



## City Council Staff Report

**Subject: Bonanza Flat Conservation Easement**

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**Department: Sustainability**

**Date: June 15, 2017**

**Type of Item: Administrative**

### Summary Recommendation

Staff recommends City Council authorize the City Manager to select Utah Open Lands Conservation Association as the holder of a conservation easement for the Bonanza Flat Open Space Conservation Easement and Stewardship Project, subject to final contract and price negotiation.

### Executive Summary

Council should consider authorizing the City Manager to the City Manager to select Utah Open Lands Conservation Association as the holder of a conservation easement for the Bonanza Flat Open Space Conservation Easement and Stewardship Project, subject to final contract and price negotiation. City Council, by resolution authorizing the \$25,000,000 Bonanza Flat open space bond on the November 8, 2016 ballot and the subsequent agreement with Redus Park City, LLC, has committed to granting a conservation easement on the Bonanza Flat property.

### Acronyms

PCMC	Park City Municipal Corporation
UOL	Utah Open Lands
RFQ	Request for Qualifications

### Background

On August 11, 2016, and again on January 12 and May 11, 2017 City Council has declared an intent to acquire and preserve the Bonanza Flat property under a future conservation easement.

#### Date

August 11, 2016  
January 12, 2017  
May 11, 2017

#### Item

[Bonanza Flat Open Space GO Bond \(page 195\)](#)  
[Bonanza Flat Option Agreement \(page 70\)](#)  
[Bonanza Flat Conservation Easement Intent \(page 175\)](#)

### Alternatives for City Council to Consider

- 1. Recommended Alternative:** Select Utah Open Lands as the future holder of a conservation easement on the Bonanza Flat properties, subject to final contract and price negotiation.

Pros:

- Utah Open Lands was selected consistent with the City's procurement policy and confirmed UOL is a qualified responder to provide the required services.
- Utah Open Lands holds easements on almost 60,000 acres within Utah and has well-documented qualifications to provide conservation services for Bonanza Flat.

Cons: None

2. **Alternative:** Council may choose to **not** select Utah Open Lands and readvertise the request for qualifications (RFQ). (Not recommended by staff.)

Cons:

- Readvertising will delay moving forward with the project, and staff believes that UOL is the best candidate to provide the requested services.

### **Analysis**

On May 31<sup>st</sup>, staff advertised the RFQ for the project on the City's website. Additionally, the project was noticed in the June 3<sup>rd</sup> edition of the Park Record.

Three organizations/firms requested copies of the full RFQ; however, staff only received one proposal (UOL) by the June 9<sup>th</sup> deadline.

Staff from Sustainability, Budget, Legal and Executive Departments reviewed the proposals and confirmed UOL is a qualified responder. Should Council select Utah Open Lands, staff will negotiate the final scope and contract amount and return to City Council with a Professional Service Provider Contract.

### **Department Review**

This report has been reviewed by the City Attorney's Office, the Budget Department and Executive Departments. Their comments and edits have been included.

### **Funding Source**

Funding for this project will come from the Open Space Maintenance Budget.

### **Attachments**

A- Map of Bonanza Flat Property

Attachment A - Map of Bonanza Flat Property

