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

December 9, 2021

The Council of Park City, Summit County, Utah, met in open meeting on December 9, 2021, at 2:00 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property, litigation, and advice of counsel at 2:00 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, and Joyce
EXCUSED: Council Member Worel

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 3:10 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, and Joyce
EXCUSED: Council Member Worel

WORK SESSION

<u>FY2022 City Manager's Recommended Budget: Operating Budget and Fee Schedule Amendments Discussion:</u>
Jed Briggs, Erik Daenitz, and Penny Frates, Budget Department, presented this item. Daenitz gave an update on sales tax revenue and indicated FY21 was 11% higher than FY20, and sales tax through the end of September was almost $900,000 more than the previous year. He reviewed economic indicators and projected a record number of visitor nights this winter. He also noted online sales began spiking in 2020 and it was still a huge market. It was indicated the increase in online transactions was a result of businesses doing more online. Council Member Gerber asked if online hotel bookings were part of the data, to which Daenitz stated it was not counted in the online data. Daenitz stated sales tax for September, 2021 was 15% higher than September, 2020.

Briggs discussed labor challenges within the City and in the nation overall. He indicated the unemployment rate for Summit County was 1.5% and there were one and a half jobs available for every person looking for employment. Daenitz asserted inflation had accelerated over the past year, adding to the difficulty of finding entry level workers.

Frates noted some of the requested budget adjustments were technical, and other adjustments included personnel and equipment requests. An Ice Arena grant was also moved to the FY22 budget. The facility cleaning contract was renewed with a cost increase of $80,000. She noted Human Resources requested $50,000 for recruitment incentives. Frates indicated there were certain positions that had not been filled and there was a request to increase the wages for those positions. Council Member Gerber asked if a wage could be increased if this budget adjustment wasn't sufficient to recruit personnel. Briggs stated the requested amount was for the middle of the year and he thought it was sufficient.

Chief Wade Carpenter reviewed the police officer shortage and indicated 10 officers had resigned in the last 24 months. When law enforcement agencies in Salt Lake Valley increased their wages, many officers left Park City since they would not have a two-hour commute in addition to their shift. Lieutenant Rob McKinney displayed a wage comparison chart for law enforcement and indicated Park City used to be one of the top payers for officers and now it was at number 15 or 16 in the State. Chief Carpenter stated there were some incentives the City used to attract officers, including mental wellness initiatives, special assignments, community outreach, leadership training, lump sum merit bonuses, having a take-home car, and having the support of the Park City community. Lieutenant Vai Lealaitafea discussed the VALOR officer wellness program, and noted it was a program that created an environment where officers felt valued and respected.

Council Member Gerber asked what the commute time requirement was for the officers, to which McKinney indicated the officers were required to live within 35 miles from the City limits. Council Member Joyce asked if the budget request would fill the wage gap and would retain and attract officers. Dias stated this request was necessary to keep officers from being recruited to other jurisdictions. Council Member Joyce saw the need for increased wages because of the 1,100 law enforcement officer deficit in the State. Mayor Beerman asked if it was possible to increase wages to the 90th percentile, and noted the City saw a revenue increase because of tourism and tourism required increased enforcement, so this was a justified investment. Briggs stated $100,000 more would be needed to move the Police from the 80th percentile to the 90th percentile. Council Member Gerber favored moving the wages to the 90th percentile since the budget was available. She asked what other things could be done to attract high caliber officers. Chief Carpenter stated he was working with the legislature on the Tier One/Tier Two retirement plans. Council Members Henney and Doilney favored increasing the wages to the 90th percentile as well.

Daenitz stated all capital increases had been funded by revenue or grants. Frates reviewed two changes in the fee schedule. Parking requested to eliminate the first hour of free parking and start paid parking on China Bridge at 6:00 p.m. Wasden noted it simplified the parking fee process. Briggs stated Council would be asked to adopt the adjusted budget at the next meeting. He stressed these requests were critical needs so there wouldn't be problems in the future.

Council Member Doilney indicated Park City was all about people, and he thought City employees should be among the top paid in the State. He also favored the other recommendations and he hoped staff would keep looking at the future with an eye on retaining employees. Council Member Gerber suggested requiring repayment or a certain service requirement to dissuade officers from leaving after training. Council Member Henney stated Park City was very fortunate that it had the resources to retain employees. Mayor Beerman was surprised there was no mention of replacing the soils manager position, which had been vacant for almost two years. Briggs indicated there was a list of new positions that Budget received, but they decided to focus on retention for now and look at the new positions during the next budget cycle. Mayor Beerman urged the Council to consider funding the soils manager. Council Member Joyce asked Budget to come back next week with additional requests so Council could determine which position was the top priority. Dias stated a soils manager was one of the top priorities and he would bring some of the top priorities to the Council at the next meeting.

<u>Winter Economic Preview - Presentation by Chamber/Visitor Bureau, Park City Mountain Resort, and Deer Valley Resort:</u>
Jennifer Wesselhoff, CEO Chamber of Commerce/Visitor's Bureau, stated the City was expecting a robust ski season. With occupancy as a key indicator, the outlook was very positive. Lodging reservations had surpassed last year's actual lodging stays. It was important to keep visitors coming to Park City since most businesses made the bulk of their revenue in the winter months. The Bureau's main interest was bringing visitors during mid-week and non-holiday weeks. Marketing would be paused if COVID transmission rates called for it. She thought the City needed to look at impacts caused by climate change.

Mike Goar, Park City Mountain Resort, indicated snow making conditions were good and he was grateful for the snowfall. He thought the ski experience would be returning to normal this season and noted there were no restrictions to skiing and no requirements for facemasks. There would be vaccine requirements for the restaurants. His team looked forward to a great winter.

Coleen Reardon, Deer Valley, discussed the facilities being renovated and the restaurant changes. She noted many guests preferred takeout food. She indicated there was a lot of good energy on the mountain. Steve Graff stated skiers enjoyed being outside and restrictions were loosened on the lifts. The World Cup was coming and he noted the community had really embraced this event. He asked for a discussion on closing Marsac Avenue. Mayor Beerman asked for Deer Valley's help in addressing safety concerns for that road. Matt Dias indicated the City had put pressure on UDOT this summer and UDOT needed to hear from others in the community, but he realized the road needed to be opened. He hoped for a quick resolution.

Council Member Doilney thanked the resorts for pushing sustainability with the visitors who came to town. Council Member Gerber appreciated resort employees who served Park City's guests.

<u>Discuss Proposed Land Management Code Amendments to Reduce Accessory Apartment Regulations:</u>

Rebecca Ward, Assistant Planning Director, reviewed the current regulations for accessory apartments, and noted HOA CCRs could prohibit these units. She explained the outreach efforts and the Planning Commission efforts as amendments were drafted for these units. The proposed amendments would remove the requirement that the owner live onsite, but a deed restriction would be recorded on the property and the rental agreement had to be a minimum term of six months. There would also be a requirement that impacts from the units be mitigated. She stated there was a proposed amendment for detached units as well. She noted Planning Commission was split on having a staff level review for the units, and the Chair broke the tie in favor of staff review.

Council Member Gerber talked about the six-month rental requirement for the primary residence and the 90-day lease for renters in the accessory unit and asked how the length of 90 days was determined. Ward stated 90 days was recommended to accommodate seasonal employees. Council Member Joyce noted the amendments were efforts to simplify the process. He was concerned about the deed restriction and asked what prompted that amendment. Ward stated the deed restriction would put future owners on notice and allowed for enforcement if there were short-term rentals. The recommended code included the deed restrictions. It was indicated the deed restriction was tied to the property.

Council Member Joyce stated some in the community did not like accessory units, but he thought they were a great help to the community. He hoped the code language could be simple and easy to accommodate. He didn't think a deed restriction was necessary and he asked Council what could be done to incentivize this program.

Council Member Doilney asked if more people living in the HR zone was feasible, since there would be more congestion, trashcans, etc. Council Member Joyce indicated many homes were already built out to the maximum square footage allowed, but there were a few properties that had space for this program.

Council Member Gerber had an issue with the deed restriction and gave an example of accessory units used as caretaker units for owners in the main unit. Council Member Doilney indicated the deed restriction was for long-term rentals or owners who wanted an additional unit. Council Member Gerber asked if zones could be created for accessory units, such as a dense zone that had stricter parking requirements and more flexible zones for areas with bigger lots. Mayor Beerman suggested only putting the deed restriction on the accessory unit.

Council Member Joyce reviewed many changes were made to Building, Planning, and Engineering so applicants could navigate their projects easily. He hoped this program could be easy for the applicant as well. Council Member Henney agreed the process should be predictable and streamlined and he requested public noticing in the process. Mayor Beerman favored public noticing as part of the administrative review. Further discussion ensued on the process. Council Member Gerber requested nightly rentals be allowed to have deed restricted accessory units on the property. Council Member Joyce favored defining long-term rentals as 30+days. Council Member Gerber felt it was beneficial to extend the required rental period to 90 days to serve the seasonal employees. The Council agreed to have administrative review with public noticing.

Discuss Quinn's Junction Partnership Annexation and Master Plan Development (MPD) and the Substantive Modification to the Annexation and MPD for Studio Crossing, a Proposed Mixed-Use Development including Commercial and Housing Uses Located at 4001 Kearns Boulevard:
Alex Ananth, Senior Planner, and Jason Glidden, Affordable Housing Manager, were present for this item. Ananth reviewed the history of the Master Planned Development (MPD) and indicated the applicant could present an alternate proposal for use, number, footprints and buildings on the remaining space. The new proposal included 81,000 square feet of affordable housing, 134,000 square feet of market rate housing and 60,000 square feet of commercial use. She noted if the applicant could increase density, they could increase the affordable units from 90 to 150.

Justin Keys, representative for Crandall Capital, and Trent Smith, Architect, Modern Out West, explained the project layout. Smith indicated the project would include market rate condos, a transit hub, commercial space, a plaza, affordable housing, a rail trail connection, and amenities. He proposed the following building order: mixed-use affordable housing, commercial, townhomes, market rate condos, and possibly more affordable housing if density bonuses were granted. Council Member Gerber asked if affordable housing could be built above the commercial, to which Keys indicated additional density allowances were needed. Smith noted there were five more acres of green space in the current proposal than the original proposal. Keys indicated a subdivision application was pending.

The Council took a break before continuing this discussion during the regular meeting.

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 Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
Council Member Nann Worel	Excused

II) PROCLAMATION

1. Consideration to Adopt Resolution 29-2021, a Resolution Welcoming the Return of Winter in Park City:

Matt Dias, City Manager, stated winter in this town took a collaborative effort by business employees and frontline staff who plowed streets and shoveled sidewalks.

Mayor Beerman highlighted Public Safety and Public Works staff who worked hard to keep the community safe in the snow. The Mayor and Council read the resolution aloud.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Gerber moved to adopt Resolution 29-2021, a resolution welcoming the return of winter in Park City. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, and Joyce
EXCUSED: Council Member Worel

Discuss Quinn's Junction Partnership Annexation and Master Plan Development (MPD) and the Substantive Modification to the Annexation and MPD for Studio Crossing, a Proposed Mixed-Use Development including Commercial and Housing Uses Located at 4001 Kearns Boulevard (Continued from Work Session):

Council Member Gerber asked if the affordable units would be for sale. Keys stated they would be rentals and a third party would manage them. Council Member Gerber asked that more two- and three-bedroom units could be rented at lower AMIs. Keys stated the average AMI would be 80% so if one unit sold at a high AMI, they would rent another unit at a lower AMI. Council Member Gerber stated any opportunity to create additional density would be appreciated. She also asked if the developer would consider constructing pickleball courts. Smith stated there would be a multiuse court.

