



**PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060**

March 11, 2021

The Council of Park City, Summit County, Utah, met in open meeting on March 11, 2021, at 3:30 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

Mayor Beerman read the Determination of Substantial Health and Safety Risk.

Council Member Henney moved to close the meeting to discuss property and litigation at 3:32 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 5:00 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

WORK SESSION

Special Event Update:

Mayor Beerman was excused at 5:15 p.m. and indicated Council Member Doilney would be the Mayor Pro Tem in his absence. Jenny Diersen, Special Events Manager, and Phil Bondurant, Summit County Health Director, presented this item. Bondurant updated the Council on the current pandemic situation. He indicated Summit County was still in the high-risk category, but the numbers were trending downward. He and Diersen were cautiously optimistic about summer events in Park City. Council Member Worel asked if a mitigation efforts checklist would be required from organizations that applied for events. Bondurant stated that checklist was issued by the Governor and was still in effect, but he didn't know if it would be used moving forward. He noted local entities had the authority to have guidelines with regard to special events.

Council Member Joyce asked what Bondurant would recommend as far as event planning since new legislation limited what restrictions could be placed on special events. Bondurant stated there could still be social distancing, hand washing, and those kinds of guidelines on a local level, but he wasn't sure what events would look like in tourism-based areas. Council Member Gerber asked if the virus variants would affect case rates and the ability to have summer activities. Bondurant stated there were 70 known United Kingdom variants in Utah, and he noted Dr. Dunn had indicated the vaccines were effective at minimizing hospitalizations and death. Diersen stated businesses could enforce their own restrictions and events might do that as well. She anticipated more events this year than last year. There were several contracts up for renewal and those would be looked at for uniformity with City priorities.

Council Member Worel asked what the difference was between waived fees and hard costs. Diersen stated hard costs were residential mitigations such as security. These costs were not in the fee schedule, but staff was beginning to budget for these events. Council Member Gerber asked what ability the City had to scale back events. Diersen indicated staff told the organizers to fill out the event protocol sheets and plan on scaling back. She stated many events were fundraisers for nonprofits and scaling back was a concern for them. Council Member Gerber asked if all events scheduled for Fiscal Year 2020-21 were set, and expressed concern that there were many events layered on the same weekends. Diersen understood that concern, especially with the pandemic, and stated she would take Council's feedback to the event organizers. Council Member Gerber asked if the City had scaled back its Fourth of July event. Diersen stated the July 4th event plan would be brought to Council for discussion and approval.

Council Member Joyce stated the City was busy even with no events. He didn't know how the City would limit visitors at the events. Bondurant stated ticketed events could control admission, but acknowledged it was difficult to limit attendees to non-ticketed events. Council Member Doilney noted many businesses on Main Street did well during this past year, but others didn't do well at all. He stated there were weekends this summer that didn't have events, and he thought those weekends could be monitored for visitors. Council Member Worel indicated many people were looking forward to being outside and connecting with others, and she thought there would be many who would support safe outdoor events.

Council Member Gerber asked if events on Main Street could require masks when attendance exceeded a certain number. Diersen thought the City would have to request an exemption from the State. Bondurant indicated masks were currently required at events over 50 people, but that could change beginning in May. Council Member Gerber asked if masks could be required at an event held on City-owned property. Bondurant didn't think that would be allowed generally, but there would be some provisions to municipalities based on the circumstance.

Mayor Beerman joined the meeting at 5:56 p.m. and asked if Council was interested in limiting events while it eased back into events. Diersen stated staff needed to see the organizations' scaled back plan, COVID protocols, and how to incorporate masks. She would return to discuss long-term negotiations with events at a future date.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Margaret Plane, Special Counsel Michelle Kellogg, City Recorder	Present via technology
None	Excused

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Report:

1. Ice Arena Update:

Council Member Joyce went to an activity at the ice rink and he saw what staff had to go through with the COVID protocols in place. He was hopeful when the community started to open, that the ice rink could start allowing more people on the ice. Council Member Doilney stated the City's ice rink enforced the protocols more than other ice rinks. Dias stated the ice rink and library both took the protocols from the CDC and used their judgment to keep the public and employees safe. Council Member Doilney asked if the work planned for the end of the summer could have been done when attendance was limited. Dias reviewed the Ice Department couldn't predict when things would open up when they planned their maintenance.

Council Questions and Comments:

Council Member Gerber stated she was vaccinated and appreciated Summit County Health Department for their work to get people through the lines. Council Member Doilney asked the community to look to the future, be engaged and make changes. Council Member Joyce indicated he was vaccinated and he was happy to see the

COVID numbers decline. Council Member Worel shared notes from Janna Young Summit County Assistant Manager regarding COVID restrictions now that the State was opening. Council Member Worel indicated it was the 6th year since PC Tots opened.

Council Member Henney stated he attended a Coffee with Council and there was discussion that the City formerly created critical priorities in response to perceived threats. Now, the visioning was in response to what the City wanted to become. He attended a Fire District meeting and the fire chief thought the district was well prepared to control a fire that might come in the future. He also attended the Mountainlands Community Housing meeting and noted the leadership was changing. This entity was building affordable housing in the area and doing a great job. Council Member Henney noted the City should still be actively engaged in forest management to prevent wildfires.

Mayor Beerman indicated he received the COVID vaccine today and noted the Health Department staff was amazing. March 8th was International Women's Day and Mayor Beerman recognized two Park City women: Maren Mullin made the "40 Under 40" honorees by Utah Business Magazine, and Laurie Weston, CEO of Park City Hospital, was recognized as one of the top 20 CEOs in Utah. Mayor Beerman announced there would be a public hearing for the proposed Arts and Culture District on March 31st. There would also be a roundtable Monday, March 29th, which would feature Jack Thomas, former mayor and conceiver of the Arts and Culture District. He noted the American Rescue Plan passed today and he asked how that would impact the City. Dias stated up to \$900,000 could be given to the City to be used in a similar way as the previous relief funds. He noted tomorrow was the one-year anniversary of the City's emergency proclamation and stated the community had been very proactive in protecting the visitors, residents, and employees.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from February 11 and 25, 2021:

Council Member Gerber referred to the February 11th meeting, Page Five, Line 31, and noted she did not say full time residents should be considered part of the workforce because she realized there were many retired individuals that were part of the community as well. Council Member Henney referred to the February 25th meeting, Page Two, Line 17, and clarified the district would be repurposed for community benefit, not tourism.

Council Member Worel moved to approve the City Council meeting minutes from February 11 and 25, 2021 as amended. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

III) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Beerman opened the meeting for anyone who wished to comment or submit comments to the Council on items not included on the agenda.

Peter Tomaj via Zoom, stated the demolition contract was premature since the public hearing hadn't been held. He thought the buildings could be used for interim purposes and short-term leases until a decision was made. Mayor Beerman stated two months ago, Council decided the land would have new uses whether the Arts and Culture District was built or not. For that reason, the contract was on this agenda.

Rich Ford via eComments: "Please, Please, Please do not spend any more money on this project until there is a clear cut and definitive direction. The developer (whomever this ends up being and hopefully not Park City) should bear the cost of demolition work. I also sent a letter to the PC Record Editor a couple of weeks back on this same subject."

Mayor Beerman closed the public input portion of the meeting.

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Construction Agreement for Demolition Services at the Arts and Culture District Site between Park City and MKP Enterprises in an Amount Not to Exceed \$218,600.00:

Council Member Joyce moved to remove Item One from the Consent Agenda for further discussion. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

Council Member Joyce stated the report was unclear and it appeared the demolition was not put out for bid. David Everitt, Deputy City Manager, indicated the demolition project was put out for bid and three responses were received. MKP Enterprises submitted the lowest bid. Council Member Joyce asked that the RFP responses be submitted in the staff reports going forward. He also indicated some of the buildings were part of the soil cap and asked about the soil haul off timeline since the cap would be off. Everitt stated the soil removal was not part of this project, but if there was a long

gap between demolition and excavation, the surface would be secured. Council Member Joyce asked for a timeframe for capping the soil. Everitt stated staff would be vigilant in securing loose dust. Council Member Worel asked if any of the materials would be recycled. Everitt indicated the contractor was committed to recycling 50% of the materials that would be removed.

