PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
NOVEMBER 15, 2007

Present: **Mayor Dana Williams; Council members Candace Erickson; Roger Harlan; Jim Hier and Joe Kernan.**

Gary Hill, Acting City Manager; Mark Harrington, City Attorney; Alison Butz, Environmental Project Manager

Mat Bruce, Jared Schoch and Wendy Grosvenor, Johnson Controls

1. Board interviews. The Mayor and City Council interviewed the following candidates: Irene Cho (PC Applicant), Todd Ford (PC Applicant), Paul De Groot (HPB Applicant), Glenn McConkey (PC Applicant), Rob Morris (PC Applicant), Rory Murphy (PC Applicant), and Richard Peek (PC Applicant).

2. Field trip to Peace House. The City Council conducted a tour of the peace house hosted by Executive Director Jane Patton.

3. Council questions/comments. Joe Kernan raised budget issues, summarized in writing, and asked members how these should be initially addressed, e.g. CTAC. Jim Hier believed his concerns could be best covered at the Visioning Session in January and the Mayor agreed that Council members should take a look at this first since they are somewhat policy-driven. Roger Harlan agreed and felt that adequate time should be allocated during the Visioning Session. Candace Erickson spoke about recycling business and awards honoring people and organizations for their outstanding recycling efforts. Marianne Cone spoke about ACT and its effective outreach program. Jim Hier stated that the COSAC met during the week and Roger Harlan shared information from the library expansion group, the Snyderville Basin Planning Commission, MCHT and the School District. Mayor Williams reported that the Blue Ribbon Committee on Climate Change presented its findings to the Governor last Friday

4. Environmental action plan update. Alison Butz explained that in June, members added action items to the strategic plan. She reviewed initial considerations in addressing a policy for green purchasing by City departments. Paper was a logical beginning as it is the number one consumer of energy and water in the United States. In analyzing the most commonly ordered office supplies, staff determined that purchasing the comparable green item averages 62% higher, which is significant. The internal group felt that green items should be selected if they fall under a 10% preferential price; t is recommended that 35% recycled paper be purchased in the future. Recycled toner cartridges are being tested and reducing paper consumption is an important exercise. She spoke about meeting with the Sundance Institute who is focusing on this goal by using scanners and faxing from computers. Setting narrower defaults for margins makes a difference for instance, in paper volume. In January, an alternative transportation and carpooling program will be promoted for City employees.

Ms. Butz spoke about engaging in an energy challenge with Moab to reduce home energy use and City departments inventorying their CO^2 emissions. She reviewed elements added by members and asked if there are other issues staff should be considering.

Discussion ensued about basing the Moab challenge on national average energy consumption standards. Members decided that they don't require printed copies of the Planning Commission and Historic Preservation Board meeting packets, except for Candace Erickson who requested to continue to receive the Planning Commission meeting packets. Enhanced recycling efforts in City facilities and for the public were discussed. Joe Kernan felt that information on the carbon reduction per dollar on programs would be helpful when Council is asked to decide on pursuing a green initiative. Ms. Butz stated that staff has the capability to provide those numbers and providing data in a number of ways relating to energy reduction, returns, etc. was discussed. Roger Harlan suggested a City-wide contest or a challenge with another organization to track miles riding a bike or taking the bus. Alison Butz referred to the alternative transportation committee and the success of the walk or bike to work days and agreed that challenges are fun.

5. Energy audit of City facilities. Ms. Butz explained that Park City issued a request for proposals in August for performance contracting for energy audits and recommendations for energy saving measures in City facilities. An outline to analyze 24 facilities and to formulate an implementation plan was part of the RFP and Johnson Controls was selected from the three companies who responded. The City Council budgeted energy audits at $45,000 and Johnson Controls bid $41,000; staff is now working on the scope of work. She noted that Johnson preliminarily identified $4 million in potential improvements. Annual savings are estimated at $100,000 on energy bills, $26,000 on maintenance and operations, and an $8,000 one-time rebate. She added that $3,000 of the $41,000 will be allocated toward a feasibility study for alternative energy on City facilities. Standards will be established for lighting fixtures, for example, so that purchases can be made in bulk. Currently 200 different lighting fixtures are used in our facilities.