Council Member Joyce stated at the last development meeting, the developer stated he tried to keep the density the same as the original MPD. Council Member Doilney favored keeping the proposal as-is so it could move forward. Mayor Beerman agreed, but requested the AMI language state the average would be 80%. Council Member Henney supported the proposal and favored sending it to the Planning Commission for review. Council Member Gerber hoped the commercial use could be over-engineered for possible housing above it in the future. Smith did not recommend over-engineering because it was not wise putting something new on top of something old.

Ananth stated the applicant proposed building additional affordable housing on Phases One, Two, and Four if given density bonuses. The Council agreed to send the proposal to Planning Commission and they could give consideration for density bonuses for additional affordable housing.

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Henney stated there would be several boards meeting before the new Council liaisons were appointed and he suggested appointing interim liaisons. Mayor Beerman asked Council Member Henney to coordinate with Matt Dias on that.

Council Member Joyce indicated the Prospector Square Property Owners Association was working to be more active with new restaurants and infrastructure. He attended the Council Vacancy information meeting and noted it was well attended. He also announced there would be brush pile burnings in the next few days at certain locations in town.

Council Member Gerber indicated the Electric Light Parade was last Saturday. She requested parking be moved to one side of the street in the future to alleviate congestion.

Council Member Doilney announced he would be gone for the next meeting and he thanked the current Council for their service and friendship. He wished Mayor Beerman and Council Members Henney and Joyce well in the future.

Mayor Beerman indicated Chief Carpenter received the Public Safety Partnership Award from the Governor last week.

Staff Communications Reports:

1. Annual Report on Completion of Park City Heights Development Housing Obligation:

2. Municipal Equity Index and Social Equity Update:

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

Mayor Beerman opened the meeting for any who wished to speak or submit comments on items not on the agenda.

John Greenfield stated he talked to the Crandall Company on the 80% AMI for the Quinn's Junction Development and he thought a lower AMI percentage would benefit the workforce more. He also favored additional affordable housing for the project.

Mayor Beerman closed the public input portion of the meeting.

V) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from October 28, 2021, and November 4, 11, and 16, 2021:
Council Member Gerber referred to the November 11th minutes, Page 11, Lines 38-40 and indicated she wanted to move ahead with the program but applications should be prioritized within the program and not have as many restrictions on the program to start.

Council Member Henney referred to the October 28th minutes, Page Two, Line 25, and requested to remove "but he felt strongly Royal Street should be designated as the access route."

Council Member Gerber moved to approve the City Council meeting minutes from October 28, 2021, and November 4, 11, and 16, 2021 as amended. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, and Joyce
EXCUSED: Council Member Worel

VI) CONSENT AGENDA

1. Request to Approve Ordinance 2021-48, an Ordinance Establishing Compensation for the Mayor, City Council, and Statutory Officers for Fiscal Year 2021-2022 in Park City, Utah:

2. Request to Authorize the City Manager to Execute Amendment No. 1 to the Design Professional Services Agreement with Horrocks Engineers, Inc. for the Homestake and Munchkin Roadway Improvements Design in a Form Approved by the City Attorney, Not to Exceed $22,949.00, for a Total Amount Not to Exceed $192,146.00, and Extend the Termination Date of the Contract to December 31, 2022:

3. Request to Authorize the City Manager to Execute Addendum No. 2 to the Professional Service Agreement with SKM Engineering, LLC for Water System Supervisory Control and Data Acquisition (SCADA) and Telemetry System Integrator Services for Programming, Troubleshooting, and Repair of Water Facilities, Telemetry Communication, and Control Systems, Increasing the Contract by $233,000 with a Total Contract Amount Not to Exceed $528,000 and an Extension of the Contract to December 31, 2023:

4. Request to Approve a Five-Year Professional Service Contract with Summit Land Conservancy, in a Form Approved by the City Attorney, for Third Party Open Space Easement Monitoring in an Amount Not to Exceed $203,614.00:
Council Member Joyce asked if Treasure Hill was included in the financing for Summit Land Conservancy in the Treasure Hill meeting and was told it was not included. Mayor Beerman asked that a map of the lands be provided in the future.

Council Member Joyce moved to approve the Consent Agenda. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, and Joyce
EXCUSED: Council Member Worel

VII) OLD BUSINESS

1. Winter Transit Service - Orange Routing Off Royal Street:
Kim Fjeldsted, Transit Manager, Andy Stevenson, Outreach and Marketing Coordinator, and Franklin Williams were present for this item. Fjeldsted indicated the Orange route was changed and significant public comments were received. She reviewed pre-COVID ridership, surveys, and customer feedback were all considered in changing transit routes. The Orange Line was changed to go down Marsac instead of Royal Street, removing nine stops. Transit met with residents virtually and offered those residents on-demand service, but the residents preferred the ongoing bus service. Stevenson

reviewed the outreach efforts regarding the route survey. Fjeldsted reviewed three options for this service: keep the current plan, keep the current plan plus offer on-demand service to the impacted area, or return the Orange service to Royal Street.

Council Member Gerber asked what the on-demand service did. Fjeldsted stated the resident would call Transit and they would be picked up at the nearest bus stop. If they called up to an hour in advance they could be picked up within 15 minutes. They would be taken to another on-demand bus stop, in this case Old Town, Snow Park, or Silver Lake. Staff tried to make on-demand service efficient and it would pick up multiple passengers if possible, so there was a possible 30-minute window of waiting at times. Council Member Gerber asked if on-demand could pick up residents at their home and take them to a transit center. Council Member Joyce thought that sounded like a free Uber. Council Member Gerber stated she was happy so many people on Royal Street were upset about the route change and the comments showed some rode the bus. But it wasn't worth the extra cost of reinstating the original route.

Council Member Doilney indicated the data made a clear argument for the current plan. He was interested in Option B and wanted to see how the on-demand service worked.

Mayor Beerman opened the meeting for public input.

Rick Barros, American Flag HOA, asked to see the new plan because the change was new to him. His neighbor told him there would be no bus service this year. He contacted the City and Alex Roy stated the survey didn't include that area, and then sent him the survey with four days left to take it before the deadline. Barros stated there needed to be a bus service in that area. If Plan B was considered, people would have to wait 30 minutes at the transit stop, and the on-demand wouldn't allow passengers to bring kids or grandkids.

Robert Boone stated the criteria for living in Park City was to be close to a bus line. His family was disappointed there was no longer service. He thought most people in the City had bus service. He learned funding for Transit came from the Federal Transportation Authority (FTA) and local sales tax and he hadn't heard that the FTA had cut funding. He was for efficiency, but there was no perfectly efficient transportation system. He didn't think cutting the Orange Line would serve the community as a whole. He heard the change was to allow Deer Valley employees to get to work quicker. He suggested running the bus less frequently, or running it up Marsac in the mornings and down Royal and the opposite at night so the residents on Royal Street could have access to the bus.

Bob Dillon lived in town for 25 years and had seen the buses driving around town with 5%-10% occupancy. He stated the big buses were designed for high density towns. He suggested smaller buses or a micro-transit system. If the system was usable, people would use it. He thought the on-demand as explained right now was not usable. He suggested an app so people would not have to wait outside for 30 minutes. He also suggested more drop zones and to offer the service to other subdivisions. If the service was usable, it would get used.

Victoria Schlaepfer, Deer Valley, stated the City was awesome in helping transport employees to work. As a citizen of Royal Street, it would be nice to get people into town and on-demand was a good option.

John Greenfield favored the on-demand service, but he noted the operator didn't pick up the phone. If the point was to help people, the service needed to be consistent. Buses were predictable and he suggested running the buses during peak times, and then on-demand the rest of the year.

Liz Kennedy via Zoom echoed other comments that she didn't know the bus service was being cancelled. Her family used it going to town for dinner or going skiing. It didn't make sense that the route was cut because there was limited parking. She noted buses cut down on pollution and drunk driving. She hoped Council would consider returning service to Royal Street.

Connor McCarthy via Zoom stated he counted on the bus service and was a frequent rider. He understood the need for efficiency, but the cost on Marsac would increase because fuel costs would rise and riders would decrease. He hoped creative alternatives could be considered.

Paul Twardowski via Zoom asserted his neighborhood was not given notice of the route change. It didn't seem like a fair process to proceed without public participation. He noted his family and guests used the bus. Staff told him it was not a cost issue, but an efficiency issue. He liked the loop option and asked that other options be studied. He also submitted the following eComment: “1. The affected residents were not polled or considered in this decision. We only found out at the last minute by accident. 2. We do ride the bus to avoid adding traffic to the mess on busy days. 3. The options considered do not include options that still allow some bus service on Royal (eg a one-way loop) 4. On-demand will not be used.”

Nancy Delaska via Zoom stated her neighborhood wasn't part of the process. She didn't know what was discussed and what was considered. She thanked staff for their time and Council for their consideration. She stated this was an important service to this area. Buses would be going that way anyway and she thought the route should be maintained. She stated she was confident the ridership numbers were not comprehensive and felt some data was missing. She indicated the only alternative for residents was to drive, causing more traffic in town.

Charles Meyer via Zoom indicated it was too cold for his family to stand outside in the winter. On-demand was spotty service. There were fewer options now for the residents of that area. He hoped his comments would be considered.

Todd Delaska via Zoom thought bus service protected the environment. From an economic standpoint, the residents were patrons of Deer Valley, but there needed to be a viable way to get there.

Dominic Andreano via Zoom stated this affected everyone in this community. He thought the City wanted to cut down on traffic congestion. He felt eliminating the bus route would hurt property values and urged the City to keep the original Orange Line service.

Tana Toly stated the Mine Road was closed with one inch of snow, so it would be great to keep the route on Royal Street until it was known what was going to happen with UDOT.

Jon Burke eComment: “The staff report totally ignores the riders, lots of them, who have gotten on the Orange bus at Snow Park for years during ski season to get to Sliverlake. With no free parking at Silver Lake or the transit center the only way to get to the businesses, restaurants and lodging at Silver Lake is to park at Snow Park and ride the bus. These business generate huge tax revenues. Btw, taking a bus down to the transit center and switching is too long and for those in ski boots with skis/ poles not practical. Please reinstate the Orange route up Royal.”

Gottfried Tittiger eComment: “I sent an e-mail to Sarah Pearce a bit earlier today outlining a potential solution that I thought might work for Royal Street. I don’t have all the scheduling specifics, but thought some service on Royal Street could be accommodated. I hope that you will consider reinstating some service on Royal Street serving our community among others. Thank you for your time. Excerpt from Sarah Pearce e-mail: I would like to suggest that you consider adding at least a variable one - way route on Royal Street. In the mornings, the Orange Bus could leave the OTTC and go straight up Marsac to Silver Lake which addresses the desire for many riders (likely individuals going to work or skiing) for a faster route. The bus could then go down from Silver Lake to Snow Park on Royal Street and then on to the OTTC. Based on the 9-minute travel time, it appears the Orange Line could stay on a one-half hour frequency, as it does now. In the afternoon, the Orange Line would reverse direction and go from the OTTC to Snow Park and up to Silver Lake. From Silver Lake, it would provide direct service down to the OTTC, thereby satisfying the desire for (workers and skiers) a direct route and the efficiencies it provides. I believe that this routing should at least be implemented on a trial basis, perhaps through the upcoming holidays. While this proposal does not replace the service that has been discontinued, it does provide a more reliable option as opposed to the On-demand service. At least with an effective hourly scheduled service on the portion of Royal Street that is not currently serviced, one could get from stops on Royal Street to the OTTC, Snow Park and Silver Lake."