Council Member Henney moved to authorize the City Manager to execute a construction agreement for demolition services at the Arts and Culture District site between Park City and MKP Enterprises in an amount not to exceed \$218,600.00. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VI) OLD BUSINESS

1. 2021 Legislative Update:

Matt Dias, City Manager, stated the City won more than it lost during this session. Cities were under scrutiny this year regarding local control. The billboard bill, nightly rental bill, special event bill, permitting bill, and sales tax allocation bill were defeated. The City was unsuccessful in defeating the design guidelines bill, but the guidelines were preserved in the Historic District. Also, the accessory dwelling unit bill passed, which allowed these units in every zone. There was disappointment that the bill which would have allowed Dreamers to become Police Officers did not pass.

Council Member Henney indicated Representative Kohler and Senator Winterton had stated they were advocates of local control, and he asked if they were outliers. Dias stated they had both been county commissioners and they felt strongly about local control, but they were lobbied by many different entities and were faced with making the right decision based on all the facts. Mayor Beerman stated he spoke with Representative Kohler and Senator Winterton many times and they were both very responsive and accountable.

2. Consideration to Approve Ordinance 2021-07, an Ordinance Amending Title 11, Building and Building Regulations, Chapter 16 Flood Damage, of the Municipal Code of Park City, Implementing New Mapping and Regulations for Flood Damage Prevention in the Areas of Special Flood Hazard:

John Robertson, City Engineer, stated this code amendment was to update the flood insurance program and FIRM maps to meet current FEMA requirements. He reviewed the history of the project to update the flood maps. He noted there were two changes in the City limits: Daly Avenue and Upper Swede Avenue were removed from the flood plain in their entirety. The Cochise Court area, which was in the floodplain, was prone to more regular floods and it was moved to a floodway status. He noted the floodplain

insurance for homeowners in that area would not change. The challenge was that new development in a floodway area would have more restrictions.

Council Member Doilney appreciated the outreach staff had with homeowners in that area. Robertson noted the impact was only on the lot footprint for new development and would not affect interior remodels.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Doilney moved to approve Ordinance 2021-07, an ordinance amending Title 11, Building and Building Regulations, Chapter 16 Flood Damage, of the Municipal Code of Park City, implementing new mapping and regulations for flood damage prevention in the areas of special flood hazard. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VII) NEW BUSINESS

1. Consideration to Approve Ordinance No. 2021-12, an Ordinance Adopting an Adjusted Budget for FY 2021 for Park City Municipal Corporation:

Josh Miller, Jed Briggs, and Penny Frates, Budget Department, presented this item. Miller reviewed the budget needed to be amended for Public Works, Golf and Fleet Departments. The City needed to purchase a large golf cart fleet in the amount of \$355,000, but the trade in value from the City's used carts would reduce the expense to \$216,250. Council Member Worel asked if the old carts went to auction. Vaughn Robinson, Golf Manager, stated the old carts would be traded to the company that sold the new carts to the City. Council Member Gerber asked if there would be a delay due to COVID, to which Robinson stated the carts should arrive late April.

Frates indicated there were staffing vacancies. It was proposed to restructure some departments, which would require a \$17,853 budget adjustment in the Golf Fund, a \$371 budget adjustment in the Public Works, and a budget reduction of \$414 in Fleet. Miller also stated some grants were received and they would be added to the FY21 budget.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Dias stated the organization restructure would allow greater efficiencies. He noted this structure now allowed upward mobility for future leaders within the City.

Council Member Joyce moved to approve Ordinance No. 2021-12, an ordinance adopting an Adjusted Budget for FY 2021 for Park City Municipal Corporation. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Consideration to Approve Ordinance 2021-13, an Ordinance Amending Title 6, Chapter 3 - Noise, of the Municipal Code of Park City, Utah:

Michelle Downard, Resident Advocate, and Dave Thacker, Building Official, presented this item. Downard reviewed they studied other resort communities and came up with a baseline for noise. Tricia Lake, Assistant City Attorney, reviewed a code amendment eliminating outdoor music plazas was passed in 2019 and this amendment eliminating the noise exemption for music was necessary to comply with the ordinance passed in 2019. Council Member Gerber asked if the Miner's stage was still there. Downard stated the stage was removed along with three others around town. The elevated platform there now did not have shielding around it.

Mayor Beerman opened the public hearing.

Sean Kelleher via Zoom, stated there were a lot of cars touring around and it was troubling when the engines were revving. He requested the Council clarify that decibel levels associated with car noise get added to the code.

Mayor Beerman closed the public hearing.

Lake stated there were two codes that addressed motor vehicle noise and the noise ordinance was equipped to deal with that. The State Code also addressed that as well. Captain Phil Kirk indicated there were several complaints regarding exhaust noises on Main Street and in the Park Meadows area. He stated he would step up enforcement in the Old Town area. Council Member Henney asked if Captain Kirk had statistics on enforcement to date. Captain Kirk stated it was lower than a couple per month and noted that oftentimes the vehicles were gone by the time the police officers arrived.

Council Member Henney agreed with Kelleher that there was engine revving more frequently and he hoped it could be addressed. Captain Kirk indicated there was a motorcycle squad that could focus on that issue. Mayor Beerman asserted this problem was steadily growing and was getting worse as modified mufflers became trendy.

Thacker discussed the mechanical equipment amendment. He knew there was some equipment that didn't meet the decibel standard, but there was equipment that did meet the standard, so he recommended approving the elimination of the mechanical equipment exemption.

Council Member Henney asked if a homeowner could shield the equipment to reduce the noise. Thacker indicated a wall could be built around the equipment, but the noise would go up. Blankets could be put over the units, but it would reduce the life of the equipment. Council Member Worel asked if the existing equipment would be grandfathered in, to which Thacker affirmed. Council Member Doilney asked if incentives to change equipment would be put in place. Thacker stated he didn't think there was a need for incentives.

Mayor Beerman read a comment from Peter Tomai who stated the higher efficiency units were quieter and the City might want to consider incentives. Council asked that Cartin come to Council to discuss incentive possibilities.

Council Member Henney moved to approve Ordinance 2021-13, an ordinance amending Title 6, Chapter 3 - Noise, of the Municipal Code of Park City, Utah. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

3. Housing Department Update:

Jason Glidden, Affordable Housing Manager, presented this item. He reviewed a month ago Council requested that staff compile information on the Park City workforce to help determine what group to target for housing. He displayed a chart of types of jobs, hourly income and corresponding Area Median Income (AMI) percentages. The average AMI ranged from 29%-61%, depending on house size.

Council Member Gerber asked what the lowest and highest AMIs for the City's for-sale affordable housing projects were, to which Glidden responded 60%-120% depending on the housing development. Council Member Joyce stated there were four units at 60%, which wasn't including any of the workforce listed on the chart. Glidden asserted the workforce listed would be a better fit for an affordable rental unit.

Council Member Worel stated Council wanted the first responders and teachers included. Glidden stated they were included and were in the 50%-60% range for a family of four. Glidden addressed the concern of high construction costs in Park City, and attributed it to travel from the Salt Lake Valley, difficult staging, high sustainability features, materials, and strict design standards. He estimated the total construction cost increase was 35%-60% higher than construction costs in Salt Lake Valley. Council Member Doilney clarified material cost increases were not specific to Park City, to which Glidden agreed.

Council Member Worel indicated one contractor felt net zero requirements added a lot to the cost and the residents didn't care if the unit had that net zero benefit. Council

Member Doilney stated that was the City policy so it should be a non-issue. Council Member Joyce asserted policies put in place years ago should be reevaluated, especially since solar energy was coming to Park City which would eliminate the need for rooftop solar. Council Member Doilney liked solar panels in case things went wrong. Council Member Gerber thought solar panels could be reviewed, but the windows, insulation, etc. was necessary. Council Member Henney stated rooftop solar was discussed by Council on every project. He asked why developers asserted City projects cost more than private developments being built in the same location and noted he had a hard time believing it. Council Member Worel stated the reasons given were that all the developer floor plans were the same, the City sites were on steep slopes, etc. Mayor Beerman stated the difference would manifest itself in the RFQs.

Glidden reviewed some benefits of having public/private partnerships (PPP), including developers provided a better infrastructure solution, PPPs could result in faster project completion and reduced delays, risks with project feasibility were determined early, the project execution risks were transferred from the City to the private developer, and increased efficiencies resulted in extra funds being moved to other projects. Some cons of having PPPs included PPPs involved risks for the private developer, which would increase City costs, the City would reduce the possibility of profits or potential revenue generated from the project in the future, and the City would need to be flexible in design and other amenities to meet the private sector proforma needs.

