PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
OCTOBER 21, 2010

Present: **Mayor Pro Tem Liza Simpson; Council members, Alex Butwinski, Joe Kernan, and Cindy Matsumoto**

Tom Bakaly, City Manager; Polly Samuels McLean, Assistant City Attorney; Nate Rockwood, Budget Analyst; Rhoda Stauffer, Housing Specialist; and Tommy Youngblood, Special Events Analyst

Kimberly Kuehn, Park Silly Sunday Market

Absent: **Mayor Dana Williams and Council member Candace Erickson**

1. Council questions/comments. Cindy Matsumoto commented on the Vigil held by the Peace House this week to bring attention to and support against domestic violence. Alex Butwinski encouraged everyone to vote especially since it is so convenient with early voting available at the Marsac Building. Liza Simpson was pleased to announce Park City's Green Power Leadership Award from the EPA which was presented in Oregon this week.

2. Quarterly goals update 3rd quarter. Liza Simpson believed the document in the packet is not the most recent because the information appears outdated. Alex Butwinski agreed and felt it would be better to review it with the proper data. He brought up the fact that target dates are rarely met and he hoped there is a better way to project them so they are more accurate. This review will return to Council.

3. Special service contract request. Nate Rockwood explained that policy has been changed so Council can consider extraordinary requests, outside the normal budget cycle, every six months. One application was received during this period from The Friends of the Utah Avalanche Center and the Council subcommittee reviewed it and found that it met all of the requirements for an extraordinary request. Joe Kernan expressed his interest in the Center maintaining its current number of seminars at 30. He felt that this organization provides a good service to the community and members supported the award of $1,200.

4. Affordable housing update. Rhoda Stauffer explained that the state requires that municipalities develop and update a moderate income housing plan every five years. The last plan produced for Park City occurred in 2005 and projected needs to 2010. Staff is currently updating the plan to meet affordable housing needs to 2015. The first step in the process is the 2010 housing marketing assessment completed by James Wood of the University of Utah and the staff report provides a few highlights from the assessment. The 2010 Census data as well as results of our own survey on employees and employers are needed in order to thoroughly analyze affordability trends and projections of housing needs to 2015. She stated that over the next six to twelve months, staff will use all three sources of data to formulate a future plan and the 2007 affordable housing resolution will be revised.

In 2010, thirteen units were completed and all but one family has moved in. The Snow Creek Cottages received the Project of the Year Award from the Utah Housing Coalition. She reviewed other accomplishments for 2010, including providing seasonal housing for transit workers and discussed conducting compliance reviews on deed restricted properties.

Ms. Stauffer noted that there are currently 453 affordable units within the City limits; 385 are rental and 68 are owner-occupied and in the next few years, there will be over 600 affordable units. It is projected that by 2015, using growth rate projections based on the 2000 Census, an additional 120 rental units will be needed for low income households and 80 owner/occupied units will be needed for moderate income households, which may be provided through the Park City Heights development. Many of the renter households have high housing costs and 40% of low income renters are paying more than 50% of their income for housing while federal guidelines recommend no more than 30%. Since 2005, the median sales price for condos increased by 40.6%, single family homes 96%, yet incomes rose by only 24%. Over the next six to twelve months, staff will be conducting a survey of employees and employers on housing needs and trends utilizing the 2010 Census data.

In response to a question from Alex Butwinski about housing costs, Rhoda Stauffer explained that median sales price data from the Board of Realtors is used. He advised that when determining senior housing needs to consider that many older people leave for warmer weather. Mr. Kernan felt that median sales price data often represents what type of product is being sold not necessarily affordable housing information. It would be helpful to have some information on the relative price of studios, smaller units, etc. so price information is not skewed with high-end housing. For the benefit of Liza Simpson, Ms. Stauffer explained the mortgage assistance program and the five year deferral option. Joe Kernan felt that at some point it would be helpful to have a list of City-owned properties that could accommodate affordable housing projects in the future.

5. 2010 Park Silly Sunday Market debrief. Tommy Youngblood explained that after eight months of contract approval, it appears that the PSSM is meeting its obligations. PSSM receives about $90,000 per season; $40,000 for the operations of the market below Heber Avenue; $10,000 value in kind used for electrical work and the stage; and $2,000 for scheduling market activity on upper Main Street including the pocket parks at Miners and the Farmers Market at the Post Office. Fee waivers total $25,000, for police and building enforcement services and $30,000 is intended for cross marketing. The City's contribution averages about $6,000 to $7,000 per week for15 Sundays of operation. He explained that Bob Kollar from the Chamber has been involved in the cross promotional and marketing efforts this year and a list of specifics for the distribution of those funds has been formulated and will be included in the supplemental plan for 2011. He felt the market was very successful this year and drawing the energy up Main Street has worked, acknowledging that some merchants still feel it hasn't worked positively for them. However, all parties are involved in creating a better year for 2011. The HPCA and PSSM are currently discussing different options and the plan spells out specific experimental closures. The supplemental plan will be presented to Council before the 2011 season. Finally, the business plan for PSSM is being developed so that it is more stable and it will be presented with the supplemental plan. Staff feels that the City's contribution is being well spent and will clarify the cross-promotional solutions as plans move forward.

