PARK CITY COUNCIL WORK SESSION MINUTES
SUMMIT COUNTY, UTAH
NOVEMBER 8, 2012

Present: **Mayor Dana Williams; Council members Andy Beerman; Alex Butwinski; Cindy Matsumoto; Dick Peek; and Liza Simpson**

Diane Foster, Interim City Manager; Mark Harrington, City Attorney; Matt Twombly, Project Manager; Max Paap, Special Events Manager; Jon Weidenhamer, Economic Development Manager; Linda Tillson, Library Director; Dave Gustafsen, Project Manager

Wally Cooper, CRSA

1. **Council questions/comments.** Andy Beerman reported that he and the Mayor attended the Central Wasatch Region Planning Meeting which has grown out of the Mountain Transportation group. Various governmental entities along with the ski areas, forest service, and UTA are working on a plan for the Wasatch Front. The plan is very preliminary at this point and intended to cover water, wilderness, recreational expansion and transportation. He relayed that the Mayor represented Park City well. He also attended a Recreation Advisory Board meeting where the new memorial wall was discussed as well as creating a new master plan. Dick Peek attended the HPB meeting where a historic grant was awarded to a property on Prospect. He stated that the fund is getting low and members considered asking for more grant money. The group also reviewed proposed changes to the LMC and the board's input will be provided to the Planning Commission. One of the elements is the Heber Avenue subzone. Mr. Peek expressed that the memorial wall looks great but it appears it has been damaged by a piece of equipment used to install it. Matt Twombly confirmed that the surface of the piece was intentionally distressed but he will follow-up. Benches will also be installed as part of the project.

Liza Simpson attended the Mountainlands Community Housing Trust, Lodging Association and Fire District Board meetings. There are three seats opening up on the Fire District Board and the Summit County Council will be interviewing applicants next week. She complained about the number of political signs still being displayed and many of them illegally placed. Alex Butwinski attended a Quality Growth Commission briefing with John Bennett. An increase of one million people in the Wasatch Front by 2040 is forecasted. The Commission has a modest amount of funding for open space which is leveraged with private partnerships and his first meeting is scheduled in December.

The Mayor announced that Sunday is Veterans Day and an event will be held at the NAC. He suggested that it may be helpful for staff to create a brochure for special event applicants and Max Paap relayed that a brochure is already available. Jon Weidenhamer explained a plan to meet with hotels and major partners to inform them of special event requirements. The Mayor commended staff for trying to help facilitate events and making the process easier. He congratulated the new County Councilors and thanked John Hanrahan and Sally Elliott for their service. He acknowledged the support of the increase in the Resort Cities Sales Tax for Park City.

2. Woodward Tahoe debrief. Jon Weidenhamer explained that the traveling tour included Chad Root, Nate Rockwood, Alex Butwinski, Liza Simpson, and Andy Beerman. Dick Peek visited the facility last June.

A Power Point presentation was shown and Mr. Butwinski narrated the slides. Alex Butwinski expressed that touring Truckee was an interesting experience. He spoke about Truckee's historic district which reminded him of our Old Town 30 years ago. Woodward has a progressive learning program and is an amenity that could provide PCMR with an activities and training center. He spoke about how Truckee revitalized its downtown sidewalks with pavers and pointed out old fashioned signs painted on the sides of historic buildings that could be considered public art. North Star has been significantly upgraded since Vail took it over, however designers did not take advantage of framing views and streets dead end looking at another building. Converting the ice rink for other uses was pointed out.

Liza Simpson stated that a lot of investment took place in Tahoe City where the group visited after North Star. Improvements were made to the lake front over 11 years with lots of features. Tahoe City seemed packed with visitors and business seemed good. Mr. Butwinski stated that the group also visited Squaw Valley where the streets were laid out to maximize the views which brought Bonanza Park to mind. Slides of the features of the Woodward Training Center were presented and activities lend themselves to skiing or biking training exercises. Alex Butwinski felt the trip was very informative with regard to what activities could be added to the resort experience. This facility is also great for family members, visiting Park City, who might not want to ski. Dick Peek noted that there is also a digital media component in the basement of the facility. Mr. Butwinski spoke about the success of summer camps at Woodward for kids.

Liza Simpson commented on the confidence individuals can gain with progressive training whether they want to be gymnasts, aerial skiers, etc. She explained that one really needs to see it to understand the programs and there are multitudes of applications. Andy Beerman stated that economic diversity is talked about a lot but this type of facility is a nice fit for Park City in the sense that it complements our resort economy, our visitors and local athletes or kids who want to learn these skills. It also provides year-round activities. He felt progressive training is amazing; the Center was very orderly in a chaotic sense because the kids self-police. The Mayor felt this would be a great addition to town; it takes recreation to a whole new level and would be a good economic development tool.