Council Member Henney stated many developments owned by landlords were in bad shape because there was no concern for the health and safety of the tenants. He was concerned that private partnerships for rental models would be risky unless it was a partnership with Mountainlands Community Housing or Habitat for Humanity.

Glidden indicated the RFQ process would allow the City to develop a list of developers. The factors in the RFQ included the site was the Homestake location, it would have a 60% targeted AMI, it would be for rentals, the project would have 75-100 units with no more than 20% being market rate units, and other requirements, such as smaller unit sizes. He noted he submitted this proposal to the Housing Taskforce and was awaiting feedback.

Council Member Doilney stated he was comfortable having some market rate units and noted with market rate units, a lower AMI demographic could be reached. Regarding the RFQ, he thought the City should provide a site that was shovel ready. Council Member Gerber stated the goal was to create community with this project, and she felt the affordable and market rate units should be mixed instead of segregated. Council Member Worel indicated there was a segment of the community that thought the City should not build affordable housing. She wanted to show this segment who the recipients of this project would be. Council Member Henney thought the rental model

changed the target demographic significantly. Council Member Gerber noted this demographic was needed in the community.

Council Member Joyce stated there were problems with having a mix of market rate and affordable units, such as deed restrictions and HOA fees, and asked how that would work. Glidden stated with this rental development the HOA fees would be included in the rent. Council Member Joyce cautioned against capping the maintenance fee increases because he thought that would create a slum. Glidden stated an HOA plan could be part of the RFQ.

Mayor Beerman stated many housing authorities owned the land and then when the project was obsolete the land would revert back to the entity for more housing or other community needs. He didn't see it in the RFQ, but thought it was something that should be considered. He agreed with Council Member Doilney that the City should be responsible for the site prep, or at least the soil mitigation of its parcels. Council Member Joyce agreed and thought it should be part of the code. He didn't want the City to have rights that other developers didn't. Glidden assured Council that the City would cover the costs and help with the entitlement process. His concern was having a site that was completely entitled before the City knew what would be built on it. Council Member Joyce suggested language allowing the developer to put the soils in the City's repository. Council Member Worel asked how the RFQs would be evaluated. Glidden indicated there would be an evaluation committee. He would come back to Council to discuss how the RFQs would be scored and who would be on the committee.

Mayor Beerman opened the meeting for public input.

Pat Matheson, via Zoom stated he enjoyed participating in the taskforce and looked forward to seeing the RFQ.

Scott Loomis, Mountainlands Housing Executive Director, via Zoom stated the construction of affordable housing today was much better than 20-30 years ago and everything was Energy Star rated. He stated net zero might be a challenge, but the development would be high efficiency. He thought renters would pay more in rent if they were paying less in utilities. He also indicated affordable units were do-able. His other concern was the site couldn't justify 75-100 units, but would accommodate more like 50-60 units.

John Kenworthy, Planning Commissioner, stated the Commission worked hard to come up with the Affordable Master Planned Development guidelines. He stated his family built affordable units and the things that held the cost down was repetition, critical mass, and year-round employees so there was no need to sub out work. He felt lining up two or three projects for the contractors to work on would help decrease the project cost.

Mayor Beerman closed the public input portion of the meeting.

4. Private/Public Partnerships Discussion:

This item was discussed as part of New Business Item Three.

VIII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



Special Events Update



Special Event Update Overview

Recommendation:

1. Consider a broad update from Summit County Health Department.
2. Review the 2021 Event Calendar. Pending event applications will be processed consistent with State and County COVID-19 protocols, along with City Code.
3. If desired, Council could discuss making additional changes to the City's role and posture related to facilitating Special Events (outside of the pandemic).

The Pandemic:

COVID 19 has been disproportionately impactful on the Event Industry. While we are planning for initial steps into economic recovery in summer of 2021, we understand impacts will continue dependent on COVID 19 outcomes. Like other jurisdictions in Utah and Colorado, we are cautiously optimistic in planning events this summer.

Special Event Update Overview

Items to consider In 2021 (Peak Times, Standards for Approval, Conflicts):

1. 2021 will feel busy compared to 2020. A return to a more traditional event calendar has events mid-June to end of September, with a few quieter weekends.
2. Car Free Main Street (Sundays), Park Silly Market, Arts Festival, Fourth of July, Triple Crown and other major events will come to City Council for final approval.
3. Despite implemented policy changes, major event overlaps continue via important community and/or contracted events: Tour of Utah; Extreme Soccer; Fourth of July; PSSM, Car Free Days.

Next Steps (What we are focused on):

1. Mitigation of Impacts (Transportation, Sustainability, and Community Critical Priorities).
2. Green Event Policy and Code Requirements.
3. SEFR (Special Event Fee Reduction) – by FY 24 (July 2024).
4. Sustainable model for hard costs.
5. Long Term Negotiations— Arts Festival, Triple Crown & Park Silly.

The background of the slide is a photograph of a field of sunflowers. The top half shows a close-up of a sunflower head and its green leaves. The bottom half is a bright yellow overlay with a blurred sunflower pattern.

Questions for Council

— Questions/Discussion for Council —

1. Does Council have any questions related to staff's intent to processing pending applications with COVID-19 protocols in place for 2021?
2. Does the Council want to explore a further shift in PCMC's role in facilitating the long-term event calendar?

We have been successful in implementing Council's Policy over last 2 years, balancing impacts and achieving positive outcomes. Our department is at a critical time for planning and managing both short and long term next steps.

Special Event Progress

PARK CITY

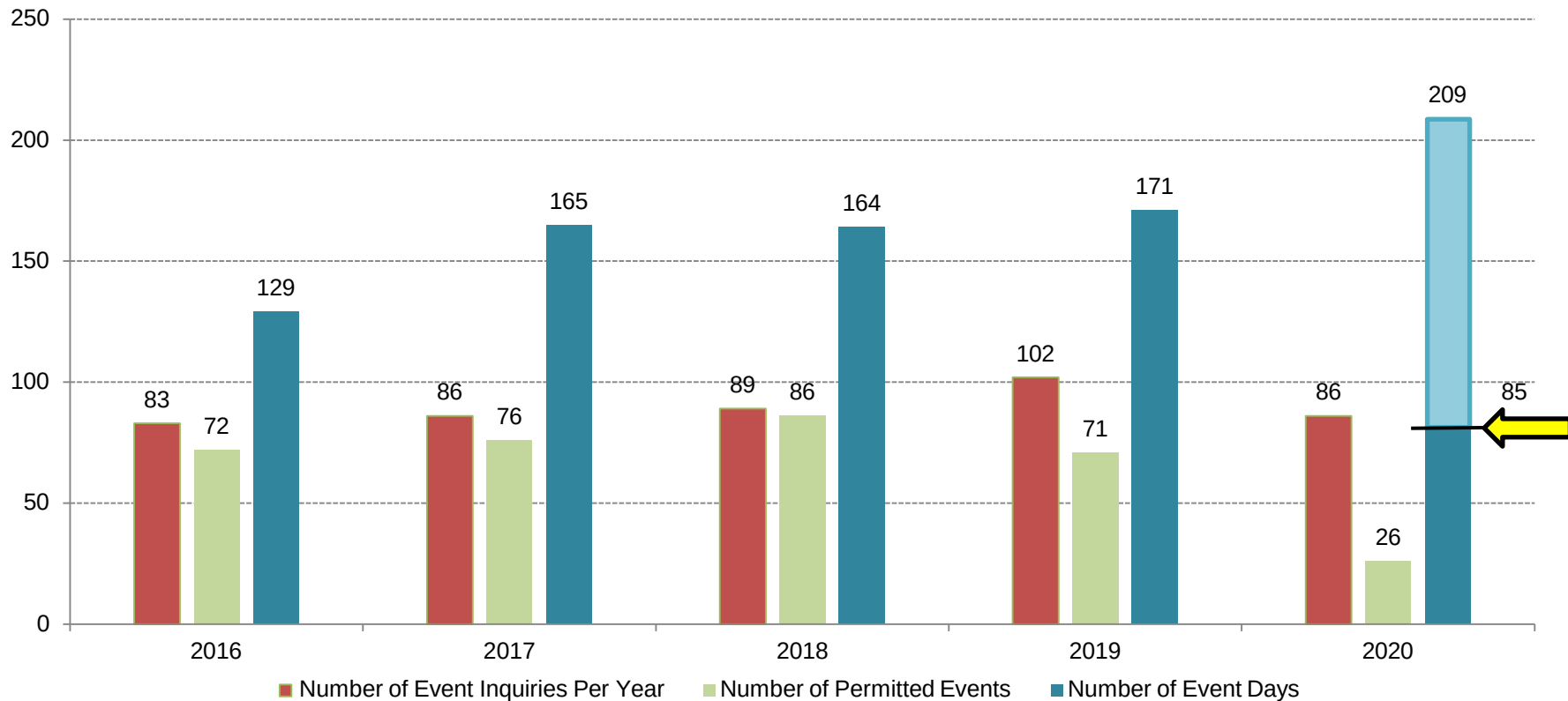
1884



Event Calendar

Count

Inquiries, Permitted Events & Number of Event Days



Event Days

What is an Event Day?

