PARK CITY COUNCIL MEETING
SUMMIT COUNTY UTAH
NOVEMBER 29, 2012

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6:00 p.m. at the Marsac Municipal Building on Thursday, November 29, 2012. Members in attendance were Mayor Dana Williams, Alex Butwinski, Liza Simpson, Dick Peek, Cindy Matsumoto, and Andy Beerman. Staff present was Diane Foster, Interim City Manager; Mark Harrington, City Attorney; Dave Gustafson, Project Manager; Lori Collett, Finance Manager; Rebecca Gillis, Accounting Manager; Nate Rockwood, Budget Department; Bret Howser, Strategic Initiatives Manager.

II PUBLIC INPUT

1. <u>Take One Production Film Permit</u>. City Staff performed a skit to honor Jill Miller, retiring Managing Director of the Sundance Institute.

2. <u>Take One Production Resolution of Appreciation</u>. Mayor Williams read the Resolution of Appreciation presented to Jill Miller for her 20 years of work and dedication to the Sundance Institute and the Sundance Film Festival.

3. Dave Gustafson, Sustainability Department Project Manager, reported that Sundance was requesting to use the Library for private showings on Thursday nights and this was a change from the original Supplemental Plan approved by Council. Diane Foster, Interim City Manager, explained that the City Council could discuss this at the next meeting if they needed more time to consider the concept. She noted that Sundance had already rented the facility and it was only a question of implementing the change to use the library for Thursday night screenings. The City Council supported the request.

4. Neil Krasnick, a Park City resident, stated that in the interest of open space and transportation he would like the City Council to consider the possibility of using the tunnels between Park City and Big and Little Cottonwood Canyons as a way of transporting people instead of using gondolas. He thought the City should find a way to obtain funding from the Federal Government, resorts and power companies to pursue the idea. Mr. Kraznick realized that his proposal was unusual, but he believed it could be accomplished by using the knowledge and expertise of people who live in town.

III. MINUTES OF MEETING OF NOVEMBER 8, 2012

Alex Butwinski, "<u>I move we approve the meeting minutes from November 8, 2012 as written</u>". Dick Peek seconded the motion. <u>Motion carried unanimously</u>.

IV. NEW BUSINESS

1. Consideration of acceptance of 2012 Comprehensive Annual Financial Report for Park City, Utah, extraordinary request for a special service contract for Habitat for Humanity. Lori Collett, Finance Manager, introduced Rebecca Gillis, the new Accounting Manager. Ms. Collett requested acceptance of the Fiscal Year 2012 Comprehensive Annual Financial Report.

Council Member Beerman indicated a reference to the debt limit imposed by the State. He noted that Park City was nowhere near that limit in money spent; however, Park City has bonded for more than the debt limit in water bonds. He asked if the water bonds were exempt. Ms. Collett replied that the number only included GO bonds and Sales Tax. Water bonds are not included.

Council Member Peek referred to the water fund on page 35 of CAFR, and the $480,000 for buildings. He assumed the water treatment plant was included in that number for next year. Ms. Collett replied that the water treatment plan was included in the numbers for this year and pointed out the total cost was split between building, improvements and equipment.

Liza Simpson, "I move that we accept the 2012 Comprehensive Annual Financial Report for Park City, Utah. Alex Butwinski seconded the motion. Motion carried unanimously.

2. Consideration of an Ordinance adopting an additional Resort Cities Sales Tax for Park City, Utah. Nate Rockwood, Budget Department, reported on the ongoing process of the Resort City Sales Tax. On November 6, 2012 the Park City voters approved enacting an additional resort community sales tax by a vote of 58% in favor and 41% against. Mr. Rockwood stated that the ordinance contained in the Staff report was changed to reflect that the new ordinance adopts the additional resort tax as opposed to repealing the old resort tax and increasing it. The revised ordinance follows language in the State Code. The next step would be to present the ordinance to the State Tax Commission. After a 90 day waiting period the new tax would take effect beginning April 1, 2013.

The Mayor opened the public hearing; there were no comments and the public hearing was closed.

Andy Beerman, "I move that we pass an ordinance adopting an additional .5% Resort Community Sales and Use Tax to be installed beginning April 1st, 2013". Liza Simpson seconded the motion. Motion carried unanimously.

3. <u>Consideration of a Real Estate Purchase Contract for 1450 & 1460 Park Avenue with Greenpark, LLC in the amount of $400,000 in a form approved by the City Attorney.</u> Bret Howser, Strategic Initiatives Manager, reported that several years ago the City purchased the properties at 1450 and 1460 Park Avenue with Lower Park Redevelopment Agency funds with the intent of an eventual affordable housing project. An RFP was sent out in 2011 to solicit bids for the property and the process was completed in early 2012. In March the City Council directed the Staff to proceed with negotiations with Greenpark Cohousing, LLC on the purchase of the property following their selection in the RFP process.

Mr. Howser reviewed the details of the purchase agreement outlined in the Staff report. The purchase price was set $400,000 plus 80% of any net profit from the sale of units. The settlement date was set at June 15, 2013. Greenpark Cohousing, LLC agrees to preserve and restore the existing units in place without reconstruction. They also agree to develop ten full housing units with a minimum of six units being sold at or below affordable levels. The City agrees to guarantee a construction loan in order to facilitate the project.

The Staff believes the project fits in well with the Lower Park Area master plan and it represents a good opportunity to partner with a private participant, Greenpark LLC, to bring a project unlike any other in the community. The Staff presented the contract for consideration.

The Mayor opened the public hearing; there were no comments and the public hearing was closed.

Mayor Williams remarked that the idea came from a group of citizens who were willing to try it, which is why the City was willing to think out of the box and act on it. He thanked everyone involved for their hard work.

Council Member Butwinski stated that they got interested in this concept when they were in Fort Collins and it was great to see it come to fruition in Park City.

Dick Peek, "<u>I move that we approve the sale of 1450 & 1460 Park Avenue to Greenpark Cohousing, LLC according to the terms outlined in the attached Real Estate Purchase Contract</u>. Liza Simpson seconded the motion. <u>Motion carried unanimously</u>.

4. <u>Consideration of an amendment to the Lower Park Avenue Redevelopment Plan</u>
The Mayor opened the public hearing; there were no comments and the public hearing was closed.

Cindy Matsumoto, "I move that we pass an ordinance amending the Lower Park Avenue Redevelopment Plan as stated in the Staff report". Alex Butwinski seconded the motion. Motion carried unanimously.

VI ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2:15 p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Liza Simpson, Cindy Matsumoto, Dick Peek. Staff present were Diane Foster, Interim City Manager; Tom Daley, Deputy City Attorney; Clint McAffee, Water Manager, Heinrich Deters, Trails and Open Space Coordinator; Nate Rockwood, Capital Budget and Grants Manager. Andy Beerman, "I move to close the meeting to discuss personnel, litigation and property". Dick Peek seconded. Motion carried unanimously.

The meeting opened at approximately 4:15 p.m. Andy Beerman, "I move to open the meeting". Liza Simpson seconded. Motion carried unanimously.

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the new media two days prior to the meeting.

Prepared by Mary May, Secretarial Service