Ms. Butz asked for direction on how Council would like this information presented in March. Recommended criteria includes return on investment over 15 years and the second is the energy and carbon impact and what this measure may save in reducing CO^2 emissions. Johnson Controls has identified 15 20% reduction in the City's CO^2 emissions. The third is coordinating with existing capital needs like equipment replacement and the fourth is leadership (e.g., is the project visible, is Park City the first to do it?). She explained that staff would like the four criteria written into the scope of work and it is proposed that each criterion be ranked equally or 25% of the whole. This review could be accomplished in tandem with the CIP Budget review or another option is performance contracting. This means installing and implementing plans immediately and paying back a loan with the energy savings. In this scenario, Johnson needs to guarantee the energy savings number but Council does not need to decide this tonight.

Jim Hier expressed concern about assigning each criterion equally. He personally did not feel that the leadership or the public relations element is as important as return or other sustainability components. Mayor Williams agreed. Joe Kernan also expressed concerns with weighing each equally and prefers to quantify information in dollars and carbon reductions.

Alison Butz understood that the March report should show numbers but also the rankings. Jared Schoch indicated that they will return with a list of projects which will be grouped by type (lighting, etc.) and ranked with the criteria. The return on investment will be defined on every project and a weighting system will help Johnson Controls to prioritize projects, recognizing that Council may change priorities. Discussion ensued regarding weighing criteria and Roger Harlan felt that demonstrated savings is most important, in other words, focus on promoting the results not necessarily the initiative. Jim Hier believed that the information can be presented in a variety of ways with very little trouble. Candace Erickson stated that she has confidence in Johnson Controls' approach but pointed out that Council will likely have a different perspective. Mr. Schoch explained that Johnson Controls will provide a number of iterations and will work with Council and staff on an action plan. Jim Hier cautioned not to spend a lot of time on the leadership element and Alison Butz believed that leadership will be treated more like a note than a measured criterion. The award of contract is scheduled on November 29.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
NOVEMBER 15, 2007

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, November 15, 2007. Members in attendance were Dana Williams, Marianne Cone, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Staff present was Gary Hill, Acting City Manager; Mark Harrington, City Attorney; Ray Milliner, Planner; Eric DeHaan, City Engineer; Janet Scott, City Recorder; Phyllis Robinson, Public Affairs Director; and Alison Butz, Environmental Project Manager.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Affordable housing open house – Phyllis Robinson advised the City Council and public of a community meeting on affordable housing to be held December 3, 2007 from 6 p.m. to 8 p.m. at the Utah Olympic Park.

2. Council disclosure – Joe Kernan disclosed that Talisker Corp is one of his recycling clients.

3. Execution of McPolin Conservation Easement – Mayor Williams and Richard Sheinberg of the Summit Land Conservancy publicly signed the conservation easement forever protecting the open space at the McPolin Farm properties located on the SR224 entry corridor.

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

1. Eccles Center – Executive Director Teri Orr spoke about the Eccles Centern upcoming 10th Year Anniversary and introduced members of NWC who will be performing Saturday night at 7:30 p.m. The group performed a skit on racial parodies.

2. Election Code – Kathy Dopp, Election Reformist, distributed information to Council members about potential amendments to the Election Code. She indicated that she will follow-up with members at the next meeting.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF OCTOBER 25, 2007 AND NOVEMBER 1, 2007

Marianne Cone disclosed that she will not be voting on the November 1, 2007 minutes since she was not in attendance. Joe Kernan, "I move to approve the minutes of October 25, 2007 and November 1, 2007". Candace Erickson seconded. Motion carried.