A day on the calendar in which one or more permitted events are held. An event day may include more than one permitted event.

Why has event days increased while event permits decreased in 2020?

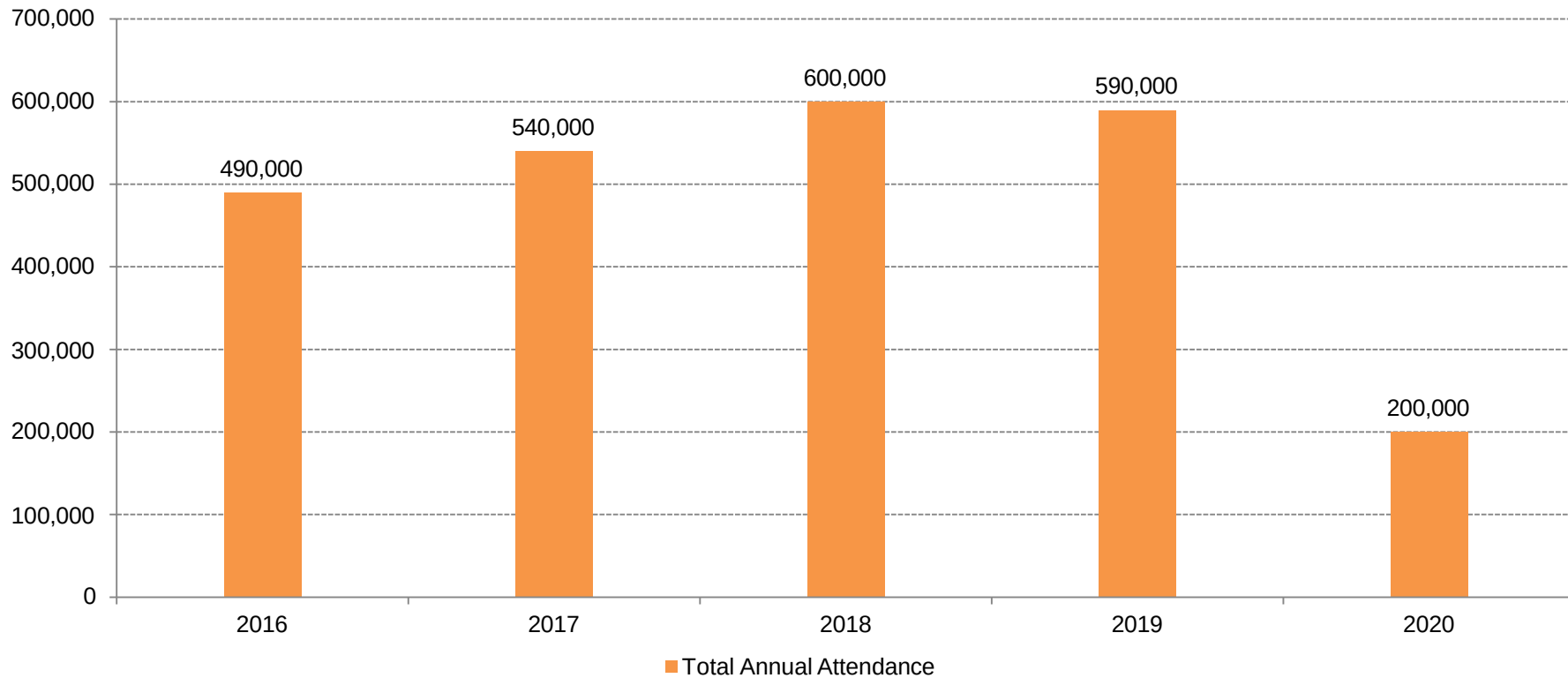
We approved several new, one-year only COVID-19 related events. These events helped provide space for social distancing and support businesses.

Event Name	Event Level	Number of Event Calendar Days	Approval
Main Street Shop, Dine and Stroll (Car Free Days)	Level 4	22	Covid 19 One Year Only
Versante on the Lawn	Level 3	53	Covid 19 One Year Only
Snow Globe Stroll	Level 2	49	Annual
Total		124	