3. Lower Park Avenue RDA update. Jon Weidenhamer stated that Council last reviewed this topic on July 26, 2012. Projects include parking lot, traffic, transit, circulation, walkability and the last element is community and neighborhood redevelopment. Properties include the Library, current Senior Center, some land owned by Elliott Workgroup, the vacated Park Avenue fire station which is used for storage and bus driver housing, and Miners Hospital. He understood from the July meeting that members were supportive of moving forward with a multi-generational affordable housing project at the current Senior Center location and exploring a joint venture with the adjacent property owner. This would necessitate a temporary relocation of the Senior Center and the top floor of the Library and Education Center is suggested as a possible space. Through illustration of slides, he pointed out that the new Senior Community Center could be located at the vacated fire station site. If housing is dedicated to the current Senior Center site, the seniors will need to be relocated in spring 2014. Mr. Weidenhamer stated that the Senior Community Center should be constructed concurrently with the housing projects to reduce relocation time for the seniors, realize efficiencies with construction, especially for underground parking, and minimize neighborhood impacts. Consolidating time lines is in the City's best interest and the Iron Horse bus driver housing is scheduled to be completed in May 2014.

Mr. Weidenhamer stated that expanding the Library function is related to moving the Co-op which is located on the second floor. Staff is recommending moving it to the third floor so the third floor space needs to be completed first. This allows for a temporary Senior Center which can be shared.

Option 3, estimated at about $600,000, is the lowest impact alternative which involves only remodeling the third floor to make it available for seniors. Staff is recommending a new roof, HVAC and replacing the carpeting. Option 2 allows the Library to expand its space and take over the second floor but doesn't include efficiencies in programming and/or an enhanced level of service. He stated that staff is recommending Option 1 to completely renovate the entire building which is estimated at $2 million and includes about $500,000 for a geo-thermal system. Peer city construction comparisons are included in the staff report and many communities are investing heavily at $300 to $400 per square foot while CRSA has estimated $100 per square foot for this project.

He asked members if they are comfortable renovating all three floors, including two floors dedicated to the Library and the third floor for a temporary Senior Center. A broad stakeholder process will be conducted but it needs to begin now. He felt that oversight of the housing project and Senior Community Center will require hiring a project manager.

Liza Simpson pointed out the eating area contemplated for the Library and felt that the commercial kitchen space on the third floor could be shared. Cindy Matsumoto interjected that using the third floor may be out of the way. Linda Tillson explained that the designated area is not a café but an area for vending machines available to people who want to work in the technical area. Ms. Simpson asked about the space designated as museum storage and Ms. Tillson explained that the architect specified the current uses on the plans. It will probably remain a storage area for City use. Wally

Cooper stated that the Library lacks adequate storage and this is a place that can be used by the Library once the Museum's storage is relocated.

Andy Beerman felt that the timeline for transit housing should be sooner and understood that the expansion was stubbed out and prepared. Dave Gustafsen noted that everything has been stubbed out, but the project is still being designed by the architect and the completion date is estimated to November 2013. Mr. Beerman asked about hiring a project manager and Mr. Weidenhamer explained that the strategy has not been worked out but staff will return in December with more details. Diane Foster asked members if there is interest in staff exploring hiring a project manager. Mr. Weidenhamer stated that the Library project can be managed with City staff. Cindy Matsumoto asked if that person should be brought in early in the process. Jon Weidenhamer felt that if a project manager is hired earlier, it would be high level and limited input on the front end. Ms. Foster emphasized that this plan involves a number of projects and adding expertise is advised to take advantage of efficiencies of scale with construction.

Cindy Matsumoto felt community outreach is a good idea to ensure that the third floor meets the needs of a variety of non-profits. Alex Butwinski expressed concerns about providing adequate parking. Jon Weidenhamer commented on the potential for underground parking. Liza Simpson agreed with Ms. Matsumoto's comments regarding stakeholder input on the third floor, but felt that the whole project needs to be discussed by the community.

Ms. Matsumoto stated that she has witnessed people parking in the Library parking lot and walking to PCMR and it appears they are resort workers. Eliminating resort parking at the Library would free up a lot of parking and underground parking may not be needed.

Dick Peek agreed with Council members' comments. He stated that the peer construction costs should distinguish between remodels and additions. Wally Cooper explained that the number basically represents an interior remodel like carpet, paint, ceiling grid, lighting, etc. Mr. Peek pointed out that Aspen's and Jackson's projects are additions and Steamboat's number includes land.

The Mayor thanked architect Wally Cooper and Jon Weidenhamer for a good report. Wally Cooper added that the Library and Education Center is a solid building and the Library can be very successful in that space. Mayor Williams agreed that the stakeholder meeting is probably a major element and he invited public input.