Karen Whitney eComment: "First, I want to make the observation that the data collected on bus ridership took place over only one season or year: 2019 and 2020. For such important decision making as the altering of the Orange Line bus route, an amenity that has served for decades, I would hope that data collection spanned more than one year. In my work as a researcher, I could describe the ridership data collection as a one-shot case study. With Park City's rapid growth, we are experiencing huge, rapid change. While change is exciting and inevitable, I think we all hope that we deal with it in a savvy and proactive manner. We want to make decisions about scarce resources in an economic, yet fair and equitable manner. Occasionally those decisions may have unintended consequences. In studying the various Orange Line graphics, three areas of question or concern seem to be apparent to me: Safety and Environmental Concerns-On the Guardsman Cutoff link from Marsac up to Royal St., I envision potentially hazardous conditions and situations when the large, city bus negotiates that very narrow road with two-way traffic, on a icy and snowy surface. During the busiest of the ski season, there is heavy, vehicular traffic going up and down Guardsman Cutoff. Drivers are often in a hurry and take risks on that road. City liability exposure comes to mind here. Also, at the top of the Guardsman, the road ends in a "T," with a required right or left turn onto Royal St. and oncoming traffic. I have seen uphill cars stacked eight and nine deep, while waiting to get through the intersection. Another factor to be considered is that with the wildfire growth taking place all around Park City and Deer Valley, parking is becoming prohibitively scarce and outright impossible. We do not need to add more cars! Fairness and Equity-As indicated in one of the proposal documents, the segment of Royal St. that has been eliminated includes many single-family homes, and of course there isn't the population density of many of the more recent developments. If much of the funding for Park City's transportation comes from sales taxes, don't those Royal St. residents' sales tax dollars spend as well as everyone else's? Another consideration that must not be overlooked is the possible erosion of property values along those stretches of Royal St. that do not enjoy the same conveniences and amenities as other areas of Deer Valley and Park City. The Deer Valley Experience-The full length of Royal St. is a relaxing, gently flowing street with beautiful natural vistas, and examples of long- established residential areas. It is a very inviting ride for visitors, especially those non-skiers who will not be touring Deer Valley by ski lift and runs. And I would add, the full length of Royal St. is a very pleasant tour for visitors in the summer. Marsac does not display such natural splendor.
As we discussed when we talked, earlier this morning, Deer Valley has held a vaunted position among skiers and winter travelers for many years. Ski Mag readers have consistently ranked Deer Valley at the top, or among the top three or four ski resorts for decades, and just this year, Conde Nast has named Deer Valley as #1 ski resort in the United States! Again, thank you for working with me, Sarah. I will hope that, with the rapid growth and change in the area, the Park City Council will recognize the

importance of maintaining good support for transportation along the full length of Royal Street."

Mayor Beerman closed the public input portion of the meeting.

Council Member Gerber asked what the plan was when Marsac was closed, and was told Marsac would not be closed. She stated it didn't make sense to run the big buses, but it was a great place to use on-demand service. She also suggested adding the on-demand service to the Transit app. She stated one concern was the on-demand service would leave before the patron arrived, to which Fjeldsted stated the shuttle would wait.

Council Member Joyce apologized some neighborhoods didn't receive notice of the route change, but this wasn't a survey discussion. Transit was asked to be more efficient, and an average of nine riders per day was not efficient. He indicated Transit was funded with sales tax, which came mostly from visitors and businesses. He didn't think the on-demand option currently in place was a good fit for Royal Street. He thought microtransit would be a good fit when that service was implemented in the future.

Council Member Henney stated the bus used to go up Marsac and down Royal and then it only went on Royal Street. He thought before the service was taken away from Royal Street, there needed to be a viable alternative. Council Member Gerber liked Council Member Henney's suggestion of having the bus route go up Marsac and down Royal while working on a microtransit solution. Council Member Doilney agreed with Council Member Joyce, but favored Council Member Henney's suggested option. The Council consistently talked about getting people out of cars and this option was a good compromise.

Mayor Beerman asked Fjeldsted if it was accurate that on-demand was not reliable. Fjeldsted indicated it was more reliable than was related, but the app was not running and the on-demand option was not optimal. Council Member Joyce was fine with Council Member Henney's option, but he didn't want to minimalize the on-demand service. He noted oftentimes microtransit generated more traffic than on-demand.

Matt Dias summarized Council favored the hybrid solution for bus service up Marsac and down Royal. He asked Fjeldsted to look at a plan and bring it back to Council next week. He noted this could mean another route was impacted. Mayor Beerman thanked the residents who gave feedback. He stated this was not a sustainable solution and he hoped Transit could implement microtransit soon.

<u>2. Consideration of the Southeast Quinn's Junction Annexation Protests:</u>
David Everitt, Deputy City Manager, presented this item and reviewed the background of the City's annexation petition. United Park City Mines was the primary owner of the

annexation area which was part of the Flagstaff development. He indicated the City Recorder certified the annexation petition on October 27th and a protest period was implemented with a deadline of November 27th. Four protests were received, and from the City's perspective, the protestors lacked statutory authority to protest. NB 248 and Redus were not property owners or affected entities, which were requirements to protest. The Town of Hideout filed a protest based on their annexation petition, which was ruled void by the 4th District Court so they were not an affected entity. The Hideout Communitiy Advancement and Development, LLC was not authorized to protest because its property was not rural real property.

Mayor Beerman reviewed Council could deny the petition or take no action. Council Member Gerber clarified the Redus protest was another name for Wells Fargo and NB 248 was a protest by Nate Brockbank.

Council Member Joyce thought the annexation was going as planned. A boundary commission would be formed to address the protests and Council should take no action. Plane clarified it was the County's decision whether to form a boundary commission Council Member Doilney agreed.

Mayor Beerman opened the meeting for public input.

Rory Murphy stated he was vice president of United Park City Mines when the development agreement was signed. He supported the City's effort to annex the property and asserted the landowner stated in the first line of the development agreement that that it unconditionally supported any efforts by the City to annex the property. He was disappointed Redus protested and stated they couldn't accept part of the agreement and not the other part.

Mayor Beerman closed the public input portion of the meeting. The Council decided to do nothing with regard to the protests.

VIII) NEW BUSINESS

1. FY2022 City Manager's Recommended Budget: Operating Budget and Fee Schedule Amendments:

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

Council Member Henney moved to continue the FY2022 City Manager's Recommended Budget: Operating Budget and Fee Schedule amendments to December 16, 2021. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, and Joyce
EXCUSED: Council Member Worel

2. Consideration to Approve Ordinance 2021-46, an Ordinance Approving the Park City Heights Phase 4 Subdivision, Located South of Calamity Lane, South of Richardson Flat Road and West of US Highway 40, Park City, Utah, and Approving the Acceptance of the Phase 1 Park City Heights Public Park:
Alex Ananth, Senior Planner and Brad Mackay, Ivory Homes, presented this item. Ananth explained Phase Four was originally approved August 29, 2019, but the plat wasn't recorded. Ivory Homes requested subdivision approval again with two new Conditions of Approval, which were to extend the date of plat recordation and a one-year guarantee for the retaining wall. The park in Phase One would also be accepted by the City. Mackay thanked staff for helping with this phase. He noted it was approved and then COVID hit. Also, the park was great and he was happy to dedicate it to the City.

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

Council Member Joyce moved to approve Ordinance 2021-46, an ordinance approving the Park City Heights Phase 4 Subdivision, located south of Calamity Lane, south of Richardson Flat Road and west of US Highway 40, Park City, Utah, and approving the acceptance of the Phase 1 Park City Heights Public Park. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, and Joyce
EXCUSED: Council Member Worel

3. Consideration to Approve the Memorandum of Understanding in a Form Approved by the City Attorney's Office with JF Development Regarding the Development of the Homestake Lot Owned by Park City Municipal Corporation:
Jason Glidden, Affordable Housing Manager, and Peter Tomai, Rory Murphy, and others representing JF Development, were present. Glidden explained the request for qualifications (RFQ) and indicated they were used in multiple ways, including to prequalify possible vendors and identify the right vendor to negotiate a contract when the City knew what they were looking for in a service. The City issued an RFQ in April, 2021. In the RFQ, the selection process was outlined. A selection committee was formed, and J. Fisher was selected as the developer of this project.

Tomai stated he helped negotiate the MOU. They were hoping to use federal affordable housing tax credits and the application window would be open September, 2022. An aggressive time schedule was set in order to be ready for that application window. The goal for the site was to optimize the number of affordable units. The consensus was to create a mixed income housing development, with the market rate units subsidizing the affordable units. The site would be deed restricted for 50 years and the project would work to achieve the City's net-zero energy requirements. There would be community outreach to ensure the target AMI would be reached and the project would blend with the neighborhood. It was contemplated the City would maintain the long-term ownership of the property, with a 99-year lease of the buildings.

Council Member Joyce asked about exclusivity and if the project was dependent on the tax credits. Tomai stated the intent of the exclusivity was that the developer wouldn't shop the project to someone else down the road if the project didn't pencil out for them.

Jake Wood, J. Fisher partner, explained the tax credits being offered. The company’s track record of producing affordable units would help increase the probability of getting the bonds. Council Member Henney asked to describe the sunset of deed restrictions after 50 years. Wood stated that could be negotiated, but 50 years was the minimum for any affordable housing project done in Utah.

Council Member Joyce read the developer would provide quarterly reports, and asked if that would remain quarterly because he thought it should be on an annual basis. Tomai stated at first it should be quarterly to make sure nothing was missed. Wood indicated there was a property management company within the group that handled the reports and they could be produced monthly. Council Member Joyce didn't want to create a lot of extra work.

Council Member Gerber stated the City owned the land, but the developer owned the buildings. She asked if the City would have the first right of refusal when the units were sold. Wood stated they would own the units for around 15 years and then the units would probably be sold. The City could be the buyer if it was interested. Utah Housing Corporation would have to approve any buyers. Council Member Gerber stated the land was purchased for affordable housing and she suggested having Council liaisons to help the project move forward as simply as possible. Council Member Joyce thought this project was a clean project and direction could be given to the Planning Commission. Council Member Gerber hoped this project could petition for more height and density. Council Member Joyce stated the code was just amended to be more flexible and he hoped they would follow that.

Matt Dias suggested the developer run through the plan with the Council prior to submitting it to the Planning Commission. Glidden stated they proposed to come back to Council with conception designs in January. He indicated designs were in the current property lines because discussions with Rocky Mountain Power over a property swap would hold up the project by a couple years.

Mayor Beerman opened the public hearing.

Ryan Dickey, discussed some restrictions regarding the anticipated tax credits for this project if the project was only intended for those living and working in Park City limits.

Angela Moschetta via Zoom requested the City push pause on this project. She didn't know the reasoning behind the RFQ scoring. This was an opportunity to have a better public process and a greater level of transparency. She thought Mayor Beerman stating this had public support was inaccurate because the majority of residents didn't know what they were supporting. The City needed to let the public know how the developer selection was arrived at to have community support. Regarding questions in the RFQ, the City talked about diversity, but she thought there should be a question on the diversity within the development company. John Greenfield made comments on AMI, and she had not seen science-based evidence of 80% AMI being the sweet spot, and she liked J. Fisher having an AMI average goal of 60%. She requested staff open the analysis of the selection committee and also explain the intended use of the project, including the commercial part. If the MOU moved forward, the community might say this was not what they were expecting.

Mayor Beerman closed the public hearing.

Council Member Joyce felt there was value in transparency, and it was seen with displaying who was on the selection committee. But it was clear the committee was consistent with their high and low evaluation numbers, so he was comfortable moving forward. It was important to engage the community, but it was good at a certain level. If the community weighed in on every decision, nothing would get done. Community engagement was a balancing act.