Event Attendance

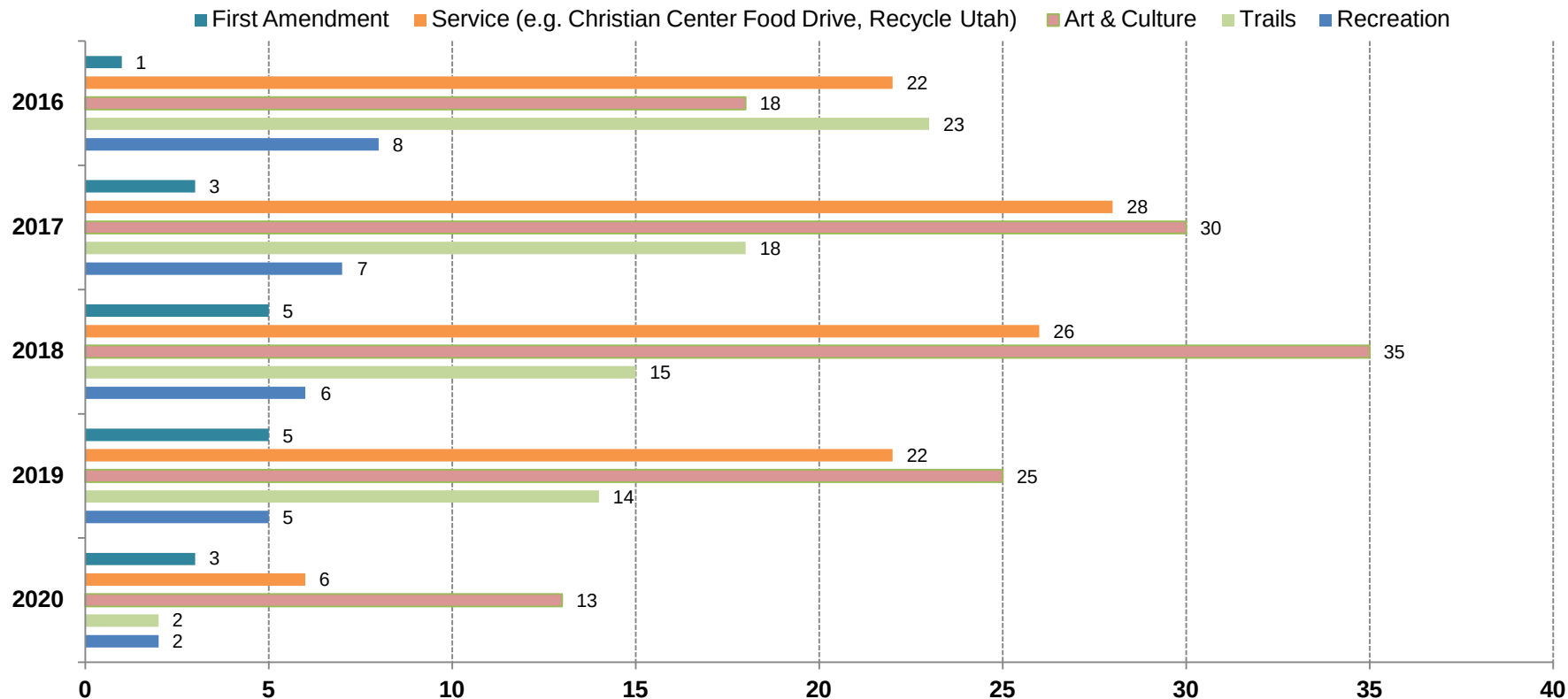
Number of Attendees

Event Attendance



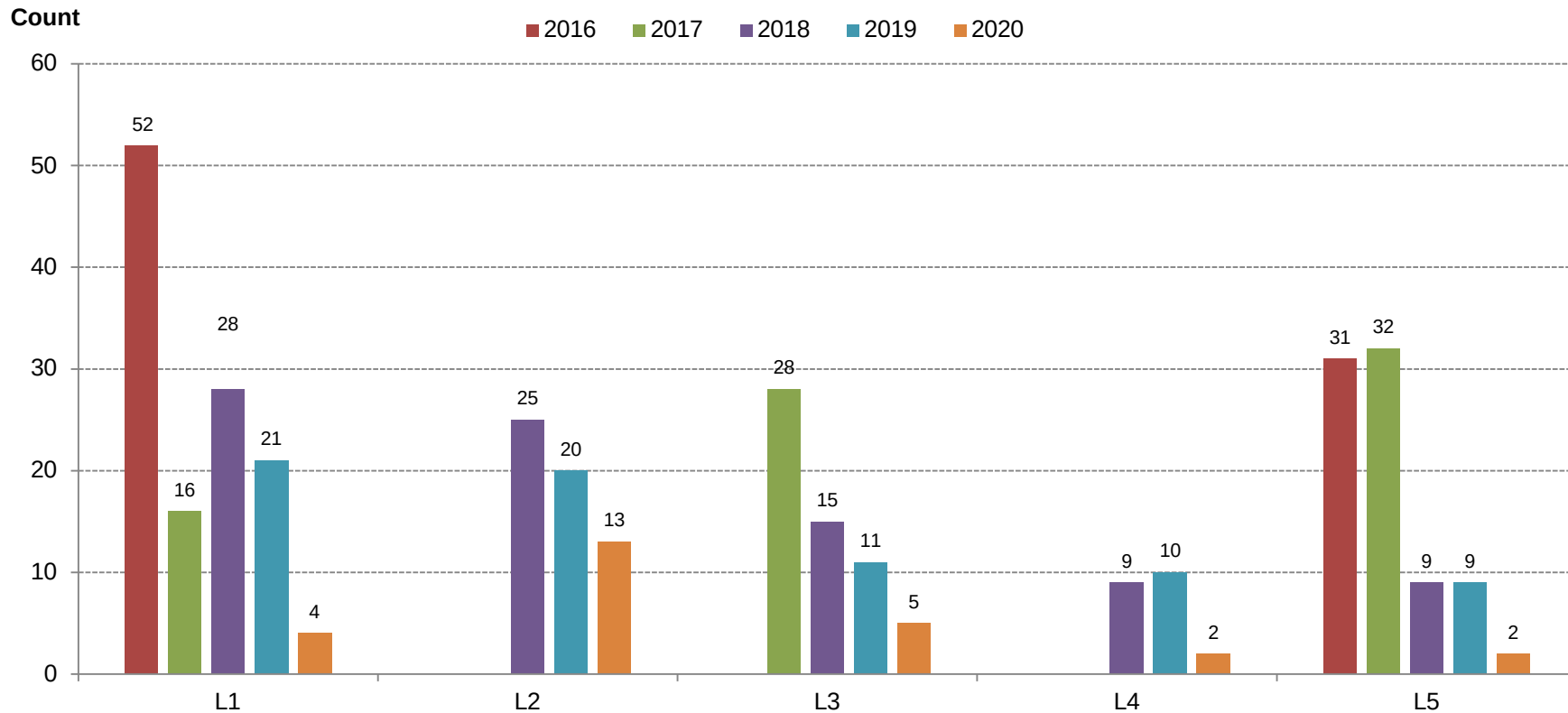
Event Types

Type of Events



Event Levels

Level of Events Over Time

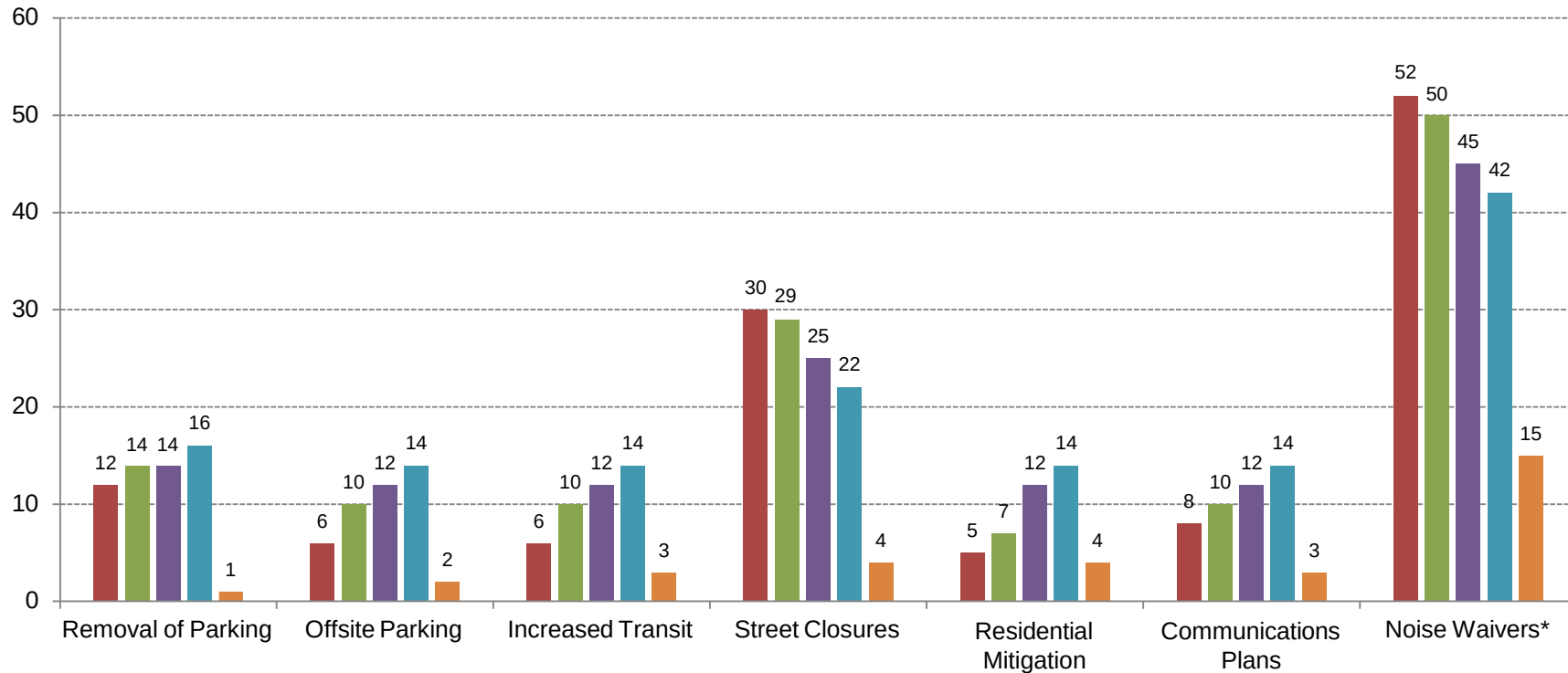


Event Services

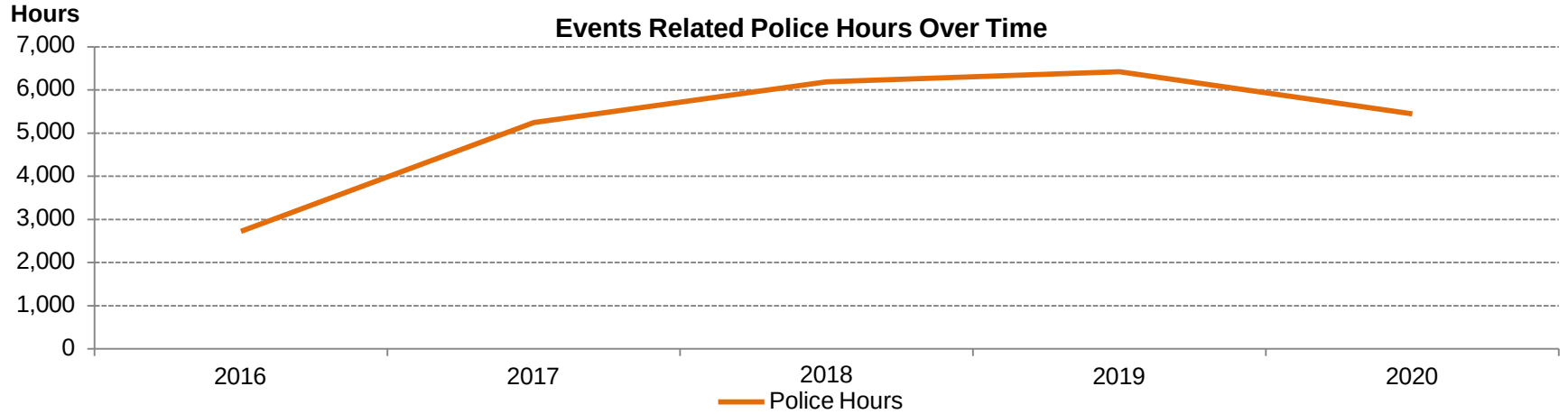
Additional Services Provided for Events Over Time

