PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
NOVEMBER 1, 2007

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

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Jerry Gibbs, Public Works Director; Eric DeHaan, City Engineer; Alison Butz, Environmental Affairs and Project Manager; Brooks Robinson, Principal Planner; Gary Hill, Budget Manger; Phyllis McDonough Robinson, Community & Public Affairs Manager

Absent: **Council member Marianne Cone**

Prior to Work Session, Council members participated in a ribbon-cutting celebration at the new police facility.

Mayor Williams opened the Work Session in Chinese, “Greetings my friends and comrades. We are here to serve the People.”

1. Council questions/comments
Councilors welcomed Mayor Williams back from his China trip.

Candace Erickson reported the Summit County Board of Health’s plans to construct a building for the Health Department near the new IHC hospital. They will also lease space, at a nominal fee, to the People’s Health Clinic. Next year they will focus on diabetes and asthma education. Finally, the body art ordinance was approved.

Roger Harlan noted the Joint Transportation Task Force with the School District had completed many items on their agenda, and will continue to hold periodic discussions regarding transportation issues. The magnificent new police facility is a credit to the community. Jim Hier added that UDOT has not yet granted approvals for the hawk beacon signal near the High School.

Mayor Williams reported on his 16-day trip to China as part of Park City’s U.S. China Friendship Association. The group included students from Park City High School and during the first week they spent time at their sister high school, Beijing High School No. 4 and in the homes of their counterparts. They were honored at formal gatherings and participated in local cultural and fitness opportunities. The foremost calligrapher in Beijing presented a scroll to the Mayor and people of Park City. In Xian they toured the home of the terra cotta soldiers and spent time with the Imam at a 600-year old Moslem Mosque. Their tour took them through beautiful cities nestled among redwood forests and protected open space areas. They observed environmental initiates in many communities ranging from recycling, solar hot water heat and solar traffic lights in rural areas, to solar arrays on skyscrapers in Shanghai. In December, the group will host an event at Santy Auditorium to share their trip with the community.

2. Quarterly goal update

Council members reviewed and discussed updates to the 3rd Quarter Goals and Targets for Action. Under Goal1 Quality Water, they clarified the deadline for the Water Resources Development Act to be signed into law, or vetoed, by the President and were hopeful that the House and Senate would overturn a veto. Jim Hier requested the addition of a new action under Goal 2 Preservation of Park City Character to address Special Needs Emergency and Transitional Housing. He anticipated that would facilitate a needs assessment for needs in the community and the acquisition of such housing dependent upon the results of the assessment. Candace Erickson proposed that Council review Traffic Calming under Goal 3 Effective Transportation and Parking System in January. She also requested an update of winter parking garage usage and its effect on events. There were no comments on Goal 4 World Class Multi-Seasonal/Resort Community and Goal 5 Recreation, Open Space and Trails. Hoping to attract more Wasatch County involvement, under Goal 6 Regional Collaboration and Partnerships, Jim Hier suggested holding an Inter-Agency Task Force meeting, with a review of the Jordanelle Master Plan, at a mutually independent site such as JSSD. For Goal 7 Open and Responsive Government to the Community, Mr. Hier asked whether there was an established program to hold neighborhood gatherings, as a communication vehicle. Phyllis Robinson explained a long-range community-visioning plan would be discussing during Council Visioning in January.

3. KPCW purchase of Swede Alley shell space

Environmental Affairs and Projects Manager Alison Butz reviewed steps leading up to preparation of the draft agreements for KPCW to purchase Unit B of the Shell Building for $924,676. The Marsac Building seismic upgrade and scope of construction has dictated that the entire building must be vacated and upon completion of the construction, the City will need all available square footage in the Marsac Building. As a result, the City is unable to renew the lease with KPCW for the current space. In April 2007, Council directed Staff to negotiate purchase of a unit in the Shell Space by KPCW. In August, Council approved a construction contract for the shell space and identified KPCW as a potential tenant. Staff has prepared an agreement outlining terms of the sale including escrow amounts and timing of the payment for tenant improvements. Ms. Butz requested that Council discuss the report and provide direction to return with the agreements on November 15, 2007. Once the condominium plat is recorded, the City will execute a Real Estate Purchase Contract (REPC) based on the terms of the agreement.

