's a little bit of a funny one, but I think to Lynn's point, I would suggest we track it going forward, and next time we circle around on this I suspect we are county residents and the events impact everybody in the western side of the county, so it is a little bit of funny math, but I do appreciate the fact you were able to split this up, population based, the larger part of it with the county and gained us some savings, so good work on that.

>> Thank you. And the county is actually saving as well by partnering with us on this contract.

>> Great. As a reminder, we have an extra benefit with Mike in that he's fluent in Spanish, so he's able to do that real time, and we don't have to bring in a translator for that.

>> Man of many talents. >> Can never take a day off.

>> This is Nann Worel. I move that we approve consent agenda item number 1. >> Second. >> All in favor. >> Aye. >> Thank you, Mike. >> Thank you very much. >>

New Business.

>> **Item 1.** This is Michelle Kellogg, By law we have to notice all of our meetings for the coming year, so that's what this is ordinance is.

>> Great. Does anybody have any questions, comments, concerns?

>> This is Tim henney. Have we made sure to work around everybody's social calendar on this? Just want to make sure we've got that figured out.

>> Steve. So for what it's worth, it's a good opportunity. I sent a note but I will miss March 21st. My social event is my mom's knee replacement surgery so I will be gone on March 21st.

>> Or we can move the schedule to accommodate that.

>> There you go. That would make my mom happy. We will now open the public hearing on this matter.

>> Would anybody like to comment? There are no comments, so we will close the public hearing. Lynn?

>> I just have a question about right above the dates where it says, "meeting shall be held on Thursdays," blah, blah, blah, 6:00 p.m. except when there is no forum, no pending business or the regular meeting date falls on the holiday, and so my question is for days like today where we're having it on a Tuesday, that is considered pending business? I just wanted to make sure that we accounted for that in why we said that we're changing -- see what I'm saying? For all of the Tuesdays and all of the meetings in January. You know, do we -- the wording for that exception.

>> Michelle Kellogg. Isn't Tuesdays in parentheses there next to the January dates? >> Yes.

>> So we made that exception noted.

>> Andy. So just to be clear, everything if we approve this, everything on here is considered a regular meeting at this point, and if we add a meeting or move a meeting it's then called a special meeting.

>> And it will be called for pending business or something like that. No quorum. >> Okay.

>> Lynn. That's clear. So I will move that we approve new business item number 1. >> Thank you. >> A second from Nann. All in favor.

>> It passes we have a calendar. Okay.

Item 2 >> My name is Tippe Morlan. This item is a plan amendment for 416 Ontario Avenue. It's an old town lot with an interior lot line running through an existing house. It's proposed to be removed so that the owner can potentially conduct remodels.

>> Becca. >> So the house was built in 1904 but it's not compliant with the historic standards. Is it because there are modifications to the home or is it because it's not a Victorian era house?

>> From what I understand, it's because of the modifications of the house based on the surveys.

>> Is the railway tie, is there some significant -- I mean. >> The retaining wall is not. >> Thank you. >> It was considered.

>> Any other questions?

Nann. >> So by doing this, that would give enough space to construct a duplex there? Is that right?

>> I don't believe they have enough square footage for a duplex in this zone.

>> That's right. All right. Never mind. I see. Thank you.

>> It says, Nann, in there they can only accommodate a single family dwelling. Andy. Okay. We will now open the public hearing. If anybody would like to step forward and comment on this matter. Okay. There are no comments so we'll close the public hearing.

>> Your Honor, Tim Henney. I move that we approve new business item number 2. >> Lynn will second. >> Great. All in favor. >> Aye. >> That passes.

On To Item Number 3. >> This is Tippe Morlan again and I'll be presenting this for Kirsten Whetstone. This item is proposed to be continued to the February 28 city council meeting due to the planning commission continuing their public hearing to January 23rd.

>> Great. If there are no questions, I'll go straight to the public hearing because it is noticed. We will open the public hearing. If anybody would like to speak on this matter. There appears to be no interest so we will close the public hearing. Do we have a motion to continue?

Nann. >> Your Honor, I move that we continue new business item number 3 to February 28, 2019. >> Becca seconds it. >> All in favor. >> Aye. >> You guys are doing great. Everybody knows their name. Okay.

We are on to **New Business Item 4.** Talk about the world championship. Jenny, you brought a team. Welcome back.

>> Good evening, mayor. Jenny Dierson, Special Event Manager. I also have Calum Clark. World Cup Event Manager for U.S. Ski and Snowboard. I made Calum promise I got his title right because last time I didn't. Then we also have Chief Wade Carpenter and then also Alfred Knotts with Transportation Planning. We are here tonight with you, city council, to approve the Level 5 event, the FIS 2019 World Championship. We are

also asking for council to approve a fee reduction in the amount of \$222,000 and some extra change there. I do want to start by saying we were here back in November, and we did a work session with council just about the upcoming plans for the world championship and heard some comments and feedback from council. Over the last few months, about eight weeks, we have been working on bringing all those details together, both in coordination with Calum and his team as well as with police and sheriff and the resorts and then Transportation Planning as well. So tonight I just wanted to take a quick overview of what the event is and highlight a few key points and then we'll turn it over to council for questions, if that's okay with you, Mr. Mayor. Really quick, just to review the event, the dates of the event are February 1st through the 10th. We are -- there is an overlap with Sundance Film Festival. We just wanted to acknowledge that Calum worked with his team to start the event up at Solitude on the 1st. February will be opening ceremonies at Canyons Resort and are the big air competition. We are in very close coordination with the county, both for transportation and security and then, of course, the resorts as well on that day specifically. There are also events happening throughout the county and the city with Sundance. And then on February 3rd events begin in the city, kind of the motto is daytime events are at Park City Resort base. Evening events starting on the Wednesday through Saturday. And then closing ceremonies on Main Street. That'll be on February 10th. That's Sunday. That concert is earlier than some of the concerts have been in years past, and that is to encourage when that ends, people go back to Main Street to the restaurants and businesses there. Part of our coordination has been on community engagement and getting out into the community and letting them know what to expect with this year's event. I think in the last meeting, Tim had made a comment specifically about how is this different than what we've done in the past and how are we getting that message out to the community, and we have been training for this type of event, and it is a little more than usual but we are ready, and so when we did Sundance outreach, we reminded people of what to expect. There are not a lot of impacts on Main Street specifically but during the event you will likely see some more impacts in Deer Valley and some of the resort areas and so really coordinating with the partners we have through those engagement plans. As we work through Sundance and the week after we will do additional research to merchants on Main Street reminding them specifically about World Championships but both things at once tend to confuse people a little bit so just want to hit on those outreach opportunities. I also want to acknowledge the coordination that we've had with Sundance and all the jurisdictional parties. It's probably pretty difficult for me to remember all of them off the top of my head but the resorts, the county, the school district, HPCA, the community members and just the questions we're getting in being