Cindy Matsumoto felt it would be helpful to find a method to count attendance and Tommy Youngblood advised that staff is working on this since it would be helpful in evaluating all special events. Because there are so many ways to access Main Street, some ideas include counting parking spaces or looking at sales receipts. PSSM and staff counted separately and the final compared total was only 5,000 off. Ms. Matsumoto asked how parking fees are working and Mr. Youngblood was uncertain if the increase is working as planned because he doesn't have the numbers yet. Mr. Kernan believed that PSSM has done a great job and he appreciated the cooperative efforts between the HPCA and PSSM. Alex Butwinski pointed out that waivers were estimated at $25,600 while actuals are $28,300 and he asked how the difference is accounted for and also asked how PSSM is charged for additional City services incurred that are not part of the agreement. Mr. Youngblood discussed the facilitation fee charged as a part of business licenses which is specifically designed to cover services associated with special events. Discussion ensued on a methodology to determine which patrons are specifically coming to Main Street and which patrons are specifically going to the PSSM.

Alex Butwinski referred to various deadlines outlined in the staff report for next year and Mr. Youngblood stated that he feels they are realistic and all parties are committed. Mr. Butwinski commented on the $67,000 profit and Kimberly Kuehn stated that they made a profit and are continuing to seek financial advice for a positive future.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 21, 2010

I ROLL CALL

Mayor Pro Tem Liza Simpson called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, October 21, 2010. Members in attendance were Alex Butwinski, Joe Kernan, Cindy Matsumoto, and Liza Simpson. Mayor Dana Williams and Candace Erickson were excused. Staff present was Tom Bakaly, City Manager; and Roger Evans, Interim Chief Building Official.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Building Department inactive permit system – Roger Evans discussed addressing abandoned unfinished projects. For over thirty years, the Code has provided 180 days to complete a project after receiving a building permit and starting construction. S*tarting construction* is defined in Title 11. Once the permit is issued there is nothing in the Eden system to track the 180 days but this has been remedied as of today. Staff is focusing on the properties receiving the most complaints and investigating foreclosures in an effort to move on. He reported that building activity hit rock bottom last year but almost every month in 2010 reflects an increase from last year. Extensions are allowed and it is estimated that there are 2,000 to 3,000 inactive permits that need attention.

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

None.

IV CONSENT AGENDA *(Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon under "Additional Discussion – Agenda Items")*

The Mayor Pro Tem recognized Ms. Whelehan who requested the second Resolution on the Consent Agenda. Gibbie Whelehan thanked members for considering declaring November as Pancreatic Cancer Awareness Month. She relayed the history of the Pancreatic Cancer Action Network and her role in the organization. This is a disease that needs much more attention and awareness and this Resolution is a step toward that goal.

Joe Kernan, "I move we approve the Consent Agenda". Cindy Matsumoto seconded. Motion carried.

Alex Butwinski	Aye
Candace Erickson	Absent
Joe Kernan	Aye
Cindy Matsumoto	Aye
Liza Simpson	Aye

1. Consideration of a Resolution authorizing the issuance and sale of not more than $2,300,000 aggregate principal amount of sales tax revenue bonds, Series 2010 (or such other series designation selected by the Issuer), of Park City, Utah for the purpose of refinancing the cost of certain land and improvements originally financed with bonds of the Redevelopment Agency; calling a public hearing and establishing a time, place and location for said public hearing; providing for publication of a notice of public hearing and bonds to be issued; providing for a pledge of sales tax revenues for repayment of the bonds; fixing the maximum aggregate principal amount of the bonds, the maximum number of years over which the bonds may mature, the maximum interest rate which the bonds may bear, and the maximum discount from par at which the bonds may be sold; providing for the running of a contest period; and related matters – See staff report.

2. Consideration of a Resolution declaring the month of November as Pancreatic Cancer Awareness Month in Park City, Utah – Staff recommends approval.

3. Consideration of the reappointment of Mary Wintzer to the Board of Adjustment for a term expiring July 2015 – Mayor Williams recommends the appointment of Ms. Wintzer.

4. Consideration of the Second Amendment to the Mine Maintenance Agreement with Jordanelle Special Services District for a term of three months at a rate of $30,000/month – See staff report.

5. Consideration of a change order to the contract with Commercial Restoration Services for repairs and waterproofing in the China Bridge Parking Structure in an amount not to exceed $56,566 – See staff report.

V ADDITIONAL DISCUSSION – AGENDA ITEMS

None.

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 3 p.m. Members in attendance were Alex Butwinski, Joe Kernan, Cindy Matsumoto, and Liza Simpson. Mayor Dana Williams and Candace Erickson were excused. Staff present was Tom Bakaly, City Manager; Phyllis Robinson, Public Affairs Manager; Michael Kovacs, Assistant City Manager; Polly Samuels McLean, Assistant City Attorney, Joan Card, Environmental Regulatory Affairs Manager; Diane Foster, Sustainability Manager; and Jason Christensen, Legal Intern. Alex Butwinski, "I move to close the meeting to discuss property and litigation". Joe Kernan seconded. Motion carried. The meeting opened at approximately 4:30 p.m. Joe Kernan, "I move to open the meeting". Alex Butwinski seconded. Motion carried.

Alex Butwinski	Aye
Candace Erickson	Absent
Joe Kernan	Aye
Cindy Matsumoto	Aye
Liza Simpson	Aye

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

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

Janet M. Scott, City Recorder