Council Member Doilney indicated there was a similar conversation around open space, and as a result the Citizens' Open Space Advisory Committee (COSAC) was created. Council discussed creating a housing authority that could represent the community with regard to affordable housing. He asked if that was getting traction. Council Member Joyce thought a housing authority was needed for regional decisions. Council agreed to public/private partnerships and stakeholders from the community with different backgrounds who came together to determine how the partnerships should work. Council Member Doilney thought a group should be organized who could guide the City through the next phase of affordable housing. Mayor Beerman stated the community got uncomfortable with housing because Council was both the applicant and the regulator. That was the reason for forming an independent group to make the recommendation.

He requested bringing in an expert or a nonprofit to help the City and to widen the circle of influence with regard to the City's affordable housing projects.

Council Member Gerber thought help was needed and a more transparent process could be created. She suggested making the RFQs public and that could help the community feel more comfortable about the selection of J. Fisher. She agreed there were questions that weren't being asked and Council could take suggestions to get better going forward. She favored approving this MOU now. Council Member Henney stated the MOU was the beginning of the public process and the community would have many opportunities to weigh in. He clarified this was a housing project, not a mixed-use project.

Council Member Doilney moved to approve the memorandum of understanding in a form approved by the City Attorney's Office with JF Development regarding the development of the Homestake Lot owned by Park City Municipal Corporation. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, and Joyce
EXCUSED: Council Member Worel

4. Consideration to Authorize the Following Annual Insurance Premiums to Fund the City's Insurance Placements for the 2022 Calendar Year: Property Insurance: $239,179 and Auto Physical Damage: $93,597 to Liberty Mutual; Public Entity Liability Insurance: $219,528 to States Self-Insurance Risk Retention Group, Inc.; Workers' Compensation Insurance: $210,479 for the Workers Compensation Fund; Cyber Liability Insurances: to Beazley Insurance Co.; Crime Insurance: $6,327 to Travelers Insurance Co.; and Drone Insurance: $2,252 to Global Aerospace:

Matt Dias stated there was a risk management team within the City who spent a lot of time protecting the City's assets. There were training sessions and safety programs administered throughout the year that helped reduce the insurance premiums. He noted the cyber insurance increased the most because of increased cyber attacks throughout the world.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Gerber moved to authorize the following annual insurance premiums to fund the City's Insurance Placements for the 2022 Calendar Year: Property Insurance: $239,179 and Auto Physical Damage: $93,597 to Liberty Mutual; Public Entity Liability Insurance: $219,528 to States Self-Insurance Risk Retention Group, Inc.; Workers' Compensation Insurance: $210,479 for the Workers Compensation Fund; Cyber

Liability Insurances: to Beazley Insurance Co.; Crime Insurance: $6,327 to Travelers Insurance Co.; and Drone Insurance: $2,252 to Global Aerospace. Council Member Doilney seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, and Joyce
EXCUSED: Council Member Worel

IX) ADJOURNMENT

With no further business, the meeting was adjourned.

____
Michelle Kellogg, City Recorder


FY22 Budget Adjustments
PARK CITY
1884

1


Economic Update
PARK CITY
1884

2

Sales Taxes in the General Fund

FY21 Actual vs. FY20 Actual

+ 11%, +$1.5M

FY20: $12.8M
FY21: $14.3M

GF Sales Taxes end FY21 with substantial growth

FY22 Latest Projection vs. FY21 Actual

+ 2%, +$400k

FY21: $14.3M
FY22 Original Projection (April 2021): $13.3M
FY22 Latest Projection (October 2021): $14.7M

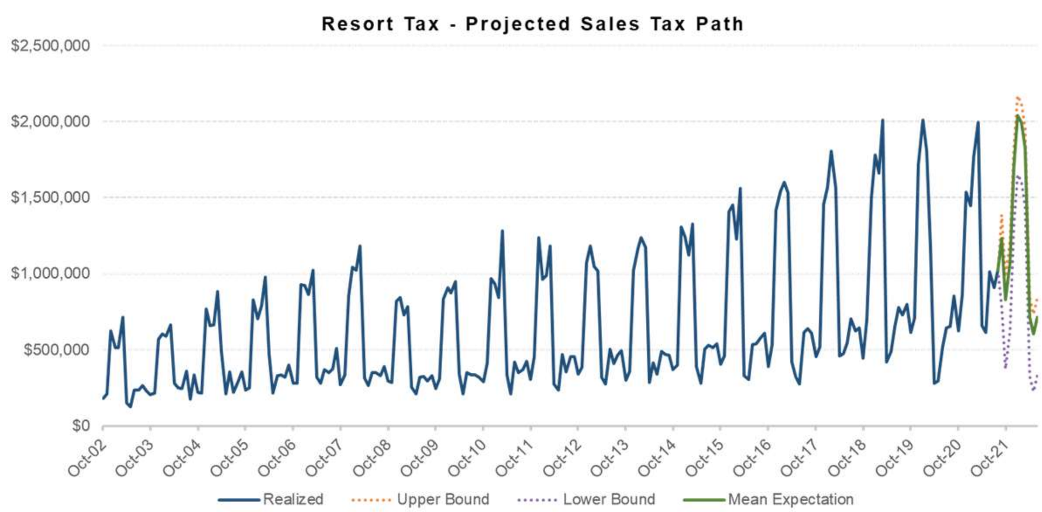
Projecting sales taxes up $1.4M from FY22 Original Budget of $13.3M

Source: Park City Municipal Corporation. As of October 31, 2021.

3

Projected Sales Tax Path

Mean expectation projects **new winter peak and strong shoulder season**.



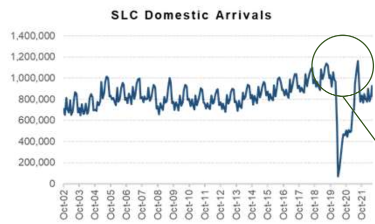
Source: Park City Municipal Corporation. As of October 31, 2021.

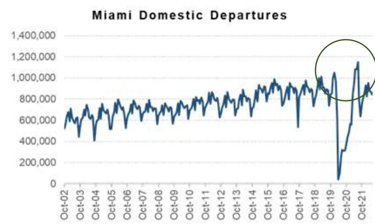
4

Contributors & Detractors

Contributor: Air travel through "destination" airports is recovering faster than travel through "major hub" airports.

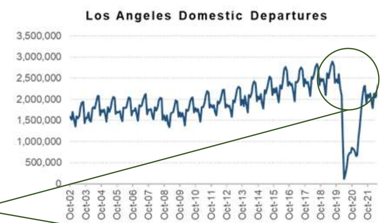
Destinations

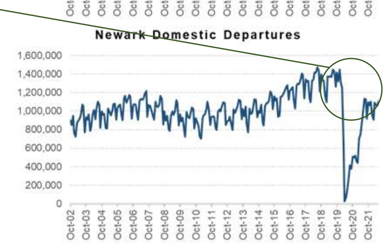




U.S. destination airports have seen monthly passenger flows surpass pre-pandemic highs, while major traditional hubs have yet to fully recover

Major Cities





Source: Park City Municipal Corporation. As of October 31, 2021.

5

Contributors & Detractors

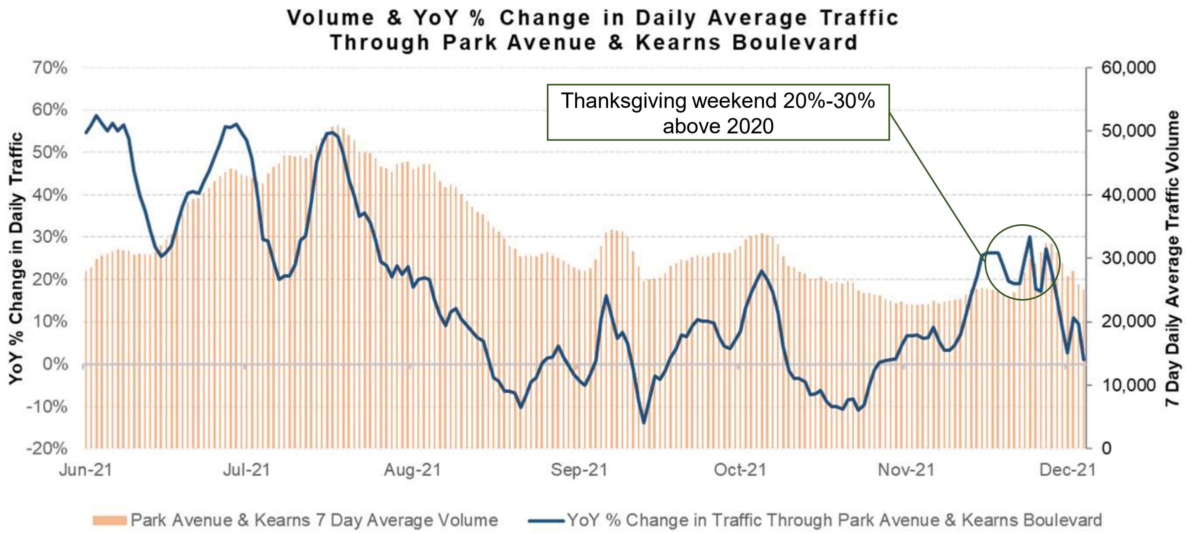
Contributor: Boom in visitors projected to continue.

Source: Park City Municipal Corporation. As of October 31, 2021.

6

How Are We Doing Now?

Shoulder season strength reverting more toward trend, but still seeing above average peaks around holidays.

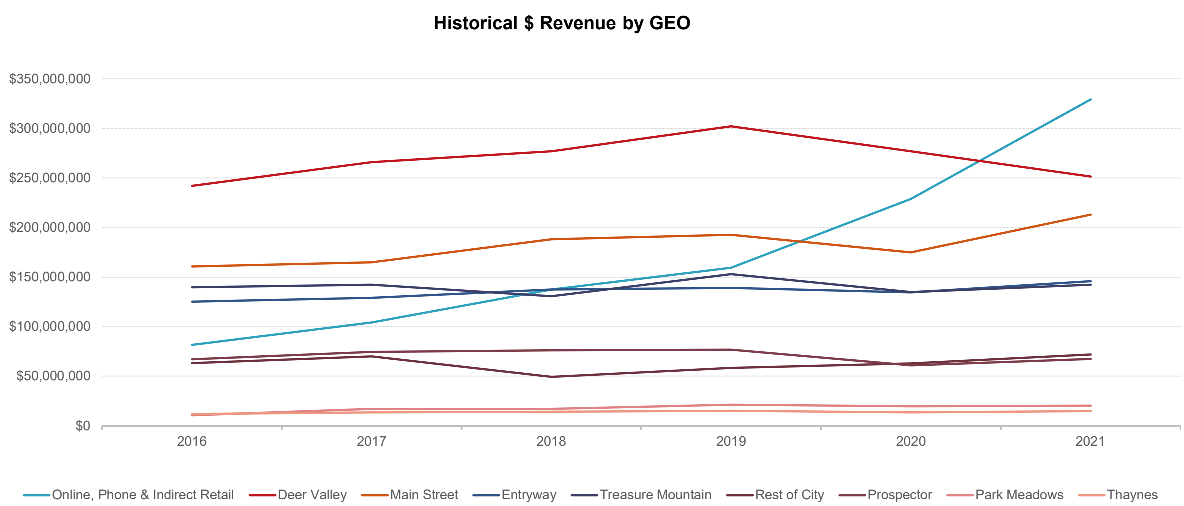


Source: Placer.ai, Park City Municipal Corporation. As of December 3, 2021.

7

Citywide Revenues

Online, Phone and Indirect sales continue to gain market share **– accelerated by the pandemic**.