able to answer and address some of their questions of course, with Sundance making sure we're super coordinated on everyone's operations. Quick highlights on transportation. Transportation is key to the success of this event. And so just to acknowledge a couple of things, I've talked about coordination. We are bringing in additional transit for the events and Kenzie and Alfred have been working on that. That was the contract that was earlier on in the agenda, and we will be running also the traffic command center. That has been -- we've been coordinating that through the holiday but we will really hit the ground running with that during both Sundance and this event, and so that's an incredible asset to have in the city. Just today we were working with Calum and he was talking about how incredible it is that we have these assets that are here in place, essentially year round in the city, and that we're able to use them during events like this. And then security, we have also done a lot of work with Andrew and his team and Wade and his team have been doing a lot of "see something, say something" training. This is about community policing and letting people know that they can contact the Police Department if they have questions or if they see something that's not quite right. I do want to acknowledge that very similar to Sundance when you enter a venue you may be asked at certain venues to do a bag check or a coat check. That's simply opening your coat trying to make everyone is as safe as possible, secure venues. Then I also wanted to mention we have a lot of city personnel out there doing a lot of work now, and as we lead into a busy season ahead of us, whether that's Streets, Police, Parks, and there's bus operators, all of those types of things out there. The restaurants, the hotels, and so it takes a really big village of all of those people to make these types of things able to happen. And it's important to remember that everyone is out there just trying to help people and to keep people safe, and I think that that's a really important message that we need to continue through as we lead through Sundance and World Championships and the holiday weeks ahead of us. Lastly, the last point on the slide is we have budgeted for city services. The current estimated amount for services for this event is up there on your screen. It is heavily focused on Transportation Planning as well as Public Safety. There are other things on there, such as building permits, that takes care of some of the infrastructure up at the resorts and on the street for the concert and things like that. And really I'm happy to answer any questions.

I don't know, Calum, really quick, if you want to add anything. >> First of all, thank you for the work that's being done by the city staff, particularly Jenny. Christmas, the day after Christmas, New Year's Eve, phone calls in confirming details and then the Wang to make sure the I's were dotted and the T's were crossed and that was the last minute. From a planning perspective for our events first thing we have snow, and it's good, and

the resorts are doing a tremendous job with the venue preparations, for those of you out there in Park City the half pipe is almost built. It's in great shape and Deer Valley is in excellent shape. In that respect it is silent. From an athlete perspective the focus on Park City, the email stream. We are expecting a great turnout of athletes and looking forward to some incredible competition. Elite athletes.

>> Andy. Great. Does council have questions?

Nann. >> Can you please remind me what was budgeted? You said we budgeted for city services. What's the amount that was budgeted?

>> So the entire amount that \$222,000 is what we budgeted for this event, and then specifically for Transportation and Public Safety there are specific amounts in the report. I believe off the top of my head I said Public Safety is \$70,000 and Transportation Planning and Transit is about \$125,000.

>> So at the time we approved the budget –

>> Yes. >> I'm trying to remember. We knew it was going to be \$22,000 and change.

>> Becca. >> Also, this was kind of my question earlier. We approved Consent Item Number 5 where it was the additional buses, and I heard before I even had a chance to write an email I heard Matt Dias talking on the radio this morning, so will you guys be using some of the additional charter buses as well as the cost of what is it, like?

>> Alfred. It's \$160 an hour. Right now we're not sure we're going to need them. We budgeted that number back in July, obviously, when our seven Pro Terra buses, we weren't sure on a delivery schedule on those. We lost another bus. We didn't lose it. We know where it is. It's down at the mechanic's, but we lost a bus in an accident. The fear again was -- again this is a lot of contingency planning. We talked about this last year with Diane and just more recently with the mayor. We're really trying to treat this like a mini Olympics and we didn't know what the venue was going to be, the draw was going to be. We're still a little, I want to stay fuzzy but they were, the Calum folks, nothing against them but we don't know these details. We also budgeted in that number for the \$160 for the charter service, which does include the potential for other events also, not just for this event.

>> I heard mention of Sundays too. >> Exactly.

>> So do we pass along, though, any of the cost of that additional charter service? Or is that taken into the Transit Department.

>> Yeah, we just absorb that. That could be a discussion we have down the road but it's nothing that we have asked for or they have demanded. It's contingency planning. Going back to the bulbs accident, too, if we lost another bus or had another accident during Sundance, do we have to scramble, so it really was just making sure we dotted our I's and crossed our T's.

>> Can I ask a couple more questions? >> Please. >> I was just wondering how you and your staff are feeling. We know that you will step up to the plate and be able to provide security but this starts to remind me of the summertime schedule where it's one thing on top of the other. Do you have enough staff? Are you bringing in people from other jurisdictions to help cover going straight from Sundance into something >> It will be a long process for us and we're prepared for it. We have worked with several other entities that are going to assist us. Staffing is always one of those issues that moves depending on what major incidents occur and so we have to be a little bit flexible, but right now it looks really good.