Linda Perkins, Park City Co-op, thanked Council and staff for their respectful approach and stated that the school will be cooperative in this effort. Ms. Simpson thanked her for her patience but felt that it is worthwhile taking the extra time.

Diane Foster summarized that staff will move forward on the design of the renovation and will return in December with a discussion of the project management piece.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
NOVEMBER 8, 2012

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 8, 2012. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Diane Foster, Interim City Manager; Mark Harrington, City Attorney; Sayre Brennan, Engineering Project Manager; Max Paap, Special Events Coordinator; Dave Gustafson, Project Manager; Nate Rockwood, Capital Budget, Debt & Grants Manager

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

None.

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

None.

IV MINUTES OF MEETING OF OCTOBER 25, 2012

Liza Simpson, "I move we approve the Minutes from October 25th". Alex Butwinski seconded. Motion unanimously carried.

V NEW BUSINESS

1. Consideration of a Service Provider/Professional Services Agreement with Alliance Engineering for construction engineering management and post construction services related to the 2013 reconstruction of 10th and 11th Streets in the amount of $56,885. Sayre Brennan explained that this will be funded out of OTIS Phase 2 Capital Improvement Projects and will cover road and drainage design, utilities coordination, public involvement and construction management. Alex Butwinski criticized the comment *enhancing the natural environment* in the matrix in the staff report, describing it as a stretch. Mr. Brennan responded that currently there aren't storm water facilities and his thought was funneling storm water run-off into the system improves the current situation of run-off onto properties. In response to a comment from Cindy Matsumoto about neighborhood outreach, Mr. Brennan responded that residents within 300 feet will be notified. Dick Peek stated that he worked on the houses at 10th and Woodside and witnessed severe run-off on a few occasions and it will be good to get the water into a storm drain system. Mr. Butwinski asked about the scope of project management and Mr. Brennan explained that Alliance will have its own inspector on site. The Mayor invited public input; there was none. Andy Beerman, "I move to authorize the interim City Manager to sign the Service Provider/Professional Services Agreement with Alliance Engineering for design, construction engineering management and post-

construction services related to the 2013 reconstruction of 10th and 11th Streets in the amount of $56,885". Liza Simpson seconded. Motion unanimously carried.

2. Consideration of a Master Festival License for Skull Candy's request to use City property on November 15, 2012. Special Events Coordinator Max Paap introduced the applicant Evan Miller from Skull Candy. Mr. Paap explained that this event is a international sales meeting being hosted at The Canyons. It was desired to bring the global sales team into historic Old Town on November 15, 2012. They have an activation trailer that they would like to set up in the Brew Pub parking lot for a few hours on the night of the 15th. Councilman Beerman asked about amplified sound; Mr. Miller explained that the vehicle does have expandable abilities to include sound although they did not apply for an amplified noise permit. Councilman Butwinski had a few questions regarding the trailer, it's size, the eight parking spaces it will take up and pedestrian access. Mr. Paap explained that the footprint of the trailer is 30'x40', pedestrains wll not have problems accessing the trailer.

Additionaly Mr. Butwinski wanted clarification of an additional bond provided by an applicant when city property was invlolved. Mr Glidden, Business Development Manager for Park City stated that he had just completed research on this topic. The City can require a bond deposit for events to cover city services that could include although not limited to trash clean-up, street sweeping, barricades, crowd control and possibly the need for police officers. Mr. Glidden felt that the bond deposit if required for this event would be approximately $2000. Mr. Glidden further stated that if the City services were not utilized the bond would be returned to the applicant. Councilwoman Simpson felt that this topic required a full discussion at some point in the future. Ms. Simpson noted she was not worried about this event. She stated she did not think there was a need for the bond for this event due to the following: the event involoves 125 people, it's scheduled for off season, it's a free parking night and Public Works is emptying the trash. Mr. Butwinski also felt the need for a policy discussion. Mayor Williams asked if there were other thoughts from Council. Mr. Beerman stated he liked the idea although wanted to know if it was too late to implement the bond. Mr. Glidden stated that if Council directed them they were ready to implement the bond. He also stated that he's in favor of coming back to Council to discuss further. Councilwomen Matsumoto mentioned she also agreed with Ms. Simpson that a discussion at a later date should take place. Mayor Williams indicated that it appeared as though Councilman Beerman was still on the fence about requesting the bond; Councilman Beerman stated that this was correct. Mayor Willliams opened the public hearing and with no comments from the public he requested a motion.

Liza Simpson, "I move we approve a Master Festival License for Skull Candy's request to use City property on November 15th". Dick Peek seconded. Motion unanimously carried.

