



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
June 5, 2014**

Work Session

Council Questions and Comments and Manager's Report

Council member Beerman went to visit a business incubator space that is sponsored by the Park City Angels. Attended an event for the Luge team, the Park City Institute and attended the Lou Hudson Memorial.

Council member Matsumoto reminded Council of the Historical Home Tour on June 14th. They are inviting former teachers to the Marsac building for an informal reception.

Council member Simpson attended the Fire Board and they had there Open Meetings act where she learned that there is a new condition to close meetings for Trade Secrets. Reminded Council about BBQ and Bluegrass event at McPolin Farm.

Council member Henney attended Recreation Advisory Board meeting.

Council member Peek attended a Park City Sailing function and said that they are developing relationships with the NAC working with Wounded Warriors and the Park City Sailing club teaching the students and Soldier's to sail.

Mayor Thomas attended the Park City Institute and is excited to see how that unfolds. Attended the Lou Hudson memorial stating it was a great tribute. Stated he will be out of town from June 14th to the 28th and Council member Simpson will be Mayor Pro Tem during that time.

Rebecca Gillis, Finance Department, informed Council that the Marsac Building has moved away from paper cups to save money and the environment. She feels it gives continuity to the City and would like to implement citywide. Council was very supportive.

Brooke Hontz, Daley Ave, asked if they could recall the item that they remanded back to the Planning Commission on May 29th. She stated that the law requires for the plans to remain the same to be remanded and this case the application was changed. Spoke to the process of the application stating that it was denied in September 2012 and then just sat stating that there is a process to keep the application alive. Stated that there could be legal ramifications and should be predictability in the City, not allowing for those grey areas. Hontz stated she spoke to the Planner and the information did not make it into the packet however; there is a window of opportunity for the Council to rectify this.

Tom Daley, Deputy City Attorney stated that the legal department will review the legal questions brought forth tonight and will see if there needs to be any changes.

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Budget: City Fee Resolution, Council Compensation, Outstanding Budget Issues, Comprehensive Emergency Management Plan

Jed Briggs, Budget Operations Manager; Nate Rockwood, Capital Budget, Debt and Grants Manager and Korey Kersavage, Budget Department; continued the discussion on the budget from the previous meetings regarding the questions Council had regarding questions they had about the City Fees. Kersavage stated that they spoke to the questions from last meeting discussing the court usage and fees related to Tennis, also spoke to the rate differences to bump up capacity. Spoke about the Cemetery fees and Council discussed raising the rates to 100% cost recovery. The majority agreed to raise the fee to \$600 for 100% cost recovery.

Briggs spoke to the Council compensation portion of the agenda. Council member Henney stated he expressed concern on giving Council a raise before seeing how the employees were treated and after discussions with Brooke Moss he is now comfortable. Beerman stated that he previously was reluctant and is now in favor as well. He is also excited to see how the other components will be implemented as to campaign financials, term limits, etc.

Rockwood spoke to the Historic Preservation grant funding. Stated that the grant monies have always been housed in the Capital Improvement funds to be able to carry the funds over. Staff is recommending that they come back to Council during a work session to develop a policy regarding Historic Grants. Council member Matsumoto stated she looks forward to having that discussion, however; she feels that with Historic Preservation being one of the goals of the Council that the funding source needs to be larger. Staff feels that in lieu of a policy the grants would need to come before Council to award larger sums. Council member Peek stated that he felt the policy needed to be discussed sooner than later. Council member Simpson stated that she also feels this is a good idea and feels that there should be a cap where it does not have to come to Council as well as looking at a means grant. Council member Beerman stated he is supportive of all the comments the Council have made and stated that the City owned properties are great examples of historic preservation. Discussions ensued about the policy direction as well as if the applications would come before Council for final approval. Council agreed.

Kersavage spoke to the outstanding budget items for 2014 to include: Electricity and Natural Gas utilities at McPolin Farm, Ice programs and Tennis instructors both offsetting with additional revenue. Spoke to the changes for 2015 to include a new pay grade to the Police Chief's position as well as inter-fund transfers for Water, Golf and Transits.

Council member Beerman thanked staff for all the hard work and also thanked them for the table in the packet regarding contract employees that he has been requesting for years.