>> That's good.

>> Most important question, do you know who the band is going to be for the closing ceremonies yet?

>> We do not know yet but I think we'll know soon.

>> We've been asking that since August. >> We'll let you know.

>> It is out to contract. We should be able to announce it by Friday. We are very much hoping to announce it right here, but –

>> Andy, Council doesn't have to approve this until we know what the band is. [Laughter] Steve? >> I want to say working with Alfred and his team on the traffic center, we have seen a huge improvement. >> Okay, good.

>> So we're really excited to see how that's going the work for the outload. Obviously we have a lot of different dynamics on this, and we're working closely with the county, but I really think it's going to give us the ability to monitor and manipulate what the traffic flows are. Right, Alfred?

>> Yes. You're right on that. The tail end of the holiday period we saw that huge uptick. We didn't have our staff scheduled for that so I called the contractor and told him to get back up here. So they did the same kind of cycles and we saw a lot of good flow and egress during those evening periods, and we were able to essentially pre-program all that preemptively. We kind of got caught off-guard the first night when there was a considerable balk-up on Deer Valley Drive. We looked at those numbers, those volumes that time of day and literally adjusted those cycles. >> Thank you.

>> Steve. >> I was just surprised when I looked through here that at least for the peak events like the huge events at Deer Valley in the evenings, that we aren't going to run any buses or shuttles from Richardson Flat. That was just listed as a carpool lot, which any reason why we're not going to use that?

>> We continue to debate that about the utilization of it, and just the distance and being able to get people from that venue to Deer Valley. I mean from the lot to Deer Valley. And the distance. We use it during Sundance, what we do is transfer everybody at Eccles and that way they can go to different venues so we're batting that around and we do have that ability and that's what that contract does give us the ability to do, to not have to adhere to our federal regulations. We can provide charter service. So that is a topic of discussion still.

Steve>> It just seems that with the changes that you guys were kind of -- tension with the concert back in September of giving the buses priority kind of in one direction around the Deer Valley loop circle, that it's part of that whole philosophy of how can we make it so the buses are a better solution than the cars, it seems like if you're going to do that, you've got to do that soon because it's got to be part of the whole parking plan and everything. Like Richardson Flats, kind of the dark thing out in the middle of nowhere that people don't see, but if you make it a big part of your bus transit plan, it seems like it could potentially be more useful. I don't know. If not this year, it seems like for future events. We've got Richardson Flats sitting out there gathering snow right now. I mean it seems like such a waste with all the things we're trying to do.

>> That's something we can discuss certainly in the next day or two. You're right, if we're going to pull the trigger on that we need to do that ASAP.

>> I think during world championships the venues air a little bit different than they are during Sundance so the way that the transit system works now is they're focused on existing services and also existing venues and when Sundance comes, that lot is helpful for bringing people from out of town a lot, not all of the people coming in are already in

town, to send them out to Richardson Flats might not be the best. It might be something that we can discuss about trying on a couple of the peak nights or something like that if that's something you would want to do. It's also messaging with consistency, so the idea of doing it just for a couple of days versus the whole time frame. We do have coordination for additional lots with the school district and resort, so if you ski at Park City during the day and you're going to Deer Valley or vice versa, the idea is to keep your cars parked at those lots and not to travel between, and that's also part of the meetings we're trying to get out. With this event we're not so sure that lot is actually needed. Homestake will also continue. Blake did a lot of progress getting that for both Sundance and world championships so just those thoughts too.

>> For those increased in-town services we will be adding an electric, one on the blue, one on the red, one on the lime, and two yellows going to Deer Valley in addition to the two that serve on those busy, busy nights, but the continuity and service throughout the whole event aside from those Deer Valley yellows will be continuous throughout. We met with the drivers the other day and we thought we would keep it consistent. They have to keep the drivers' payroll and on-site as it is so we're paying the drivers, might as well pay them to drive. >> Thank you.

>> Lynn, did you have a question? >> A couple of questions. I should have these numbers at my disposal, but I don't so hopefully you have them right on the top of your head. So, on the application it says 65,000 people. Is that over the duration? >> That's correct.

>> And so when we compare that to World Cup, what do we get for the World Cup during two or three days that we host the World Cup?

>> Normally up at Deer Valley during World Cup we see somewhere between 5,000 to 8,000 people up at Deer Valley each evening.

>> And some of those people are already up there and skiing and then others come. Really where the coordination is I think for transportation and public safety is during the load out of the resorts and the load out of the school district, and then the load in of the event and then the load out of those events. But we anticipate seeing around those numbers at Deer Valley, not a huge- We probably will see the same numbers of attendance to the Main Street concerts that we normally see and then disciple events I think at the resorts, a lot of people are working and so some are probably the larger events 1,000 or 2,000 people at those.

>> That gives me a pretty good idea knowing that. What do we say for Sundance that we get in terms of crowds over the ten days?

>> You should know that off the top of my head. I think it's around 70,000 people but I might not having that number correct.

>> I was just trying to get a mind's eye picture.

>> That varies depending on –

>> And that's over ten days. >> Right, over ten days. >> It's a little higher than that.

>> Right, right. So I just wanted to say, Calum, that in reading the packet, the number of times you used the word "existing" I was going to count those up but I didn't. Existing venues. Everything that's already existing is what you're using, and I just -- I really like that influence and looking at sort of a sustainability model where you're also giving out the gift of the collapse. It will be a water bottle, and I think that's going in a direction that certainly all events should be going in, and so –

>> Yes. We can speak about that over dinner some time about where these major events need to go, and the great thing about this community, the fabulous thing about this community is we have World class venues, and using those world class venues in harmony with existing infrastructure, in harmony with the existing transportation, and working in harmony with the fact that this is a fully operating tourist town was really important for us. Success and a great -- but we also want to be invited back, and the way to do that is to make this sustainable. Sustainable conomically and sustainable functionally. That from the very beginning was a major focus of our event plan.