3. Consideration of the 2013 Sundance Film Festival Supplemental Plan. Project Manager Dave Gustafson greeted Council and introduced the Sundance Film Festival

Supplemental Plan for 2013. Sundance Film Festival is requesting the City to allow them to move their day one opening to the MARC which will require access to the MARC one day earlier than last year. This means there will be two screenings on Thursday, opening night. The last two years they have had the premiere at the Santy. Because of the MARC's fabulous theater Sundance would like to hold this years opening night at the MARC, which adds another day to the contract and to have two screenings on Thursday.

Councilwoman Matsumoto mentioned that last year during the Film Festival's Supplemental Plan discussion it was decided to try that year to hold a second screening at 8:30 pm and evaluate feedback from all parties; she asked if the debrief had taken place. Jonathan Weidenhamer Economic Development Director, responded to Councilwoman Matsumoto that the debrief had taken place in April, 2012 with the result being positive.

Mayor Williams asked Council if they had any further questions. Councilman Butwinski had a few questions regarding the verbiage on the parking agreement for the Santy Auditorium and the parking on Park Avenue. Mr. Gustafson stated that the Santy Auditorium parking would be manned by AMPCO to keep skiing guests from parking in the Santy lot and walking up to Park City Mountain Resort and also to keep festival goers from parking in the Santy lot. In regard to the parking management of Park Avenue Dave Gustafson clarified that between Heber Ave. and 9th Street they have made both sides of the street 15 minute drop and loads. Mr. Gustafson continued that the west side of Park Avenue from 9th Street to 15th Street would be restricted to facilitate the City busses.

Mr. Butwinski also had a question regarding outside working hours during the festival. Mr. Gustafson clarified that work can go on until 10pm and that it was in line with the city code. Councilman Beerman wanted to know if this approved the same plan for removal of parking and barricades and pedstrains down Main Street.

Mayor Willliams opened the public hearing and with no comments from the public he requested a motion. Liza Simpson, "<u>I move we approve the 2013 Sundance Film Festival Supplemental Plan".</u> Alex Butwinski seconded. <u>Motion unanimously carried.</u>

4. <u>Consideration of a Resolution authorizing the issuance and sale of up to $9,100,000 aggregate principal amount of water revenue and refunding bonds of the City; and providing for related matters</u>. Nate Rockwood, Capital Budget, Debt & Grants Manager gave Council a brief review of the background for this resolution. During the FY 2013 Budget process, City Council approved the Capital Improvement Plan (CIP) for FY 2013. The CIP included budgeted water revenue bond funding for the following FY2013 projects: Judge Water Treatment Plant Improvements; Water Department Deficiency Correction Projects; Old Town Infrastructure Study (OTIS) Water Pipeline Replacement Projects; Deer Valley Drive - Water Infrastructure; Raw Water Pipeline and Storage; and other water infrastructure improvement projects. The amount needed

in this current fiscal year in bond revenue is $4.6M. This amount was anticipated in the budget.

Mr. Rockwood went on to state that the 2006 Water (CIP) Bonds were up for refunding; this resolution authorizes the refund of the remaining balance of those bonds in January of the next calendar year. The amount of the refunding is minimal, $300,000 although it is a savings and is a significant savings over the 3.5% that the City originally issued the bonds for. The bonds will be used for a range of projects listed in the staff report.

Mayor Williams asked Council if they had any questions. Ms. Simpson asked a question regarding bonds being sold at a competitive sale. Mr. Rockwood explained that typically with the water bonds the City has done negotiated sales. For the last water bond the City went outside the box and pursued a competitive sale. Because this worked out extremely well for the City, Staff wanted to continue with this. Mayor Williams wanted to know if the benefit was a lower rate when pursuing the competitive sale. Mr. Rockwood explained that the higher the rating and the more standard the bond offering, the competitive sales will could result in a better rate. Mayor Williams had questions regarding the city's rating. Mr. Rockwood stated that the City's water bonds rating was AA. Mayor Willliams opened the public hearing and with no comments from the public he requested a motion.

Andy Beerman, "I move we authorize the issuance and sale of up to $9,100,000 aggregate principal amount of water revenue and refunding bonds of the City; and providing for related matters". Alex Butwinski seconded. Motion unanimously carried.

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 3:15 p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Diane Foster, Interim City Manager; Thomas Eddington, Plannng Manager; Bret Howser, Budet Manager; Tom Daley, Deputy City Attorney, Phyllis Robinson, Communications and Public Affairs Manager; Brooke Moss, Human Resources Manager; and Mark Harrington, City Attorney. Liza Simpson, "I move to close the meeting to discuss property and litigation". Andy Beerman seconded. Motion carried unanimously. The meeting opened at approximately 4:40 p.m. Liza Simpson, "I move to open the meeting". Andy Beerman seconded. Motion unanimously carried.

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

Prepared by Janet M. Scott, City Recorder and Jody L. Morrison Assistant City Recorder