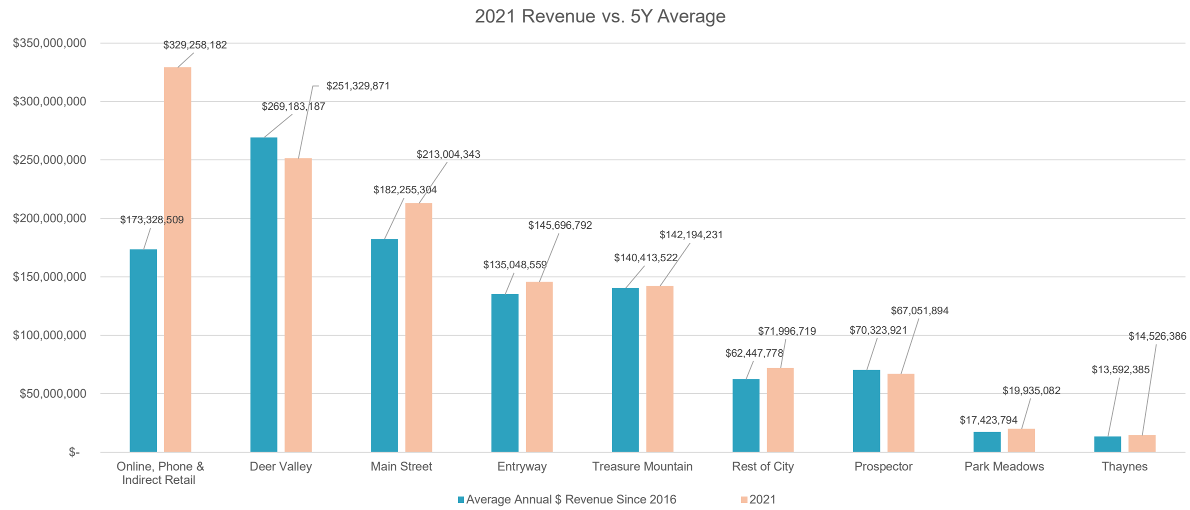


Source: Park City Municipal Corporation. As of August 31, 2021.

8

Citywide Revenues

Online, Phone and Indirect sales continue to gain market share **– accelerated by the pandemic**.

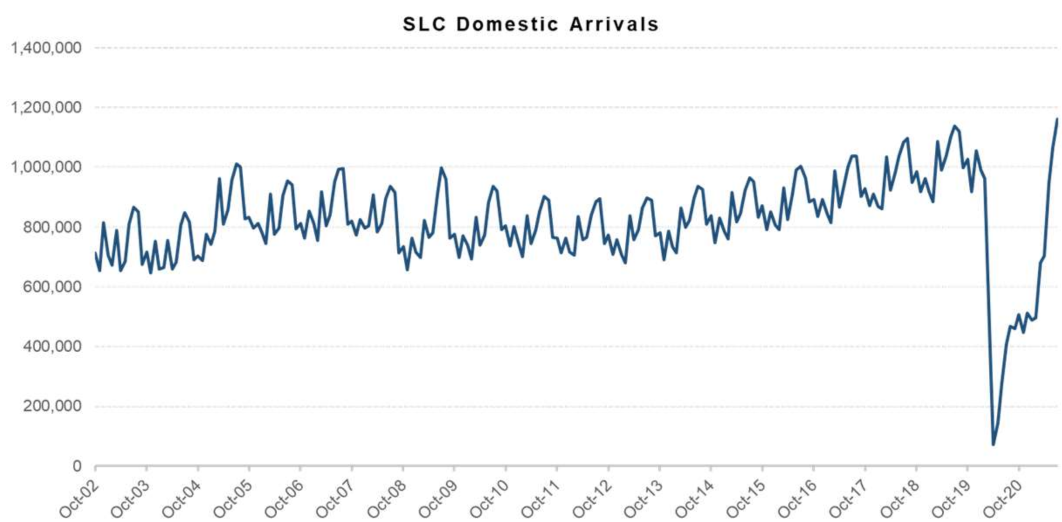


Source: Park City Municipal Corporation. As of August 31, 2021.

9

Travel Trends

Air travel on continued path to recovery at pace faster than previously expected.

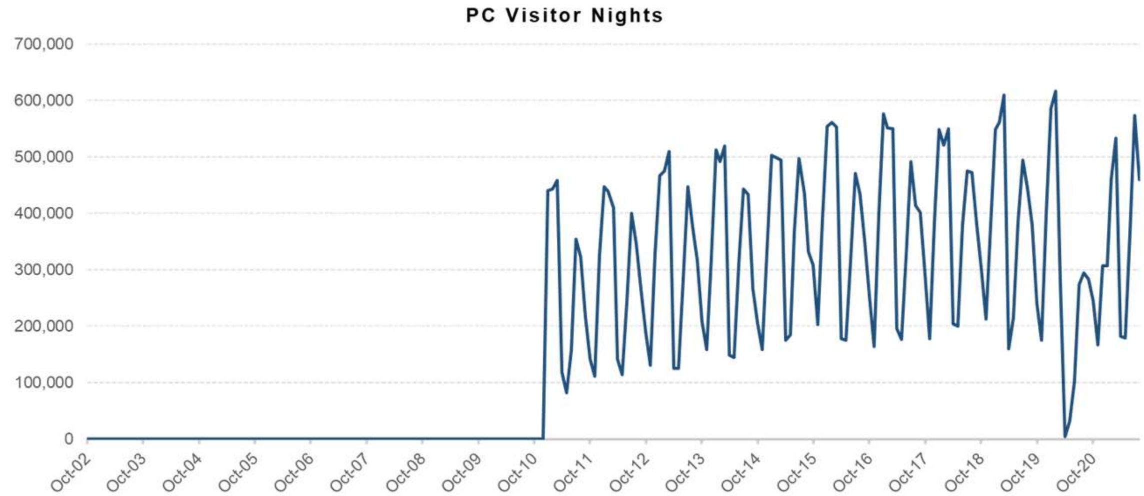


Source: Park City Municipal Corporation. As of August 31, 2021.

10

Visitor Trends

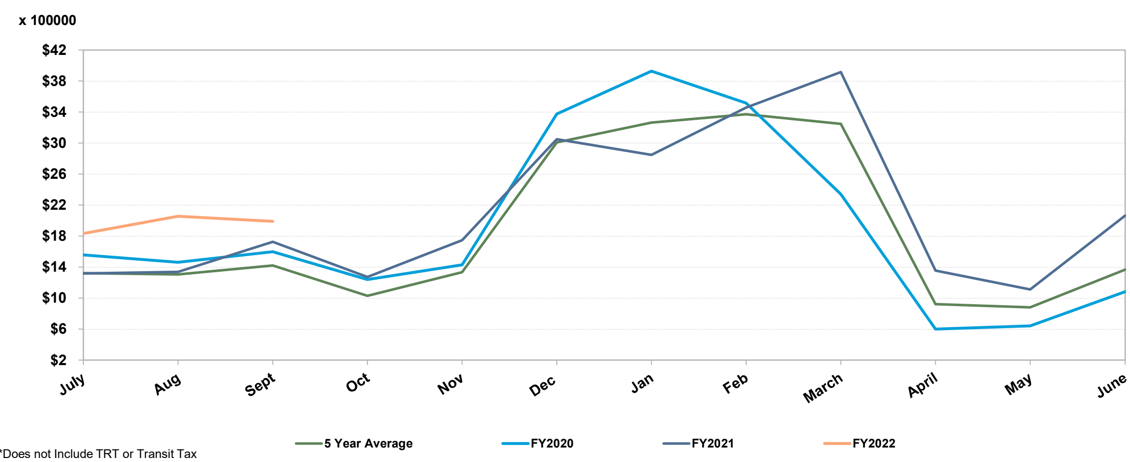
Continued recovery in visitor nights with **July 2021 summer peak only 6.9% below previous winter high in February 2020**.



Source: Park City Municipal Corporation. As of August 31, 2021.

11

Sales Tax Revenues through September



*Does not Include TRT or Transit Tax

- September FY22 up 15% from previous September FY21
- TRT September FY22 up 60% vs. September FY21

Source: Park City Municipal Corporation. As of November 29, 2021.

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Sales Tax Summary – General Fund

General Fund - Sales Tax Summary - Monthly					
Month	**FY19 Actual**	**FY20 Actual**	**FY21 Actual**	**FY22 Original Budget**	**FY22 Actual**
July	$812,668	$890,546	$767,523	$664,517	$1,047,907
August	$730,497	$839,320	$777,490	$893,477	$1,171,593
September	$754,343	$912,173	$991,597	$896,914	$1,132,767
October	$533,991	$715,887	$735,086	$740,255	
November	$805,462	$820,365	$995,487	$685,164	
December	$1,644,270	$1,877,541	$1,709,314	$1,593,658	
January	$1,915,943	$2,167,578	$1,587,251	$1,593,658	
February	$1,795,614	$1,936,051	$1,915,684	$1,761,076	
March	$2,160,171	$1,318,256	$2,175,133	$2,124,877	
April	$509,306	$374,250	$792,166	$810,883	
May	$591,398	$439,622	$742,106	$688,812	
June	$771,332	$603,136	$1,186,465	$880,395	
Total	**$13,024,993**	**$12,894,725**	**$14,375,301**	**$13,333,686**	

Source: Park City Municipal Corporation. As of November 29, 2021.

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Sales Tax Summary – General Fund

General Fund - Sales Tax Summary - $ Change					
Month	**FY20 Actual vs. FY19 Actual**	**FY21 Actual vs. FY20 Actual**	**FY22 Actual vs. FY20 Actual**	**FY22 Actual vs. FY21 Actual**	**FY22 Actual vs. FY22 Budget**
July	$77,879	($123,023)	$157,361	$280,384	$383,390
August	$108,823	($61,829)	$332,273	$394,102	$278,116
September	$157,830	$79,424	$220,594	$141,170	$235,853
October	$181,897	$19,198			
November	$14,903	$175,122			
December	$233,271	($168,227)			
January	$251,635	($580,327)			
February	$140,438	($20,367)			
March	($841,914)	$856,876			
April	($135,056)	$417,916			
May	($151,776)	$302,484			
June	($168,196)	$583,329			
Total	**($130,267)**	**$1,480,576**	**$710,229**	**$815,657**	**$897,360**

General Fund - Sales Tax Summary - % Change					
Month	**FY20 Actual vs. FY19 Actual**	**FY21 Actual vs. FY20 Actual**	**FY22 Actual vs. FY20 Actual**	**FY22 Actual vs. FY21 Actual**	**FY22 Actual vs. FY22 Budget**
July	10%	-14%	18%	37%	58%
August	15%	-7%	40%	51%	31%
September	21%	9%	24%	14%	26%
October	34%	3%			
November	2%	21%			
December	14%	-9%			
January	13%	-27%			
February	8%	-1%			
March	-39%	65%			
April	-27%	112%			
May	-26%	69%			
June	-22%	97%			
Total	**-1%**	**11%**			