Lynn>> Great. And then a question I think maybe to you, Jenny, is \$222,000 is no small chunk change we're asking our community to pay that. And in this day of a lot of Olympic bids falling out because the potential host cities say, no, we don't want to take on the overflow costs, we don't -- we'd rather not host an Olympics, and you're seeing that a lot now, and this means that many Olympics, as we just said. I'm just kind of curious, and I'm a little bit new to the whole fee waiver thing -- this is different than our normal fee waiver that we grant to our local non-profits in that it's big, and it's a little different, it's on the world stage, kind of this is who we are, this is what we do, but I'm wondering, I feel like we approved these fee waivers in a vacuum, that we don't know, you know, while we are paying \$222,000 and it's what it costs us for safety and transportation, you know, what are the FIS and the USSA paying. You know, like we don't really -- do you look at their budget to see how much their outlay is? And I'm just

wondering how we, just how we rectify all those numbers so that it comes out a fair shake for the community as well as for the organization.

Jenny >> I think we, you know, we coordinate and we do look at those numbers and some of that information is sometimes provided in the fee reduction application. I think to be fair, too, the resorts take on some of those costs as well, so I think the costs across the board are shared between specifically with this also local non-profit coordination with this event going on as well. I mean, through the fee reduction policy, this goes through a staff committee, so at the departments that are affected sit on that committee, and I believe off the top of my head there are seven criteria that we look at. This is an example of an event that hits I think every single one of those points of that criteria. So whether it's providing free programs or being economically viable for the community and getting the marketing value or providing sustainable programs and really working on transportation priorities, all of those things, this event went above and beyond and did, and so that committee recommended the full approval.

Lynn>> Great. Thank you.

Andy>> I actually want to touch on that question a little bit because it's a great question, Lynn, and just to point out, I think Park City purposely is going above and beyond on both public safety and transportation beyond what other communities might do, and that's because those are things that are near and dear to us, and it's important. We want to make sure that everybody visiting us is safe and we want to have a seamless transportation system because it's something we repeatedly hear from our residents. They don't want to be impacted. This is also an event, I believe everything is free with this, correct?

>> Yes. Every event is free.

>> And so this is a little bit -- we're going -- some of the top athletes in the world will be here and our community gets to participate in the whole event, so we do feel there is a little bit of giveback and celebration of winter sport. And it looks like there is a good chance we will be making an Olympic bid, and this is maybe proving that we still have our mojo on that, but if you're wondering what the cost would be of the Olympics sort of scaling up from this, really the approach on the Olympics is different in terms of there isn't a request for fee waivers on that. The city would typically pay only their fees and the rest would come from the Olympic organizing committee, so you want to be careful not to do this costs this and the Olympics will cost that. That's a whole different discussion and it's handled very differently.

Jenny>> Let me add one more thing. think it's important to remember this is a one-time unique event. This isn't an annual thing that happens, and I think too, we have unique circumstances and events this year -- did acknowledge and know and try and plan the best we can for the increased fees, so I just want to make sure that's also said.

>> One more. >> Yeah, Tim. >> Tim Henney. And I generally don't like to look at things from just a straight economic equation standpoint, but this one I think is worth talking about because, Andy, everything that you said was additional level and service and benefit to the community, a free event that everybody gets to participate in, and those are in my opinion by far and away the most important issues, but let's not forget that this can be viewed as an investment, and the return on that \$222,000 in the form of taxes that are collected in sales tax and lodging fees and all the things that we put into our budget are probably a significant multiple of that, I would guess. I don't know what it is but it wouldn't surprise me to hear that is a multiple of ten or something like that. So just from a purely looking at it from the numbers standpoint, it makes a ton of sense for this sort of thing too. And that is similar to a lot of the things we do, we kind of justify them on that basis, but as Lynn points out, it's different because of the magnitude of this one. It's so huge that I think it's worth sort of explaining in detail all the nuanced aspects of this particular fee waiver. Anything else that you would add to that? I mean, I think Andy covered a lot of it, but I'm -- it is a big one, and I think it's worth the community understanding why it's there.

Jenny >> I mean, you know, I think it's taken us to be fair, a year to plan this event. It's a mini Olympics. It's a big event. It's also a community event. And I think this, for all of the reasons I think in that fee reduction and that criteria that we have, we look at that, we take it seriously, and I think this one isn't just the city in on the fees. I think it's the county's coordination, it's the resorts, it's USSA and lots of other partners all taking part of this. So I think that -- Calum.

>> I've got one more. Tim Henney. Alfred, this goes back to that Item 5 on the Consent that Becca was talking about earlier and I wanted to follow up with something. Every time we contract for any form of transportation services, we always hear from our local transportation providers, hey, we didn't know about this, there wasn't an RFP or I could have done that for a fraction of the cost and how come you're not using me. Can you help us understand what process this went through. Was there an RFP? Providers? Just kind of fill in the blanks on that so that we're not fielding those questions. Yeah, this is Alfred Knotts, Transportation Planning. It went through the RFP process and solicitation process. The specifications were such that we requested minimum of 35-foot

transit buses, so that is why we saw the submittals that we did. So we got two submittals. The costs were very, very similar, per hour cost. They were both very qualified. The reason we went with two is also the buses are going to be tapped during Sundance so we needed to have a backup vendor, so that's why we put two on there. But we did make sure that it was very well advertised. Jay even did a little article on it as well. On the RFP process. And those were the two that we got. So I don't think that, based on the specifications and the fleet and the rolling stock that we required, those providers couldn't provide that service.

Tim>> Have you heard any criticism of the process being unfair because of the criteria that was built into the RFP? We've heard that in the past.

>> No, we were very explicit that this really is the function as a supplemental transit service to us, so it wouldn't be any different than if we had a contractor that provided our transit service for us on a day-to-day basis, also. >> Okay. Thanks.

>> And I will go back to your question or your comment on what we see on a return on investment in that direct nexus to transportation sales tax in the county is heavily generated from sales tax and resort sales tax, too, so I think we will see a very good return on our investment in from perspective also.