Jim Hier clarified unit sizes, noting that the upper unit, Unit B, is slightly larger due to the overhang.

Blair Fuelner, Park City Community Wireless, stated it was a win/win situation.

Council directed Staff to return in two weeks for action.

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
NOVEMBER 1, 2007

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order to 6:00 p.m. at the Marsac Municipal Building on Thursday, November 1, 2007. Members in attendance were Dana Williams, Candace Erickson, Roger Harlan, Jim Hier and Joe Kernan. Marianne Cone was excused. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Brooks Robinson, Principal Planner; and Gary Hill, Budget Manager

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

None.

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

None.

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF SEPTEMBER 20, 2007, OCTOBER 4, 2007 AND OCTOBER 11, 2007

Roger Harlan, "I move approval of the work session notes and minutes of meetings of September 20, 2007; October 4, 2007; and October 11, 2007". Candace Erickson seconded. Motion carried.

Marianne Cone	Absent
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye

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

1. Consideration of an Ordinance approving the Monitor Drive Boothill Parcel Subdivision, Park City, Utah - Brooks Robinson explained the item was originally noticed for the meeting in anticipation of Planning Commission approval; however, it had just been reviewed and forwarded. Staff requested continuation to November 15, 2007. The Mayor opened the public hearing and with no comments from the audience, closed the hearing.

Roger Harlan, "I move to continue to the meeting of November 15, 2007". Candace Erickson seconded. Motion carried.

Marianne Cone	Absent
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye

2. Consideration of an Ordinance approving the Subdivision No. 1 Millsite Reservation Plat Amendment located at 200 Ridge Avenue, Park City, Utah - Principal Planner Brooks Robinson explained this is near the 255 Ridge Avenue project that Council recently reviewed and approved. Planning Commission action is scheduled on November 15, 2007. Mayor Williams opened the public hearing and with no comments from the audience, closed the hearing

Joe Kernan, "I move to continue to the meeting of November 29, 2007". Roger Harlan seconded. Motion carried.

Marianne Cone	Absent
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye

3. Consideration of the appointment of Rich Miller as a member and Gordon Strachan as an alternate to the Board of Adjustment for terms expiring July 2011.

Jim Hier, "I move to appoint Rich Miller as a member and Gordon Strachan as an alternate to the Board of Adjustment for terms expiring July 2011 with thanks and gratitude. " Joe Kernan seconded. Motion carried.

Marianne Cone	Absent
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye

4. Update of Board business and Consideration of a Resolution Aligning the Public Art Advisory Board's terms with other Citizen Boards - Budget Manager Gary Hill explained the resolution would align terms of Public Art Advisory Board members with many other Boards and Commissions, which should help maintain full membership.

Candace Erickson, "I move to approve the resolution to amend the Public Art Policy to align terms with other Citizen Boards." Jim Hier seconded. Motion Carried.

Marianne Cone	Absent
Candace Erickson	Aye

Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye

5. Consideration of the proposed issuance of Lease Revenue Bonds, Series 2007 (Park City Historical Society) of the Municipal Building Authority of Park City, Utah, in the principal amount of not to exceed $3,600,000 - Budget Manager Gary Hill requested that Council conduct a public hearing and noted there was no action scheduled. Mayor Williams opened the public hearing and receiving no input, closed the hearing. In response to a question from Joe Kernan, Mr. Hill stated the rate would be about 65% of prime.

VI ADDITIONAL DISCUSSION – AGENDA ITEMS

VII ADJOURNMENT

With no further business, the regular meeting of the City Council adjourned at 6:10 p.m.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at 3:00 p.m. Members in attendance were Mayor Dana Williams, Candace Erickson, Roger Harlan, Joe Kernan and Jim Hier. Marianne Cone was absent and excused. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Alison Butz, Environmental Affairs and Project Manager; Jerry Gibbs, Public Works Director; Tom Daley, Assistant City manager; Kathy Lundborg, Water Manager. Roger Harlan, "I move to close the meeting to discuss property and personnel." Candace Erickson seconded. The meeting opened at 4:45 p.m. Jim Hier, "I move to open the meeting." Joe Kernan seconded. Motion carried.

Marianne Cone	Absent
Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye

Prepared by Sharon Bauman