Count

2016 2017 2018 2019 2020

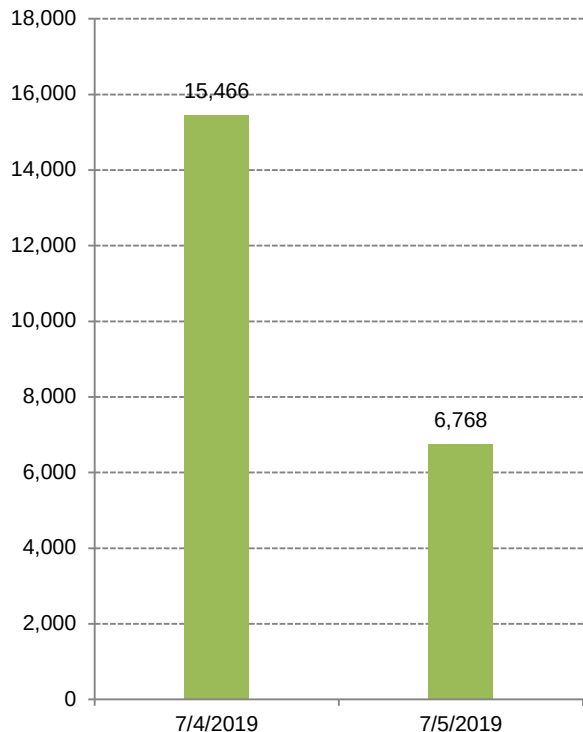


Event Services

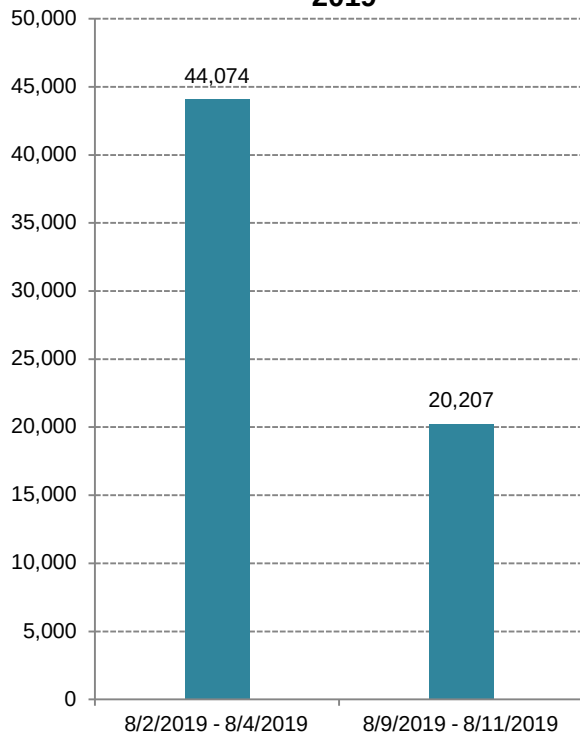


Transit Related Event Services

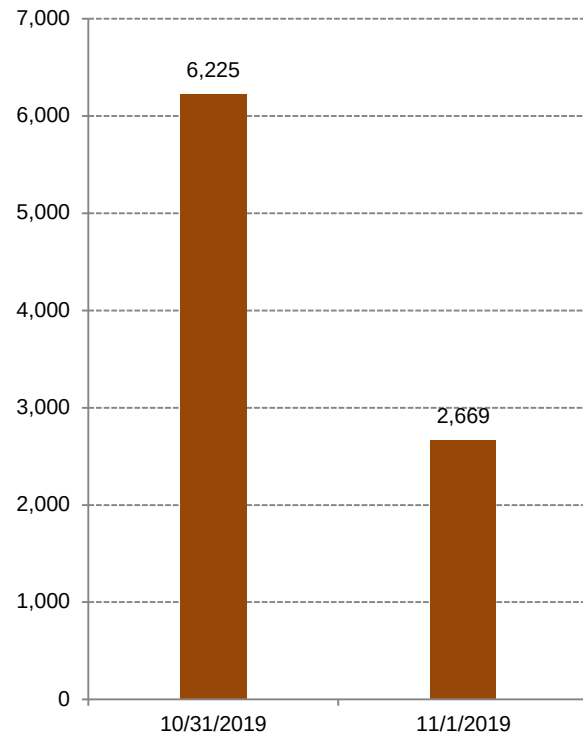
**Transit Boardings
4th vs. 5th of July 2019**