>> Nann. >> Will we be getting a full debrief of the whole event when it's over? >> Yes.>> Good. >> Okay.

Calum>> I don't want to assume an approval. >> We still have to do public input. >> This is Calum Clark. After this conversation in the prior presentation, deep thanks from the -- to the city and the council. The belief in winter sports, the support and willing to invest in winter events and driving the pipeline for future Olympians, we as a national governing body is hoping to see not just a great event but to inspire a whole new bunch of locals to get to the jumps, ski moguls and rip the mountain. Thank you again for your investment and your belief in our sports.

Andy>> That seems like a great segue to go to public input. So is there anybody from the public that would like to comment on this matter? Nobody? Okay. And there's no one, so we will close the public hearing. Does council have any other questions? I just have a comment, then, before we go to a motion. First of all, I want to thank the four of you and your teams for the amount of work that's gone into this. There really has been about an a year's worth of planning, and I think it's going to pay off. It's a big event, but because it's at the base of the resorts and it's so well planned, I think we're going to

mitigate those impacts to our community, and the preparation that's gone into that. Secondly, I just want say I'm really excited. This is the kind of event that many in our community travel halfway around the world to see, to have the elite athletes coming to town and also to watch all of our home-grown athletes. Many of the best skiers and snowboarders in the country live here and they get to compete at their home venue, which hopefully they really thrive and put on a good show for us. This is going to be neat, and I hope all of council and all the community gets out to watch it and cheer them on. Tim.

>> Calum, Tim Henney. You can ensure my voting in favor of this if you were to provide a podium for council that we could all get up on and do a photo op on that podium. I love podiums. [Laughter] And I am never on them.

>> -- who has been doing much of the heavy lifting is going to cringe when I say I'm sure we can arrange that. [Laughter]

>> She's not cringing. She's smiling. I think she's onboard.

>> Do we have a motion with the amendment that Tim gets a podium? Your Honor, Lynn moves that we approve new business item number 4 with the amendment that Tim gets the podium. >> Second. >> Becca rolls her eyes.

>> Mark, do we want that as a matter of record? >> Strike that from the record. >> Let's strike that. Do you withdraw your motion?

>> Okay. I'll withdraw that original motion but I will move that we approve new business item number 4. >> I'll second it. >> Thank you, Nann. All in favor. >> Aye. >> Okay.

>> Thank you. >> It passes. Congratulations.

>> Okay. We need to adjourn and reconvene as the Park City housing authority. Do we have a motion to adjourn. >> So moved. >> Becca moved, Lynn seconded. All in favor. Okay >> Aye. >> Spin in your chair and grab a Triscuit. >> And they're accidentally vegan.

Andy. Many welcome, 2019 first meeting for the **Park City Housing Authority**. Roll call. All of council is here. We will accept public input. We're going to open the public hearing if anybody would like to speak. It appears no one has anything to say. So we will move on to our regular agenda.

New Business Item 1. We need to approve -- okay. We have a meeting calendar. It should look familiar. I'm going to move straight to public input. Would anybody like to comment on our meeting calendar for 2019? Seeing no one, we will close the public input. Council. >> Becca Gerber. I would like to approve new business item number 1. >> Lynn seconds. >> All in favor. >> Aye. >> It passes.

Park City Heights Housing Update. Welcome. >> Honorable mayor, city councilmembers, I'm Rhoda Stauffer, part of our affordable housing team here at the city. And with me here tonight is Troy Goff who is the sales rep for Ivory Homes and also Jason Glidden who is our Affordable Housing Development Manager. What I would like to do tonight is just give some high level points quickly because I don't need to expand on the report. So I will do those high level points, and then take your questions and Troy is here to help us answer any of those questions. So just by way of reminder, it's always good to go back to the beginning, from the very, very beginning. The mitigation plan requires that Ivory Homes provide 79 affordable/attainable units. The units are all for sale. None will be rental properties. Priority is given to full-time employees in the local area so within Park City school district boundaries, particularly essential workers, i.e., the school district, etc. And the developer is required to provide an annual update to the Housing Authority. So this update is to let you know that to date we have sold 20 units, and I also wanted to -- actually, I should pose a math quiz. Did anyone catch the mistakes in the report? Anyway, there were a couple mathematical mistakes in the report, so long story short, the correction is that 20 units are completed and sold, 25 units are under construction, 20 units are under permit review. And since we wrote this report, permit reviews are now approved, maybe even nine or ten of those. Anyway, if all of these are completed, all the 45 units completed, we'll have 65 of these units by the end of this calendar year. So this is an abbreviated report corrected of the one that you got in your packet. It shows which ones are under construction, which ones are under permit review, and again that will total to 65 units by the end of this year. Did either of you have anything to add?

>> I want to say we were looking at the numbers as part of the mitigation plan, they're required to do eight to 12 units per year. They're a tad bit behind but we have eight townhomes they should be completing in the next 45 days that will get them back on track. Then with the aggressive schedule they proposed this year, they'll actually be well ahead if all of the homes are scheduled currently.

Troy>> The eight townhomes were about 30 days out on one building, 45 days out on another, so that would just about catch us up. That will actually put us ahead. And then

we have an application going out likely tomorrow or the next day for another six single family Park homes and another -- or the first two attainable cottages. So we have an aggressive goal to kind of get all of these done, but we have the permits on almost everything, and we have four superintendents in the neighborhood now, so we've really ramped up our focus on the affordable and I do think we can --

>> Great. And that was Troy.

Andy>>Any questions from council?

Nann. >> I have been concerned and have voiced my opinion all along with this, that they are not as completed on the schedule that was agreed to, the mitigation plan. So we came into 2018 short, and it was my understanding that if we were -- if the affordable units were not completed on schedule, that no CO would be issued for a market rate unit. So my question is did we have COs issued for market rate units this year.