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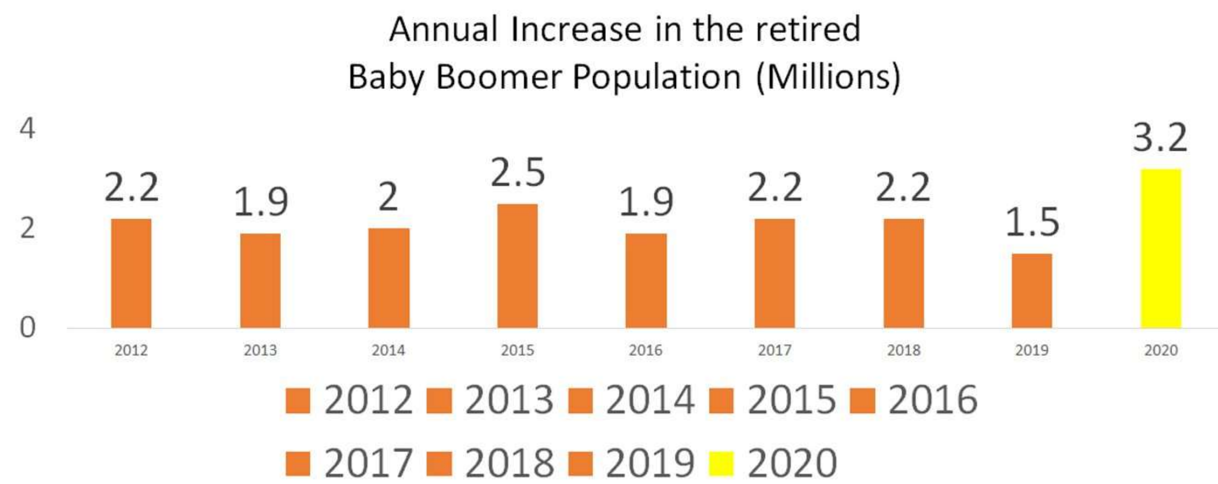
15

Labor Challenges

- **Baby Boomers leaving the workforce** – Decreasing the Labor Participation Rate
- **More open jobs than unemployed** - In Utah, for every person that wants to work, there are 1.5 openings. That is the 5th largest gap in the country
- **Low Unemployment Rate** - October unemployment rate in Summit County was 1.5%
- **Cost of Living Challenges**
- Unemployment benefits have been blamed for this worker shortage, but data shows that the same number of people collect unemployment now as before the pandemic
- Many workers have moved from the hospitality, service and tourism industry to new industries with better hours, better pay, and more opportunity

16

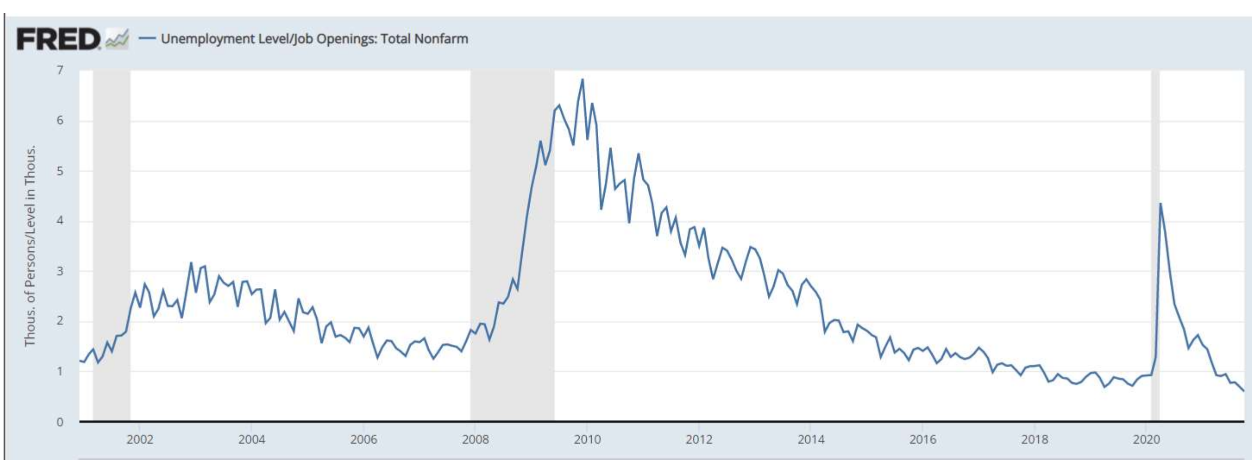
Baby Boomers – Leaving the Workforce



Source: **IPUMS.ORG**

17

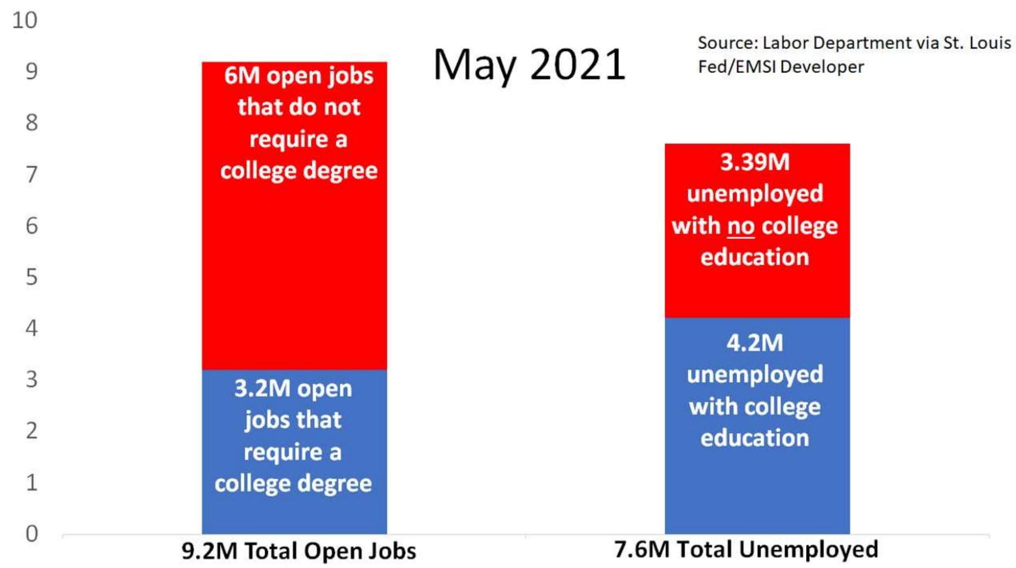
Unemployment Level/Job Openings



- **Lowest level in decades**

18

More open jobs than unemployed



19

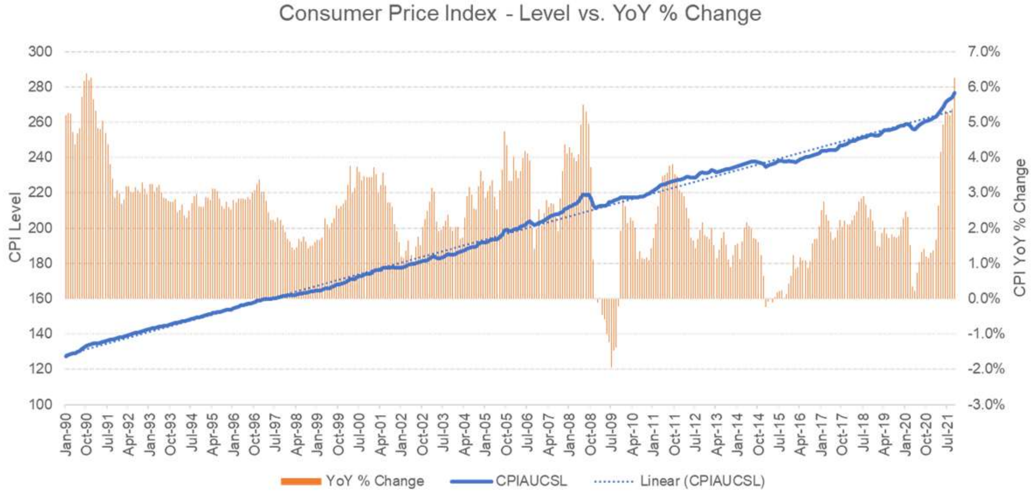
Unemployment Rate – Summit County

- **1.5% - lower in decades**
- **4.9% last October**

20

Inflation Trends

Consumer prices rising at **fastest pace since 1990**. Last time 5 monthly prints above 5% observed – **fall of 1990.**



Source: St. Louis Federal Reserve, Park City Municipal Corporation. As of October 1, 2021.

21

Cost of Living Adjusted Earnings

Cooks, Restaurant, SOC Code 35-2014

	2021-2031 Job Change	Median Earnings	Cost of Living Index	Median Earnings Adjusted by COL
Summit County	228	$16.87	134.9	$12.50
Salt Lake County	1,210	$12.64	109.4	$11.56
Utah County	833	$13.17	100.5	$13.11
Wasatch County	108	$13.66	106.9	$12.77
State of Utah	4,338	$13.11	103.5	$12.67
United States	231,534	$13.81	100.0	$13.81

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Current Park City Labor Climate

Example of current offerings from local employers:

- Deer Valley has 53 open positions with lowest wage starting at $15/hour and includes ski benefits
- Silver Mountain starts at $15/hr and comes with gym benefits
- Amazon is offering WFH with starting wage between $16-$18/hr, $3k sign-on bonus
- Silver King Coffee offers $16/hr + tips, free food
- Starbucks offers $15/hr with free food, health benefits and tuition reimbursement
- Smiths is starting overnight stockers between $24-$28/hr and offering discounts on groceries
- McDonalds and Taco Bell start between $14-$16/hr ($18/hr night shift)
- High Valley Transit has budgeted additional $250k for perks (not wages) to increase recruiting efforts

In addition to the great perks, no experiences is needed in most cases

23

Other Government Entities

- Summit County
  - Increased budget by $1.6M in July 2021
  - Current Budget proposal (Nov 2021) estimates a 28% increase to payroll & benefits and includes COLA increase of 5%, Merit pay up to 5%, four new positions and changes to the bonus and evaluation program
- Salt Lake City
  - July 2021 - ARPA funds used to increase Police pay by $8m and a 4.5% pay increase Citywide to address compression issues
- Salt Lake County (Proposed 2022 Budget)
  - 2.0% salary/structure increase
  - 2.75% merit increase for high-performing employees
  - 1% Longevity raise if pay grade range wasn't adjusted
  - $15/hr living wage for merit employees
  - Multiple market adjustments
  - $1m set aside for future market adjustments

24

PCMC FTRs

Fiscal Year	Total # of FTR's atbeginning of FY	Total #VoluntaryResignations	Turnover	Avg. Tenure	Cost of New Hires
2021	312	47	15.06%	3.3	$ 207,975.00
2020	329	34	10.33%	5.5	$ 150,450.00
2019	310	29	9.35%	6.7	$ 128,325.00

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FY22 Budget Adjustment Recommendation

General Fund Technical Adjustments

- **Street Lights & Signs -** $28k approved in the FY22 budget but not properly reflected in the budgeting software
- **Street Maint –** Reorganization of staff using two vacant positions to create two Crew Leader positions
- **Emergency Management -** $50k transfer of funds for Traffic Operations manager to Police for additional coverage
- **Legal -** $6k for supplies for office redesign to accommodate additional staff
- **Library -** $22k to add to print and digital assets in order to maintain State accreditation
- **Engineering -** $2,500 for replacement printer
- **Recreation -** $3k move from Tennis to MARC budget for Pickleball supplies, $40k to allow recreation to offer competitive wages for critical, difficult to fill positions
- **Housing** - $10k for HOA dues for City-owned properties. In the past, we have accounted for this in the Lower Park RDA, we are now moving it to the General Fund

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FY22 Budget Adjustment Recommendation

Technical Adjustments Cont.

- **Golf -** $212k for new golf cart fleet ordered & budgeted in FY21 but didn't arrive until FY22
- **Transportation Operations –** Use current budget to reclass Maintenance II position to Maintenance III
- **Parking -** $36k to increase part-time parking officer to full-time, providing enhanced service levels and increased hours of support

Grants - Adjustments to reflect revenue from new grants or previous year rollover

- **Ice:** Requesting to rollover $2,000 grant funds from the Solomon Fund - No programming in FY21 due to COVID

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FY22 Budget Adjustment Recommendation

General Fund

- **Building Maint. –** $80k to renew building cleaning contract that expires this month
- **IT -** $60k in contract services to increase support and services city-wide
- **Human Resources -** $50k for recruiting tools and retention programs including sign-on bonuses, referral & season completion bonuses, training and education reimbursements

Transportation Fund

- $67k for Transportation Director – Begin recruitment process for this role which has been filled by Deputy City Manager Pearce for several months
- $11k for Transportation Planning reorganization to create a manager role within the department to direct needs, goals and staff

Self-Insurance Fund

- $109k to reflect annual increase in premiums

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FY22 Budget Adjustment Recommendation

FY22 Adjustment Requests for Critical and Difficult to Fill Positions

Several critical positions have been difficult to recruit and remain vacant. PCMC engaged Mercer, along with other resources (local surveys and data) to update compensation data for the most acute of these positions with the longest vacancies/declining applicants:

Fleet

- $55k to recruit and retain critical staff that maintain crucial City equipment such as police cars, plow trucks, electric buses, etc.