Hugh Daniels, Emergency Manager, spoke to the Comprehensive Emergency Management Plan stating that it is a document that needs to be adopted yearly in order to stay current with NIMS requirements and remain able to request funding.

Briggs outlined the calendar of the upcoming budget items.

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I. ROLL CALL- Mayor Jack Thomas called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, June 5, 2014. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff member present were Diane Foster, City Manager; Tom Daley, Deputy City Attorney; Matt Dias, Assistant City Manager; Jed Briggs, Budget Operations Manager; Nate Rockwood, Capital Budget, Debt and Grant Manager; Hugh Daniels, Emergency Manger; Kirsten Whetstone, Planner; Marci Heil, City Recorder

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

There were no communications or disclosures from Council or Staff.

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

There were no public comments made.

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*)

1. Consideration to authorize the City Manager to execute a Construction Agreement, in a form approved by the City Attorney, with Webster Construction LLC for Rossi Hill Drive Water Line Replacement in an amount of \$144,099.00.
2. Consideration for City Council adoption of Water Standard Plan revisions, dated May 2014, to the Park City Municipal Corporation Design Standards, Construction Specifications, and Standard Drawings
3. Consideration to authorize staff to enter a contract with Southwest Lift & Equipment Incorporated for the installation of a new replacement heavy duty vehicle hoist manufactured by Steril-Koni for the fleet shop in an amount not to exceed \$145,719.

Council member Simpson moved to approve the consent agenda.

Council member Beerman seconded

Approved unanimously

V. CONSIDERATION OF MINUTES FROM APRIL 17, 2014 CITY COUNCIL MEETING

Council member Matsumoto moved to approve the minutes from April 17, 2014

Council member Beerman seconded

Approved unanimously

VI. PUBLIC HEARING

Public Hearing regarding the Resolution authorizing the issuance and sale of up to \$6,000,000 of Water Revenue Bonds of the City and providing for related matters.

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Rockwood stated staff is currently looking at an amount of \$4,100,000 with a rate around 3.1%.

Mayor Thomas opened the public hearing. There were no comments. Mayor Thomas closed the public hearing.

VII. NEW BUSINESS

1. Consideration of a Resolution adopting the City Fee Schedule and replacing Resolution No. 04-14 in its entirety.

Jed Briggs, Budget Operations Manager, stated that as Council discussed the Cemetery fee will be increased to \$600. Council member Simpson reiterated that the change in that fee is go to 100% cost recovery as discussed in the work session.

Mayor Thomas opened the public hearing. There were no comments. Mayor Thomas closed the public hearing.

Council member Beerman moved to approve of a Resolution adopting the City Fee Schedule and replacing Resolution No. 04-14 in its entirety

Council member Peek seconded

Approved unanimously

2. Consideration of a Resolution establishing compensation for the Mayor and City Council for fiscal year 2014-2015 in Park City, Utah

Mayor Thomas opened the public hearing.

Mary Wright stated that she felt that the public input timeframe has been limited in regards to the Council compensation. She also feels that a full-time mayor and strong manager form of government will create conflict. She would like also to see a new job description for the Mayor and inquired when the other recommendations from the Blue Ribbon commission will be addressed.

Mayor Thomas closed the public hearing.

Council member Simpson stated that they took the Blue Ribbon Commission's comments to heart and this Council will be looking at the campaign financials and term limits. Stated that one of the ways the Blue Ribbon measured compensation was with the requirement of living in town and the high cost of living.

Council member Henney followed up by stating that the reason they are discussing the compensation piece separate is that it is a package deal with the budget discussions.

Council member Matsumoto stated that during the work session the Council discussed bringing the other recommendations back to work session in July.

Council member Simpson moved to approve a Resolution establishing compensation for the Mayor and City Council for fiscal year 2014-2015 in Park City, Utah

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**Council member Henney seconded
Approved unanimously**

3. Consideration of a Resolution adopting the Comprehensive Emergency Management Plan

Hugh Daniels, Emergency Manger, stated this document is adopted yearly to meet the NIMS requirements. Council member Simpson inquired about the Council secession plan in the CEMP. Daniels stated that under the City code if something happened to the Mayor it would move down the line to Mayor Pro Tem, Alternate Mayor Pro Tem and then by seniority.