>> This is Ann, Community Development Director. I'll take that one just because it's more after land use development agreement. So when Ivory back in 2011 received their master plan development approval, it came with a development agreement and it was very specific. It's nothing that we've been able to renegotiate any time recently. It's been in effect for many, many years. And what it says is we can only deny a certificate of occupancy for the last 10% of the market units if all the affordables are not complete. So we don't have a mechanism other than -- so what we agreed upon were these annual check-ins and to try the work collaboratively. I will say that the good news is that since the end of 2015, which was the first time that I was in front of council talking about this, we didn't -- that was the 1st time we even had pricing on all the units. And so since then we're very pleased that we're up and running, and our goal right now, especially as we talk about what we've worked through with Ivory Homes some of the processes in permitting and trying to let them know what we're looking for so that we can process some of our plans faster for them and not hold anything up because we are checking for compliance with the conditions of approval and the MPD because there was actually design guidelines that were also approved, so it's not just building. We're checking under plan review. We're actually going back to the design guidelines for compliance which is not what we have on all of our projects that come in. It's actually a little bit more strenuous because we sold the land to Ivory and we've required that extra level of design review. So we're working to expedite that and we do believe we have seen -- everything Troy said we can back punch we've got the permits. They've got the manpower. So our job right now is just to encourage them to get done as quickly as

possible to make units available, and so far their progress continues to improve. Troy>> Can I just say one thing too. We've -- you know, we're not intentionally trying to delay anything. We have had a lot of delays. We have the soil remediation that we had to deal with that slowed things down quite a bit. We have had permits that have taken much longer than we would like but that's kind of all behind us. The market rate homes we've closed half as many market rate homes as the affordable. So we do have a strong commitment to the affordable. And, you know, quite frankly, if we have 65 that close in phase 1, we'll only have three more to go the next year will put us at 68 and we'll only have 11 to go in the whole development and we'll only have -- gosh -- I would say by the end of 2019 we'll only have another 12, 15 market rate homes closed, and for us to do another -- what are we saying? -- 45, our focus is on the affordable.

>> Well, Troy we look forward to 2019 we go the year you not only get caught up but you get away ahead.

>> We'd like that.

>> Us too. Any other questions from council? We'll move to the public hearing then. Is there anybody from the public who would like to speak on this matter? Seeing no one, we will close the public hearing.

>> Am I allowed to ask questions? >> No, come on up. Lynn broke all the rules so we don't have rules anymore.

>> There are now rules? Okay. >> I barely broke them.

>> Emily Means, KPCW. My question is for Troy, I think. So the affordable -- the units that are designated as affordable housing, the cost for those remain the same, right, as designated in the original resolution?

>> Yes.

>> Okay. So I'm just wondering if the cost for the market rate homes are increasing markedly to kind of mitigate those costs of the affordable homes.

>> I mean, the market is the market, so we can only charge what the market will bear, and the market rate homes, so, you know, I wish we were more profitable on the affordable homes, but the reality is we're about break-even on some of them and in the red on a few others, but, you know, it's for the good of the community on those, and on the market rate homes, we'll just charge what the market can bear. But our pricing's

been really aggressive on the market rate homes as well, and luckily those have been profitable, but -- >> Thank you.

>> Anyone else with that, we'll close the public hearing. Do we have further questions or motion?

Tim. >> Just a moment, Tim Henney. Troy, what you're hearing from Nann and I think we all share a bit of a concern is credibility, and, you know, quite come up and Chris come up and explain why goals haven't been met year after year, and, of course, there's always a bunch of reasons why and permitting and soils mitigation and all that kind of stuff. But there is some disappointment up here, disappointment that you are behind schedule, and you can do a lot this year to address that disappointment and those concerns. And what I keep hearing and what worries me is we hope to do this many units this year. It would be nice if we could. And to Nann's point, we have no ability to ensure that you have to get this number of units delivered this year or X number, whatever the number is that you have focused on delivering this year. So, yeah, we're all hopeful, but I'd hate to sit here a year from now and listen to a litany of reasons why that didn't happen, and that's happened before, and that's why I'm speaking to it because, you know, I've been disappointed. A few times to see what opportunity and potential existed with this project and the disappointment and frustration. That we have experienced up here, and I know you've heard it. We've talked about it before. So to Andy's point, there is an opportunity to address that, but, boy, I've got to tell you, you know, we're going to have to figure something else out if a year from now we're hearing a bunch excuses as to why you didn't deliver the hoped for number.

>> You know, one more thing. We're disappointed, too, and a lot of the construction delays, I mean, anybody has in construction or involved in your affordable projects, I'm sure you've encountered the same thing. There's a huge lack of trades. We have huge projects going on with the airport. anywhere. But we are seeing our built times come down as a company. That's our huge -- largest focus right now as a company because we're less profitable the longer it takes for us to build homes. The costs have gone up substantially on these affordable homes, and on the market rate homes, and if it takes us longer to build, that hurts us. It's not like we can increase the pricing on there as well. So we're doing everything we can for selfish reasons to be more profitable and shrink those times, but we do think, and I fully believe we're going to hit this number this year and I'm confident of that.

>> Thank you, and I'm hopeful that you do, too, and as Becca says, I think it was 45 that we're hoping to see the end of this year. >> That's way ahead of schedule.

>> I think also, council, we have to be real careful about using the term "affordable" with these units. Those are not affordable. They're attainable units. They're within our affordable housing program. But to use that term interchangeably or as we've used it in this discussion will confuse the community and the people who are either listening or are going to read about this. These are not affordable units. They are attainable units because of the relationship to AMI, unless I'm mistaken on that, Ann, and you want to clarify that, but that's my understanding because I run into that every now and then. People are like, these aren't affordable. Yeah, you're right. They're attainable, and that falls within a whole different range of the AMI. So the townhouses do fall within our definition of the resolution as affordable. The Park homes do go into the attainable realm. And then the 16 units that are the cottages that we don't have any yet but there's one coming.