Water

- $50k for Public Utilities Engineer and GIS Programmer which have extended vacancy rates and multiple declined offers

30

FY22 Budget Adjustment Recommendation

General Fund FY22 Adjustment Requests for Critical and Difficult to Fill Positions

- **Ice** - $42k adjustment for front-facing and difficult to fill customer service positions. This will allow Ice to offer competitive wages and aligns with MARC personnel adjustment
- **Building –** $80k adjustment to Community Inspector positions which have remained vacant for over 205 days. The construction market is booming, creating a highly competitive environment which requires us to increase wages to align with market data and local competitors
- **Engineering** - $7k to bring Transportation Engineer salary into market-range. This position has been vacant for over 100 days and is currently being supported by an outside contractor
- **Police** - $339k to bring Police pay into 90th percentile of market-range. The total cost to achieve the 90th percentile is $466k, staff is recommending an immediate adjustment of $339k and the remainder at the beginning of FY23.

31

Current Challenges in Utah Policing

- Statewide Officer shortage
- Increased resignation over last 24 months
  - 10 officers left
  - 2 officers left prior to ending probation
    - Higher wages on the valley
    - National anti-law enforcement movements
- Retirements increasing
  - Officers leaving when eligible

32

Wage Comparisons

	Senior Police Officer	Sergeant	Lieutenant
South Salt Lake	$43.63	$49.42	$56.36
Sandy City PD	$42.01	$48.66	$56.36
West Valley	$41.90	$47.57	$55.01
Vail, CO	$41.60	$51.03	$62.35
Kaysville PD	$41.30	$45.53	$51.98
Layton PD	$41.19	$49.76	$59.26
Riverton PD	$39.81	$48.46	X
South Jordan	$39.72	$47.22	$62.17
Draper PD	$39.60	$46.77	$53.11
Salt Lake City	$39.29	$46.00	$54.16
U of U PD	$39.26	$45.33	$52.37
Murray	$39.18	$46.31	$55.14
Herriman PD	$39.11	$47.57	$52.15
West Jordan	$39.00	$44.85	X
Park City PD	**$38.90**	**$44.27**	**$51.46**
Lehi City PD	$41.85	$49.09	$57.64
Cottonwood Heights	$42.68	$49.07	$56.38
Heber City PD	$38.43	$43.64	$46.49
Summit County	$37.23	$47.00	$53.61
Taylorsville	$37.06	$45.20	$52.41

	Captain/ Deputy Chief/ Commander	Chief
South Jordan	$68.54	$86.24
Sandy City	$61.53	$84.71
Salt Lake City	X	$83.28
Murray	$63.78	$81.17
West Valley	$77.35	$80.53
Layton PD	$66.58	$77.78
Cottonwood Heights	$62.28	$77.51
Lehi City PD	$69.45	$76.72
Herriman PD	$66.62	$75.93
Riverton PD	$63.30	$75.29
South Salt Lake	$66.34	$74.51
Draper PD	X	$74.46
Kaysville PD	$58.91	$74.44
West Jordan	X	$73.55
Park City PD	**$53.29**	**$71.10**
Taylorsville	$62.50	$70.67
University of Utah	$56.25	$70.67
Summit County	$59.13	$67.30
Heber City PD	X	$66.21

33

Multifaceted Hiring & Retention Approach

- Peer Support/Mental Wellness Initiatives
- VALOR Officer Wellness Program
- Special Assignments
- Community Oriented Policing/Community Outreach
- Leadership training
- Lump Sum Merit Bonuses
- Take-Home Car (no cost-sharing)
- **Park City Community Support**

34

FY22 Budget Adjustment Recommendation

FY22 Capital Adjustment Requests - Adjustments related to increased impact fee revenue or grants

- **CP0041 Trails Master Plan Implementation** - Increased Impact Fees by $72,691 as a result of higher impact fee revenue than expected.
- **CP0323 Dog Park Improvements** - Increased Impact Fees by $15,000 as a result of higher impact fee revenue than expected.
- **CP0292 Cemetery Improvements** - Increased budget by $48,000 through the General Fund transfer. Zero-sum budget increase by reducing impact fee funding.
- **CP0531 Prospector Park Improvements** - Increased Impact Fees by $198,489 as a result of higher impact fee revenue than expected. This increase is intended to fully fund the project improvements as opposed to the previous incremental strategy
- **CP0019 Library Development & Donations -** Increased State Contribution line item by $6,138 after receiving a library Lender Support Grant from the State of Utah for FY22.
- **New CIP Lite Deed Restriction Program -** $1M allocated to program from housing funds (internally allocates the money received from the PCFD for land to create a firehouse in the Quinn's Junction area).

Transportation Fund

- **CP0554 Emerging Tech in Transit**
  - Increased State Contribution line by $80,000 as a result of a grant award from the Utah Department of Transportation for studying emerging technologies in transportation
  - Increased Transit Sales Tax to $40,000 to provide matching funds for UDOT grant

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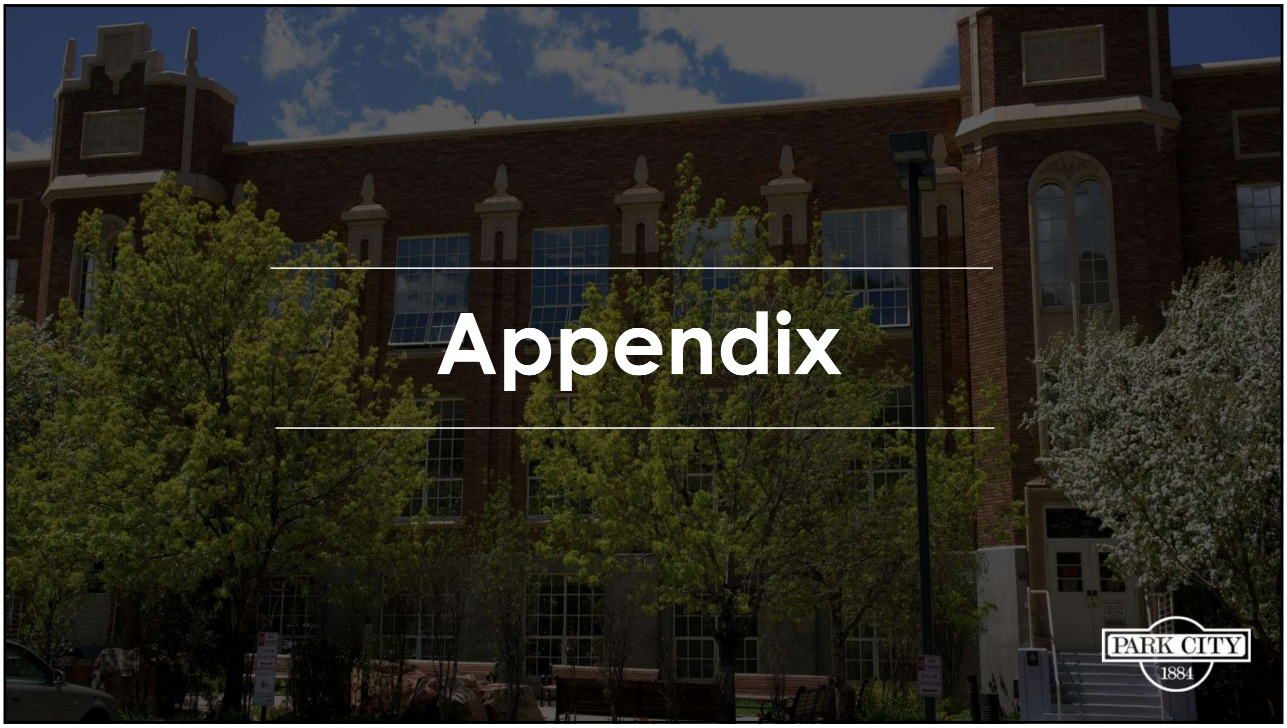
FY22 Budget Adjustment Recommendation

Fee Schedule Update

Section 5.3 Dispatching Fee
- Remove 5.3 as it is no longer relevant due to the County taking over dispatch services

Section 7.11 Garage and Surface Lot Parking Rates
- The Parking Department is requesting to eliminate the 'first hour free' in China Bridge and begin paid parking at 6 pm daily rather than 5 pm

36

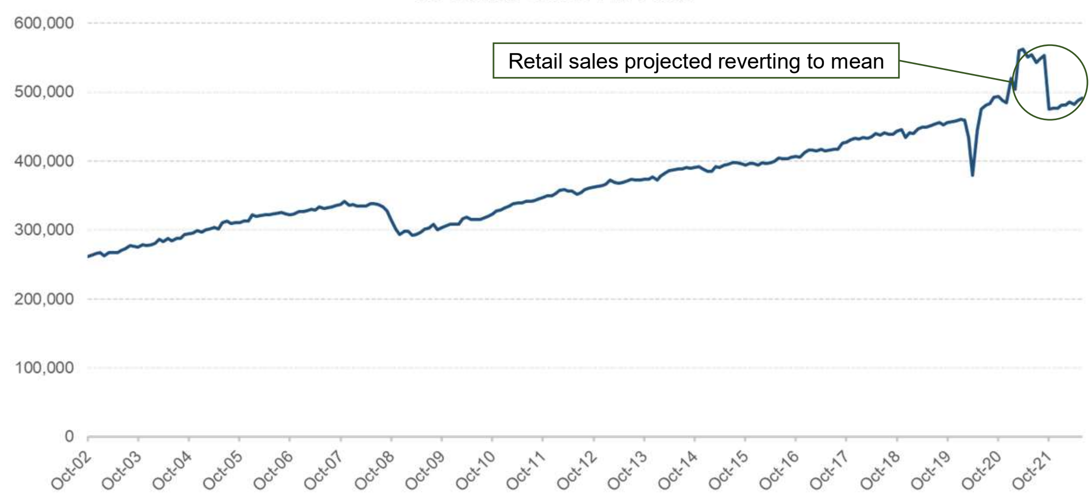


37

Contributors & Detractors

Detractor: Retail confidence may be tapering.

US Retail Sales Ex Food



Source: Park City Municipal Corporation. As of October 31, 2021.