	10/25	11/01
Marianne Cone	Aye	Abstention
Candace Erickson	Aye	Aye
Roger Harlan	Aye	Aye
Jim Hier	Aye	Aye
Joe Kernan	Aye	Aye

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

1. Consideration of a Resolution of the Board of Canvassers certifying the Official Canvassers' Report of the November 6, 2007 General Election for Park City, Utah – It was pointed out that Marianne Cone, Jim Hier and Roger Harlan comprise the Board of Canvassers for the General Election. Marianne Cone, "I move approval of the Resolution certifying the Official Canvassers' Report for the General Election held on November 6, 2007". Roger Harlan seconded. Motion unanimously carried by the Board".

2. Consideration of a Resolution finding and promulgating the results of a special bond election held in the City on the question of the issuance by the City of $15,000,000 of general obligation bonds to acquire, construct, improve and modify pathways, roads and related improvements for use by pedestrians and cyclists; and providing for related matters – The City Recorder relayed that the Board of Canvassers for the general bond election includes all members of the City Council and noted that no additional provisional ballots were received by either Wasatch or Summit County. The Mayor requested a motion to proceed with the canvass. Jim Hier, "I so move". Roger Harlan seconded. Motion unanimously carried. Jim Hier interjected that although the election materials are not present to inspect, Election Officer Cindy LoPiccolo represented the City's interests at Summit County. The Mayor requested a motion to approve the resolution. Marianne Cone, "I so move". Jim Hier seconded. Motion unanimously carried.

3. Consideration of a Resolution of the City Council authorizing and approving the execution and delivery of a master lease agreement by and between the City and the Municipal Building Authority of Park City, Utah (the "Authority") a ground lease agreement, a sublease agreement and a bond purchase agreement authorizing the issuance and sale by the authority of its lease revenue bonds, series 2007, in the aggregate principal amount of not to exceed $3,600,000; and related matters – See staff report. Joe Kernan, "I move approval of the resolution for the issuance and sale of lease revenue bonds, series 2007, in an amount not to exceed $3,600,000". Candace Erickson seconded. Motion unanimously carried.

4. Consideration of an Ordinance approving the Boothill Parcel Plat, located near the corner of Monitor Drive and Kearns Boulevard, Park City, Utah – See staff report. Planner Ray Milliner explained that the application is to subdivide a 35,252 square foot metes and bounds parcel into one lot of record. The property is located in the GC zone and if approved, the applicant intends to develop the property for office use. The Mayor opened the public hearing and Ed Brophy, resident, expressed that an office building will add to the existing traffic problems. The flow of traffic was discussed and Mr. Milliner pointed out that Kearns Boulevard will be used for access to the project, not Monitor Drive so the residential area should not be impacted. Marianne Cone, "I move approval of the Ordinance approve the Boothill Parcel Plat, Park City, Utah". Joe Kernan seconded. Motion unanimously carried

5. Consideration of an Ordinance accepting the public improvements at and relating to Banner Wood Subdivision and Silver Strike Subdivision – See staff report. City Engineer Eric DeHaan described the process and the recommendation to accept the public improvements at

these subdivisions. The Mayor opened the public hearing; there was no public comment. Jim Hier, "I move to adopt the Ordinance accepting public improvements at Banner Wood and Silver Strike Subdivision". Roger Harlan seconded. Motion unanimously carried.

6. Consideration of a Construction Agreement and Agreement to Purchase Unit B of the Shell Space Condominiums – See staff report. Alison Butz explained that the action tonight is executing a construction agreement and subsequently an agreement for KPCW to purchase Unit B of the Shell Building for $924,676. The Mayor opened the public hearing and in response to a question from resident Ed Brophy, the location of the shell space being constructed in Swede Alley was described. With no further comments, the public hearing was closed. Roger Harlan, "I move approval of a construction agreement and an agreement to purchase Unit B of the Shell Space Condominiums". Marianne Cone seconded. Motion unanimously carried.

VI ADDITIONAL DISCUSSION – AGENDA ITEMS

None.

VII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned. The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

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