>> There's one under construction.

>> Under construction. Those are the affordable that are an obligation of the market homes that Ivory was building, that is building. Those are considered affordable for the resolution but they are very large homes, so therefore they are on the larger price point than or higher price point than you might normally see but they're also much larger units than we have ever built in our program.

>> Larger lots as well.

>> Other comments.

Steve. >> Just so I can understand that and actually repeat that to people, I thought that the calculation for affordability was driven off of some percentage of your income and how that fit into the AMI, so if you have a medium price of salary for the place and you can afford 30 - X percent or whatever of your salary for your mortgage, how does that relate to it's a big house so we can charge more and it falls into affordable? I don't understand that.

>> AMI, AMI gets adjusted for household size, so a four-bedroom house is going to serve a larger family which allows for a larger income. >> Okay. >> That's how it's handled.

>> So it's not a square footage thing so much as it is bedroom family size.

>> Number of bedrooms. >> Thank you.

>> The community housing thing that I look at all the time and it shows how many people and breaks it down pretty

Don't go anywhere. We'll move on to **Item Number 3**.

>> I'm getting there. So to summarize, this is Rhoda Stauffer again, to summarize the technical changes in the mitigation plan, is that some of the lots fit larger units than other lots, so they shifted around some of the units, the models themselves to fit better on the lot sizes, but there is no overall pricing and total units change. The second part is phasing due to the water tank, and when it had to be built. Phasing had to be changed slightly. So phase 1 will be as Troy mentioned and will all be completed by the end of next year. That's 68 units by the end of next year. And all the remaining 11 cottages will be finished in phases 4 and 5, but absolute deadline by the end of 2025. And this still remains delivery of units still is based on market forces with the requirement that eight to 12 units be delivered per year even in this scenario.

Becca. >> So the price of the cottages is already set as well, so even if it doesn't come out until 2025 they won't increase in cost.

>> That's correct.

>> So those could be really affordable in 2025. >> We can only hope. >> I don't know.
>> Ann, Community Development Director. I do have one caveat to that. They do have the ability come back and change the pricing if our AMI changes. They have not done that to date. We have not had significant changes in our AMI but our resolution does allow that. Last year it went down, so it does adjust every year.

>> So would you like to discuss for an adjustment, Troy?

>> No, thank you. We'll pass.

>> Can we set it? If we agree to this mitigation, can we set it? Is that an amendment we could make and say that we want?

>> I would say that that wasn't part of the negotiations that we had as far as what's being proposed. That would be something that we would have to go back and talk to Ivory more about.

>> Nann. >> I'm looking at Attachment B and you may need to come back up and help me understand this. So it's my understanding when the mitigation plan came together, that the limit was set on what these units can be and yet the proposed scenario on

those Park homes, it's significantly higher. So how did that happen? If you look at like number, park home number 4, 6, all the ones that are highlighted.

>> Those have simply shifted back and forth on various lots. They have not changed the pricing.

>> But why does it say, if the limit was \$375,000 –

>> Right. That was already established in 2016 when we approved this. These limits --

>> Right. We allowed them to go higher. That's the park homes. They are the attainable.

>> And that was part of the mitigation agreement?

>> What we did, just to remember what we did on a lot of these other ones like if you look at the townhomes, we actually charge on those, and so we all -- went higher on some and we went lower on others, but it all balances out.

>> So I have another question. >> Nann. >> So if this was all laid out and all platted out and you had all your lots organized and everything, then I don't understand why at that point in time you didn't know what size unit you were going to put on the lots.

>> So, you know, with these plans, a lot of the land hadn't been -- land development probably, you know, could have caught a couple of them but really it's just semantics. It's literally, let's say we have three lots in a row, it's just figure out how that's going to fit on that streetscape and make sure. We don't want to have repetition either where we have the same homes across from each other or side to side, and so want it to look good. A lot of it is that. And then the larger four bedroom plan does not fit on all of the lots. Trying to fit that puzzle in, we just needed to move the location of a few of them. But it doesn't change the pricing. Doesn't change the square footages or anything. Doesn't change the lot sizes. It just changes what home is being built on what lot. It might just move a couple feet over.

>> Do you have in your power to finish 45 units in one year, do you believe?

>> Yeah. >> And can you remind me how many of those are going to be the townhomes that are the attainable?

>> No, we have eight that'll be closing in the next let's call it 45 days. Then we have another three buildings that we just received permits back on, and there's four in each building, so

>> Twenty townhomes? >> Yeah.

>> And then there will be nothing that comes out until 2025, and then you'll have the 11 cottages which are they're technically affordable but they're higher range affordable.

>> Right. They likely will be out sooner. They'll anybody our last two phases. But just because they're the last two phases, we're actually going to start improving that land sooner hopefully because phase 2 that we've shifted to is our nicest, highest end product we're doing in the neighborhood but we want to have a balance, so in phases 4 and 5 we'll have cottages market rate that'll be priced substantially lower than those homestead lots that are on larger lots, so wouldn't to have a balance. Anyway, we'll be bringing on I think phases 4 and 5 before we're done selling out phase 2, if that makes sense.

>> Okay. I'm going to move to the public hearing, so if there's anyone from the public that would like to speak on this matter, please step forward. Seeing no one, we'll close the public hearing. Comments or a motion. Don't all jump at once.

>> Becca Gerber. So I am excited to see you move ahead and get more homes out in the next year and I am excited to see you guys meet your goal of 45 units in one year, but I think that that's going to leave a big gap between the years 2020 to 2025, and I hope that we are doing a good job ourselves of loading the pipeline so that we can continuously have product coming out during those years because there's such a need right now that we can't not have something happen for four years in our community.

>> Steve. Your Honor, I move that we approve new business item number 3. >> Second.

>> Okay. Any further discussion? Then all in favor. >> Aye.

>> It passes. Should I ask were there any opposed? I think you all voted aye.