**Transit Boardings
Arts Fest Week vs. Week After
2019**

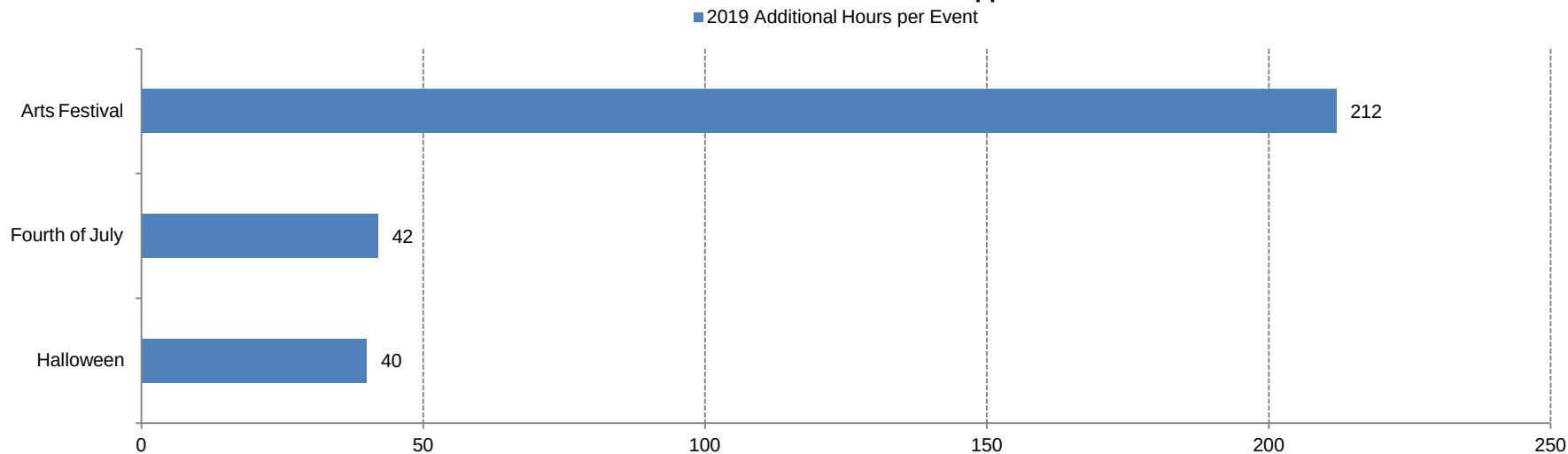


**Transit Boardings
Halloween vs. Day After 2019**



Transit Related Event Services

2019 Additional Transit Hours Staffed to Support Events

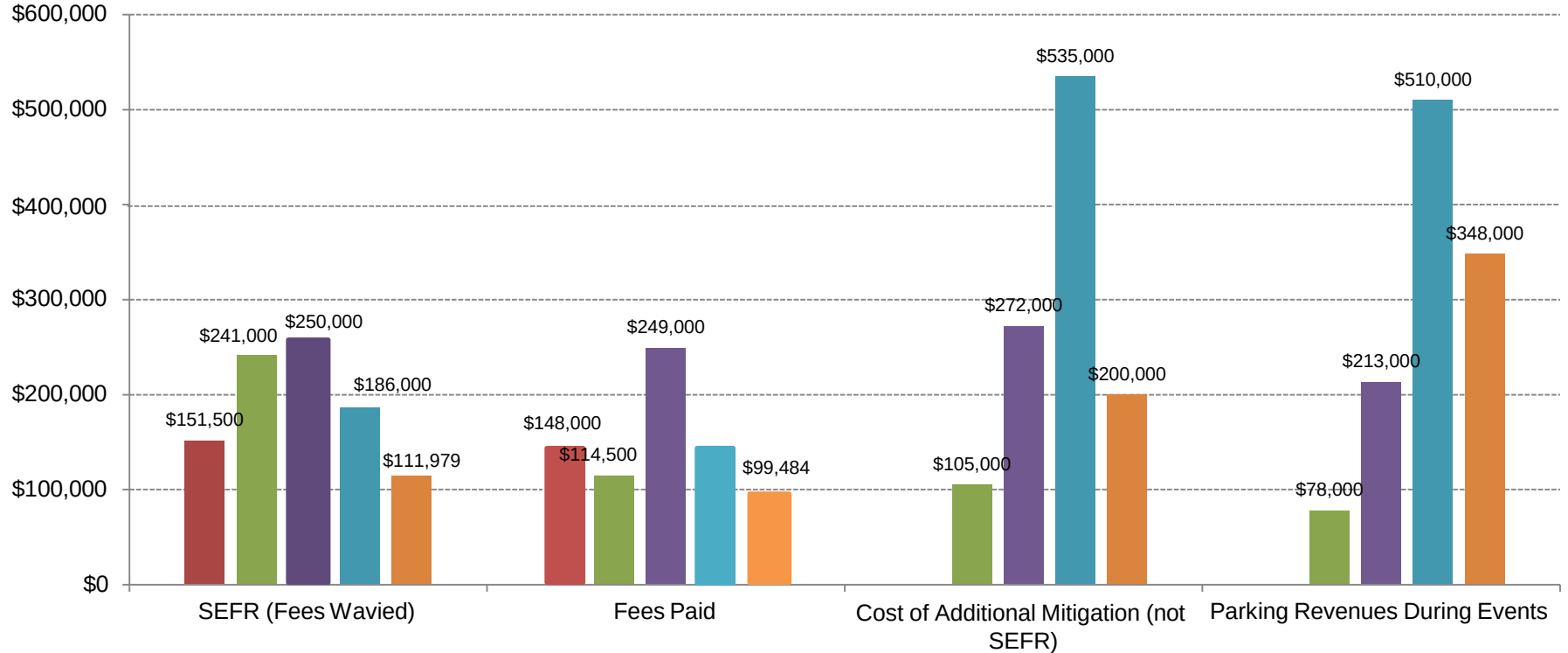


Source: Park City Municipal Corporation. As of 12/4/2020.

Event Fee Waivers & Impact

Additional Fee Reduction Provided for Events Over Time

2016 2017 2018 2019 2020



2021 LEGISLATIVE BILLS TO WATCH									
Category	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Final	Stance	
Housing	HB 82S04	Single-Family Housing Modifications	Rep. Ray Ward		Modifies provisions to single-family housing: ADUs must be permitted use if allowed, may not establish restrictions re: use, including size parking, frontage. Prohibits HOAs from prohibiting ADUs & creates a loan program for ADU creation.	Passed House; Passed Senate. 3/9: signed by speaker.	Passed	Oppose	
Building	HB 98S02	Local Government Building Regulation Amendments	Rep. Paul Ray		Amends provisions related to local government building regulations; opt out of inspections & use independent inspector-can be the builder & issue COO, opt out of plan review, prohibits building design elements	Passed House; Passed Senate. 3/5: signed by speaker.	Passed	Oppose	
Planning	HB 107S01	Subdivision Plat Amendments	Rep. Joel Ferry		Specify easements & ROW for water conveyance in the plat, facilities within 100 ft of plat, written notice of the facility. Cities have to mail written notice to facility owner & requires a survey to verify some water conveyance facility info	Passed House. Passed Senate; 3/10: enrolled.	Passed	TBD	
	SB 65S01	Community Reinvestment Agency Amendments	Rep. Wayne Harper		Interlocal agreement for the purpose of transferring incremental revenue; new tool-agency can levy a property tax on property in boundaries; agency cannot extend scope; Allows agency to use property tax revenue for agency-wide projects; prohibits agency from new CRA unless	Passed Senate; Passed House; 3/9: enrolled.	Passed	No position (discretionary)	
Sustainability	HB17S01	Utility Permitting Amendments	Rep. Stephen Handy		Preemption of municipalities ability to restrict utility hookups.	Passed House; Passed Senate. 2/25: Gov signed	Passed	Oppose	
Finance	HB 94S01	Microenterprise Home Kitchen Amendments	Rep. Christine Watkins		Health Dept approval will allow home catering, bypassing commercial kitchen	Passed House; Passed Senate. 3/9: enrolled	Passed	Opposes	
Police	HB 154S03	Use of Force Revisions	Rep. Kera Birkeland		Defines terms of force by peace officers. Thet act of committing a death must occur before an officer is justified in using deadly force, on behalf of a third party, or in order to protect themselves.	Passed House; 3/5: 2nd Senate reading, failed.	Failed	Oppose	
Police	HB 66	Sheriffs Amendments	Rep. Casey Snider		During a riot situation, it allows the sheriffs office to have primary authority. Was drafted to address the SLC issue. It removes local authority over our jurisdiction if we disagree on how it should be handled.	1/19: 1st House reading; failed.	Failed	Oppose	
Sustainability	HB 209S03	Vehicle Registration Fee Revisions	Rep. Kay Christofferson		Increases registration fees on electric, hybrid, plug-in hybrid, & other vehicles.	2/8: 3rd House reading; failed.	Failed	Oppose	
Sustainability	HCR 5	Concurrent Resolution Encouraging Statewide Emission Reduction Goals	Rep. Stephen Handy		Encourages the adoption of emissions reduction goals.	1/19: 1st House reading; failed.	Failed	Support	
Sustainability	HB 89S01	Hydrogen Tax Credit Amendments	Rep. Douglas Sagers		Creates tax credit provisions related to hydrogen energy.	1/19: 1st House reading; failed.	Failed	Support	
Sustainability	HB 145	Clean and Renewable Energy Requirement Amendments	Rep. Raymond Ward		Modifies provisions relating to clean energy requirements for a large-scale electric utility. Sets 50% reduction goal by 2030 for Rocky Mountain Power.	1/19: 1st House reading; failed.	Failed	Support	

FY21 Budget Adjustment Request – Public Works, Golf and Fleet



Golf Cart Fleet Purchase

- Our current fleet of golf carts have reached their useful life of 4 years
- The 2020 golf season was extremely busy and put more wear and tear on the golf carts than typical years
- Golf fund revenues were up \$360K from 2019 to 2020
- Staff recommends purchasing 74 new carts for \$355,000
- The purchase price will come from trading in our current fleet (\$138,750), and the remaining amount from Golf reserves from increased revenues (\$216,250)

Golf Fund

This budget adjustment of \$17,853 includes:

- Elevate Golf Manager position and assign additional functions
- Create Maintenance Supervisor Position – Golf Course Superintendent
- Move Golf Maintenance oversight from Public Works to Golf Course
- Restructure will align oversight & management to the appropriate departments and positions

Golf Fund	Position	Total Cost
Current	Golf Manager	\$ 138,796
Current	Parks IV	\$ 120,509
Total Current		\$ 259,305
Proposed	Golf Course Manager	\$ 143,772
Proposed	Golf Course Superintendent	\$ 133,386
Total Proposed		\$ 277,158
Total Golf Fund Increase		\$ 17,853

Public Works

This budget neutral request includes:

- Elevate Public Works Manager to Public Works Director
- Create supervisory position – Parks Superintendent
- Create new Parks III position & increase Seasonal Staff
- Restructure will streamline the organization and create additional leadership opportunities for long-time employees

General Fund	Position	Total Cost
Current	Public Works Manager	\$ 160,195
Current	Public Works Manager	\$ 158,777
Current	Parks IV	\$ 107,412
Current Total		\$ 426,384
Proposed	Public Works Director	\$ 170,822
Proposed	Parks Superintendent	\$ 133,386
Proposed	Parks III	\$ 94,156
Proposed	Parks Seasonal	\$ 28,391
Proposed Total		\$ 426,755
Variance		\$ 371

Fleet Fund

This budget neutral request includes:

- Re-class Fleet Supervisors to Fleet Manager & Fleet Administrator
- Re-class Mechanic to Shop Foreman
- Increase Seasonal Staff
- Restructure will create a robust system for overseeing management and daily operations