Mayor Thomas opened the public hearing. There were no comments. Mayor Thomas closed the public hearing.

**Council member Beerman moved to approve the Resolution adopting the
Comprehensive Emergency Management Plan
Council member Peek seconded
Approved unanimously**

4. Consideration of an Ordinance adopting the Revised Budget for Fiscal Year 2013-2014 and the Proposed Budget for Fiscal Year 2014-2015 for Park City Municipal Corporation and its related agencies

Mayor Thomas opened the public hearing. There were no comments. Mayor Thomas closed the public hearing.

**Council member Simpson moved to continue to June 12, 2014
Council member Matsumoto seconded
Approved unanimously**

5. Consideration of Ordinance Approving Dority Springs Subdivision Plat Amendment located at 1851 Little Kate Road, Park City, UT pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney.

Mayor Thomas opened the public hearing. There were no comments. Mayor Thomas closed the public hearing.

**Council member Peek moved to continue to July 10, 2014
Council member Simpson seconded
Approved unanimously**

6. Consideration of an Ordinance Approving Broph's Place Condominiums Record of Survey located at 500 Deer Valley Drive, Park City, UT pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney.

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Planner Whetstone stated this is a record of survey plat to create to condo units in an existing duplex structure.

Mayor Thomas opened the public hearing. There were no comments. Mayor Thomas closed the public hearing.

Council member Simpson moved to approve of an Ordinance Approving Broph's Place Condominiums Record of Survey located at 500 Deer Valley Drive, Park City, UT pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney.

Council member Beerman seconded

Approved unanimously

7. Consideration of an Ordinance approving 919 Woodside Avenue Subdivision Plat Amendment pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney.

Planner Whetstone stated the request is to combine a lot and a half. There was a historic home on site that was since taken down in which the property owners have a guarantee to rebuild a structure.

Mayor Thomas opened the public hearing. There were no comments. Mayor Thomas closed the public hearing

Council member Peek moved to approve an Ordinance approving 919 Woodside Avenue Subdivision Plat Amendment pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney

Council member Simpson seconded

Approved unanimously

8. Consideration of an Ordinance approving 1897 Prospector Avenue Re-Subdivision of Lots 25A, 25B and parking lots for Prospector Square pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney.

Planner Whetstone stated that the Gigaplat replat is intended to reconfigure two lots into parking and move parking into the current lot area therefore adding an increase to parking. This has been addressed by the Prospector HOA and met the State Engineers requirements regarding the stream and flood plain requirements. Planning Commission forwarded a positive recommendation. Staff feels that it is a good cause allowing for solar use, and preserves the character of Prospector Square neighborhood.

Mayor Thomas opened the public hearing. There were no comments. Mayor Thomas closed the public hearing

Council member Simpson moved to approve an Ordinance approving 1897 Prospector Avenue Re-Subdivision of Lots 25A, 25B and parking lots for Prospector Square pursuant to the findings of fact, conclusions of law and

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conditions of approval stated in the attached ordinance in a form approved by the
City Attorney
Council member Matsumoto seconded
Approved unanimously

VIII. ADJOURNMENT

Council member Beerman moved to adjourn the meeting.
Council member Henney seconded
Approved unanimously

MEMORANDUM OF CLOSED SESSION

The City Council met in a closed session at approximately 2:00 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Liza Simpson, Dick Peek, Cindy Matsumoto and Tim Henney. Staff members present were Diane Foster, City Manager; Tom Daley, Deputy City Attorney; Polly Samuels McLean, Assistant City Attorney; Heinrich Deters, Trails and Open Space; Jonathan Weidenhamer, Economic Development Manager; Jason Glidden, Economic Development Project Manager; Rhoda Stauffer, Sustainability; Phyllis Robinson, Sustainability; Ken Fisher, Recreation Manager. **Council member Simpson moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Beerman seconded. Motion carried.**

Council member Simpson moved to open the closed session. Council member Peek seconded. Motion 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 Marci S. Heil, City Recorder.

Marci Heil

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