Nann. >> I don't like it but okay. I think it comes back to credibility and it comes back to past performance, and I am really concerned, as I have been from the time I was on planning commission, that we don't have teeth in this and that we are just relying on your word that now we're going to get 45 more units this year. That's my concern.

>> Well, Troy, you have seen us grumpy two years in a row on this. >> If we hit this goal, are we going to have a huge party this year? When we hit this goal?

>> Seeing you have 25 under construction, that's a little bit encouraging because I don't think they're going to sit half done. I hope next year we're celebrating the great progress you have made sorry you're going to see us grumpy.

>> Jason Glidden. The one thing he admitted to it, they are incentivized to get this done. Housing costs are going up and they're going to lose more money on this affordable housing if they don't get them built right now, and they know that and hence that's why they're moving their schedule. I'm having faith that this is going to get done.

>> We want it done.

>> How about we adjourn with faith. >> Your Honor, this is Becca, and I move we adjourn. >> Lynn seconded. All in favor. >> Aye. >> Time to spin. >> Thank you, council.

It is still 2019 and we are reconvening as the **Park City Redevelopment Agency**. Roll call. All of council is still here, at least physically, and we will move on to public input. If there is anybody that would like to make a public comment about something that's not on the agenda, please step forward. Seeing no one, we will close the public hearing and move on to new business. And this is a consideration to approve a calendar, a regular meeting schedule. Does it look familiar? Okay. Since there are so many questions, I'm going to move right to the public hearing. Would anybody like to comment on this? Seeing no one, we will close the public hearing.

>> Your Honor, I move that we approve new business item number 1. >> Thank you, Steve. Thank you, Becca for the second. All in favor.>> Aye. >> Aye. >> Did you vote over there in the peanut gallery? >> Aye.

>> Your Honor, this is Nann. I move we adjourn. >> Second >> Becca. >> All in favor. >> Aye. >> Let's spin. >> Whoops. >> Whoo! It's getting dangerous back here.

We will reconvene as the **Park City Water**. Our first meeting in 2019, all of council is present. We'll move straight to public input if anybody would like to speak about an item not open tonight's agenda. Seeing no one, we will move on to new business which is approving a regular meeting schedule.

>> Should somebody tell Emily that she should go home now? [Laughter] >> I told her she could stick around if she had any questions. Okay. With that, we will move on to public input. If you'd like to speak on this matter, please come forward. Seeing no one, we will close the public input. Do we have a motion.

>> Your Honor, Lynn moves that we approve new business item number 1. >> Thank you, Lynn. Thank you, Nann. All in favor.>> Aye. >> Okay. >> I move to adjourn. >> Second. >> It passes. >> All in favor. >> Aye. >> We adjourn. One last spin. Careful over there.

>> We're the **Building Authority**. I don't think I've ever been a building authority. >> We are reconvening as the municipal building authority. All of council is present. We will now open for public input. For any item not on tonight's agenda. Seeing no one, we will close our public input and move on to new business which is approving a regular meeting schedule.

>> Your Honor, I was wondering, Tim Henney, if Matt Dias could address us on >> I think that's a great idea. Let the record reflect that Matt Dias is missing in action. Would you like someone else to stand in? I guess not. So we'll go to public input. Is there anybody that would like to speak on this matter? Seeing no one, we will close public input. Do we have a motion? >> Your Honor, I move that we approve business item number 1. >> Thank you, Lynn. >> All in favor. >> Aye.>> It passes.

PC Heights Annual Updates

- As part of Housing Mitigation Plan for the PC Heights development, Ivory Homes is required to perform the following:
 - Development of and 79 affordable/attainable units
 - The units are for sale units and are not to be used as rental property.
 - Priority will be given to those full-time employees who work within the area of the Park City School District boundaries, particularly essential workers.
 - Developer is to provide annual updates to Housing Authority on progress.



PC Heights Update

Unit Count				
Year	Completed	Projected	Subtotal	Total
2016	4 Townhomes & 6 Park Homes		10	10
2017	4 Park Townhomes		4	14
2018	6 Park Homes		6	20
Balance to be built				59



PC Heights Update

Correction to report:

- 20 units completed
- 25 units under construction
- 20 units under permit review
- Total of 65 units completed by end of 2019



PC Heights Update						
PC Heights Cumulative Record of Unit Completions						
Year	Unit type and Applicable Resolution	Under Permit Review	Under construction	Completed		
				17-99	20-07	Total
2014	4 Park Townhomes under 17-99			4		4
2014	6 Park Homes under 20-07				6	6
2015	4 Park Townhomes under 17-99			4		4
2017	6 Park Homes under 20-07				6	6
2018	8 Park Townhomes under 17-99		8			
2018	6 Park Homes under 20-07		6			
2018	1 Cottage Home under 17-99		1			
2018	6 Park Homes under 20-07		6			
2018	4 Park Townhomes under 17-99		4			
2018	8 Park Townhomes under 17-99	8				
2018	4 Park Homes under 20-07	4				
2018	7 Park Homes under 20-07	7				
2018	1 Cottage Home under 17-99	1				
Totals		20	25	8	12	20
Total to be completed				44	35	79

PC Heights Housing Mitigation Plan

Proposed amendments:

- Placement of home models to better fit lot sizes – no change to overall pricing and total units per model
- Phasing
 - Completion of Phase 1 by 2020.
 - Balance of attainable units (11 Cottages) moved to Phases 4 & 5 – completion by 2025

*Delivery of units will continue to be based on market demand, and Ivory's requirement to deliver 8-12 units per year will not change.



PC Heights Housing Mitigation Plan

Proposed Affordable Housing Construction Schedule

Revisions are in Red

Year	Total	Total	Cum.	Completed
2016	10	10	10	10
2017	10	4	14	4
2018	11	6	20	6
2019	13	46	66	
2020	13	2	68	
2021	12	0	68	
2022	7	0	68	
2023	3	0	68	
2024		0	68	
2025		11	79	
Total	79	79		20