	Position	Total Cost
Fleet Fund		
Current	Fleet Supervisor	\$ 121,872
Current	Fleet Supervisor	\$ 121,872
Current	Mechanic I	\$ 102,103
Current Total		\$ 345,847
Proposed	Fleet Manager	\$ 133,386
Proposed	Fleet Administrator	\$ 103,700
Proposed	Shop Foreman	\$ 103,700
Proposed	Fleet Seasonal	\$ 4,647
Proposed Total		\$ 345,433
Variance		\$ (414)

Other Budget Adjustments (Grants)

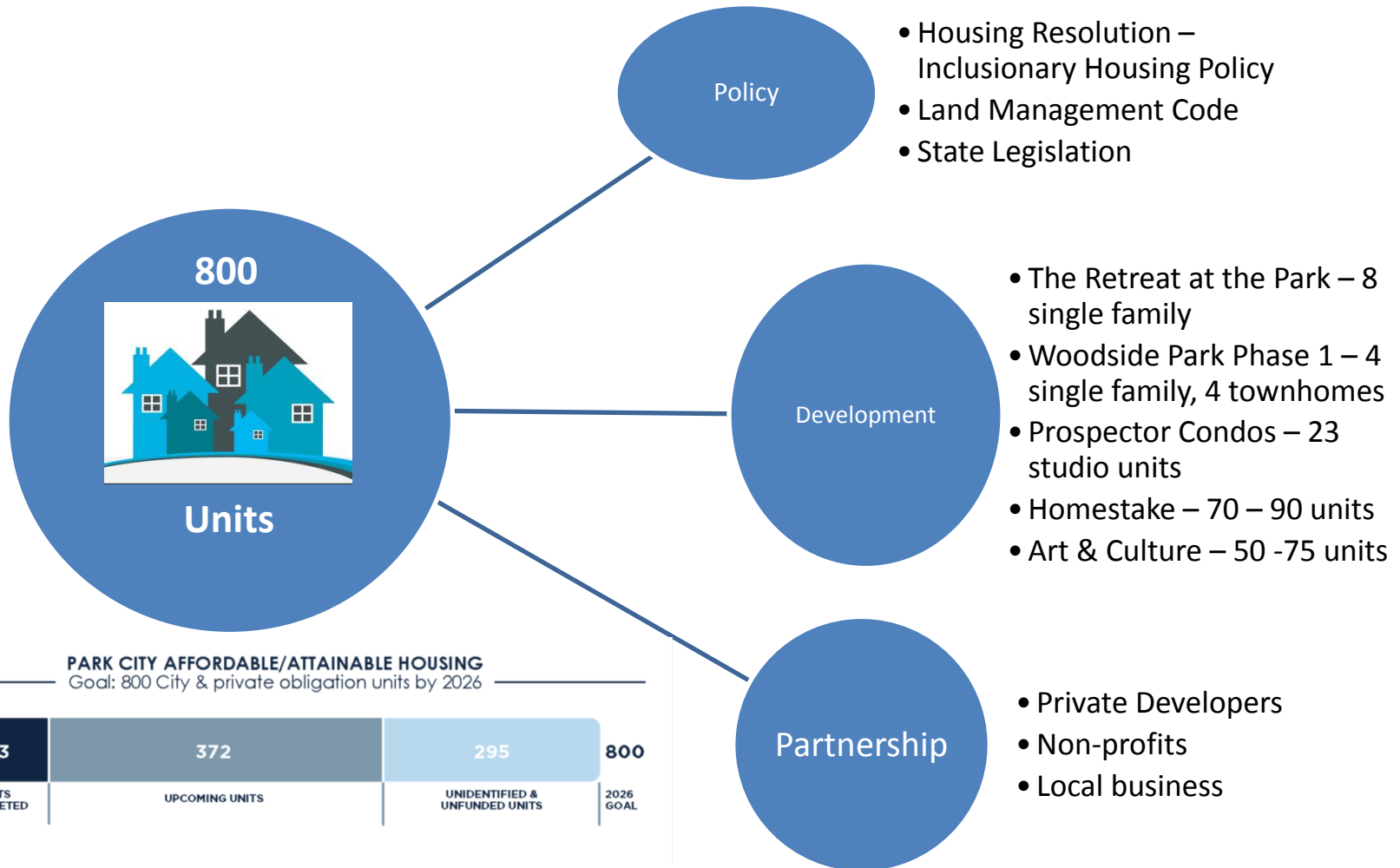
- Library - \$100 for miscellaneous donation;
- Library - \$804.95 University of Utah Cares Funding (Hot Spots);
- Police - \$4,500 for Justice Assistance Grant (JAG) Federal Pass-Through;
- Special Events - \$3,000 for Rocky Mountain Power Grant; and
- Special Events - \$10,000 Restaurant Tax Grant – Summit County 4th of July Celebration.

Private/Public Partnerships

March 2021



Three Prong Approach



Tasks

- **Demographics** of the Park City workforce to help determine targeted AMI levels;
- **Construction Cost** – Why are construction costs higher in Park City?
- **Pros and Cons** of Public/Private Partnerships;
- **Draft an RFP** – Outlining City requirements
- **Entitlement** - Steps to entitle City-owned properties
- **Options** - Options for the Woodside Park Phase 2 site.

Demographics of Park City Workforce

Description	2021 Jobs	Median Hourly Earnings	Median Annual	% AMI Family=1	% AMI Family=4
Food and Beverage Serving Workers	1,403	\$11.62	\$23,234.03	29%	20%
Retail Sales Workers	915	\$13.54	\$27,089.57	34%	24%
Building Cleaning and Pest Control Workers	753	\$14.73	\$29,465.73	37%	26%
Cooks and Food Preparation Workers	729	\$15.62	\$31,247.28	39%	27%
Top Executives	689	\$33.03	\$66,059.36	83%	58%
Information and Record Clerks	602	\$15.59	\$31,181.39	39%	27%
Entertainment Attendants and Related Workers	582	\$13.74	\$27,480.97	34%	24%
Other Food Preparation and Serving Related Workers	529	\$12.08	\$24,168.21	30%	21%

Size	# of Employees	% of Workforce	% AMI Family =1	% AMI Family = 4
Greater than 500	6,203	41%	41%	29%
Greater than 300	9,063	60%	51%	36%
Greater than 200	11,992	79%	50%	35%
Entire Workforce	15,097	100%	61%	40%

HOUSING DEVELOPMENT	AVERAGE AMI
WOODSIDE PARK PHASE 1	89%
CENTRAL PARK CONDOS	73%
RETREAT AT THE PARK	70%

Construction Costs

What causes Park City to experience higher construction costs?

- **Labor** – increase costs 15-25%
- **Sustainability** – increases costs between 10%-15%,
- **Materials** – increase cost by around 7%-8% per year
- **Design Standards** – Park City housing utilizes a building design that seeks to maintain compatibility with surrounding neighborhoods

Overall cost increase of between **35% - 60%**

Public/ Private Partnerships

Pros & Cons

Public/Private Partnerships	
PROS	CONS
They provide better infrastructure solutions than an initiative that is wholly public or wholly private. Each participant does what it does best.	Every public-private partnership involves risks for the private participant, who reasonably expects to be compensated for accepting those risks. This could increase City costs.
PPPs could result in faster project completion and reduced delays on infrastructure projects by including time-to-completion as a measure of performance and therefore of profit.	The City would likely reduce or forfeit any possibility of profits or potential revenue generated from the projects in the future.
Risks are fully appraised early on to determine project feasibility. In this sense, the private partner can serve as a check against unrealistic government promises or expectations.	City may need to be flexible in design and other amenities in order to meet private sector proforma needs.
The operational and project execution risks are transferred from the City to the private participant, which usually has more experience in cost containment.	
By increasing the efficiency of the City's investment, a PPP allows the City funds to be redirected to other housing initiatives.	

Request for Qualification (RFQ)

- **Location** – Homestake site in Bonanza District
- **Targeted AMI Levels** – Average 60% AMI
- **Rental vs. Ownership** – Rental
- **Number of Units** – 75-100 units
- **Market Rate units** – No more than 20%
- **Additional Requirements** – Staff provided a list of provisions, minimum requirements, and preferences

Next Steps

- Is Council supportive of the proposed Provisions, Minimum Requirements, and Preferences for the RFQ for the Homestake site.
- Is Council supportive of releasing an RFQ for the Homestake site in a form approved by the City Attorney's office?