38

Contributors & Detractors

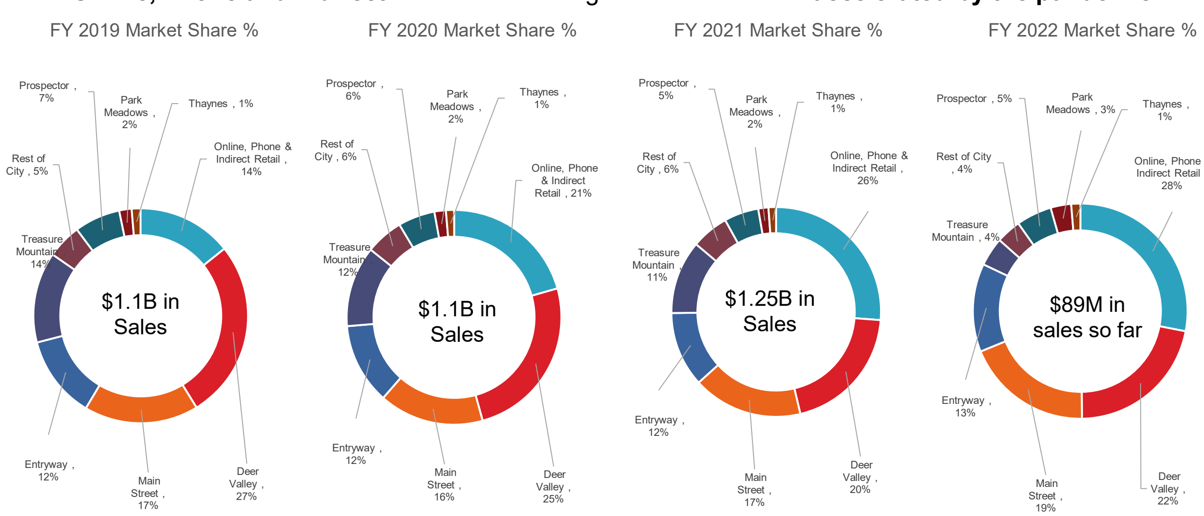
Detractor: Savings rate staying above trend.

Source: Park City Municipal Corporation. As of October 31, 2021.

39

Citywide Revenues

Online, Phone and Indirect sales continue to gain market share **– accelerated by the pandemic**.



Source: Park City Municipal Corporation. As of September 30, 2021.

40

Citywide Revenues

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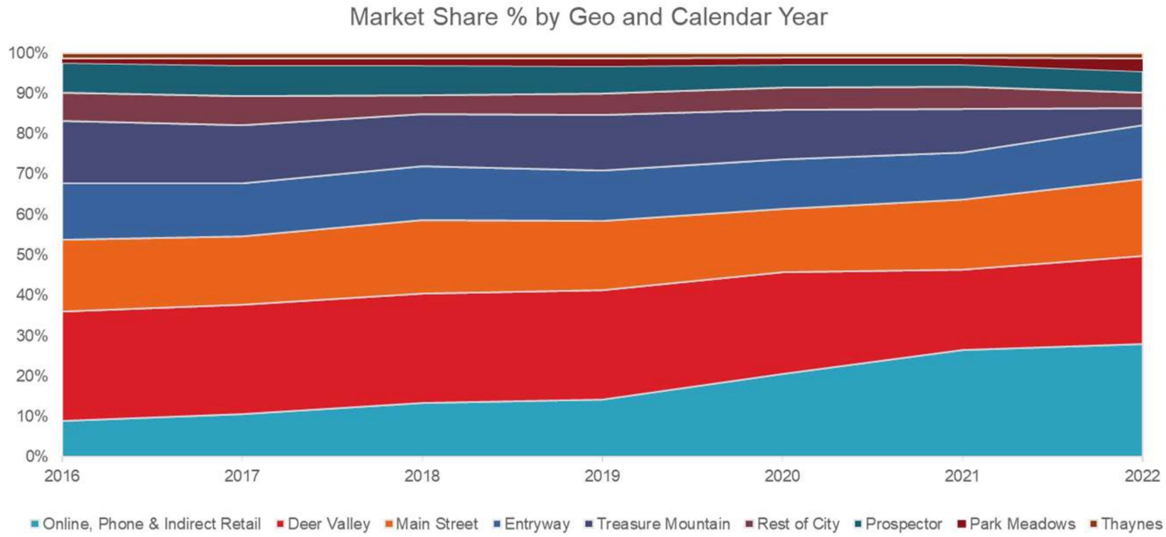
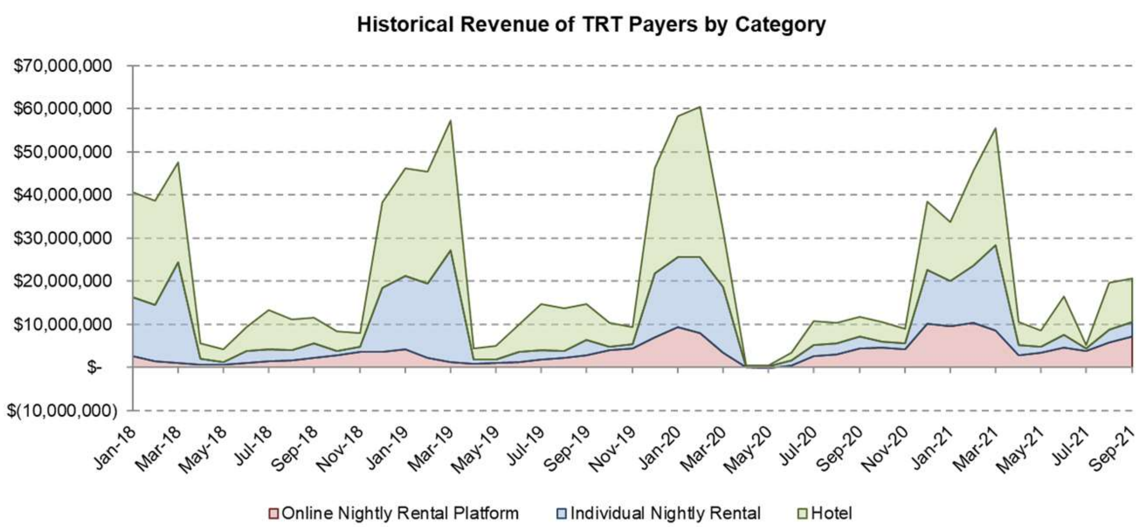


Source: Park City Municipal Corporation. As of September 30, 2021.

41

Sector Trends - Lodging

2021 sees lower peak revenue with higher shoulder season.

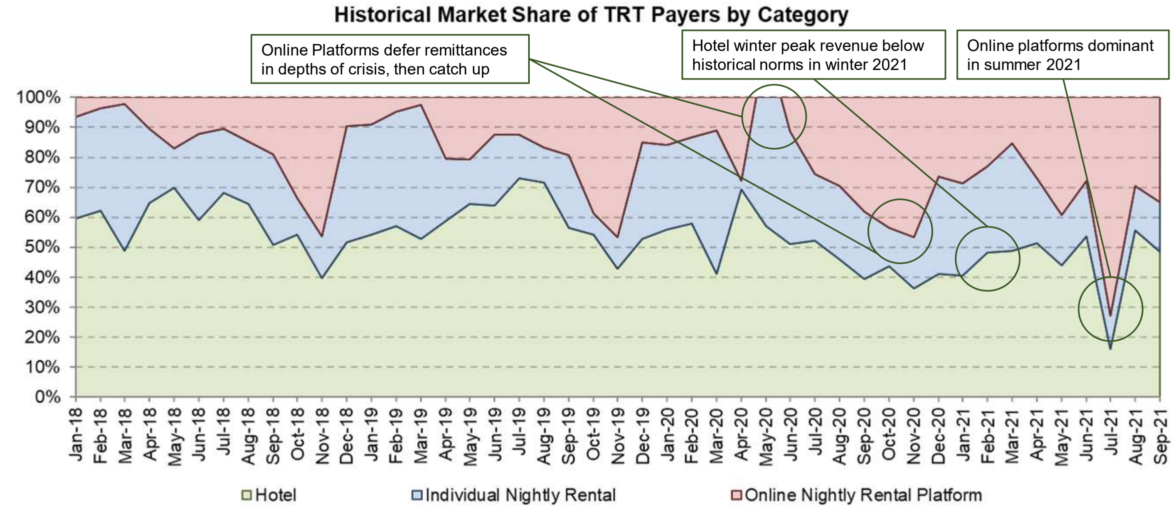


Source: Park City Municipal Corporation. As of September 30, 2021.

42

Sector Trends - Lodging

Online platforms are gaining market share.



Source: Park City Municipal Corporation. As of September 30, 2021.

43

Sector Trends - Lodging

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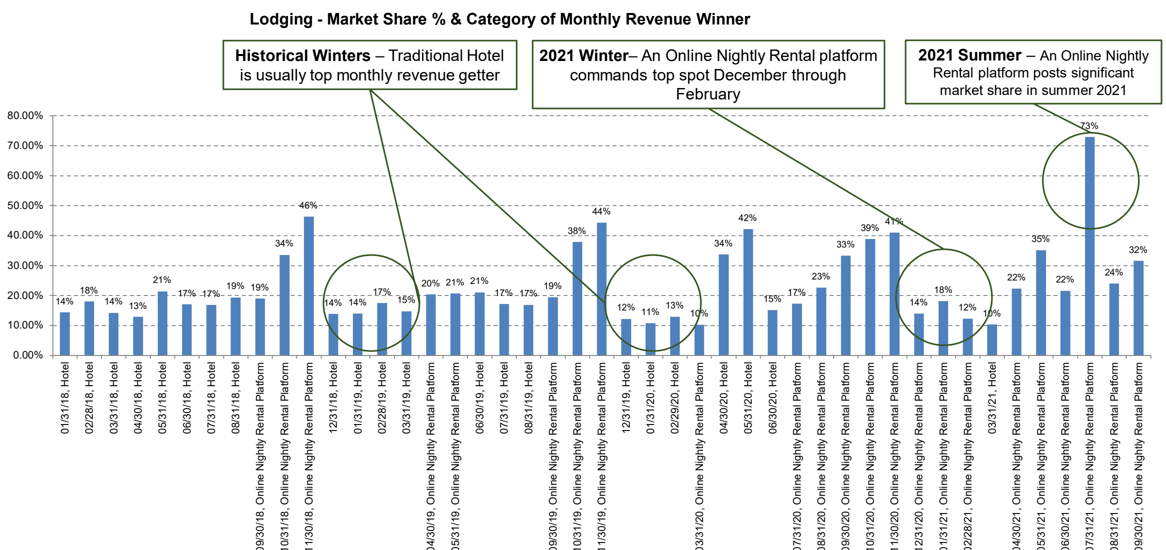
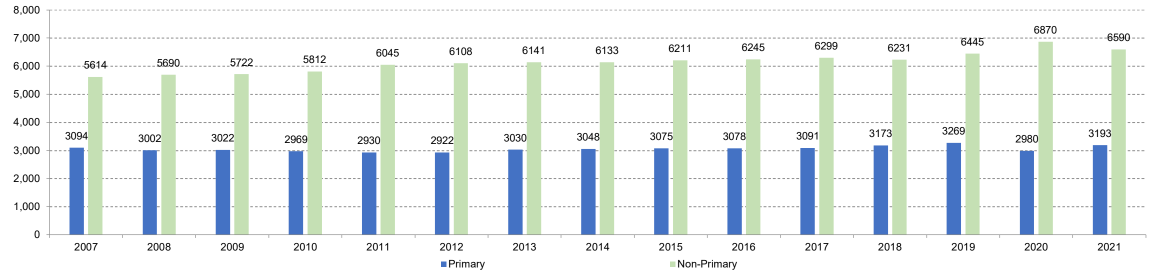


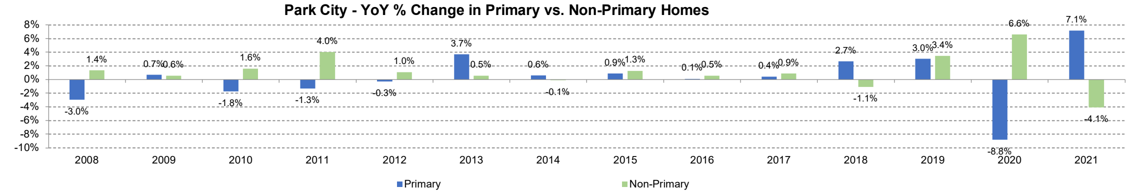
Source: Park City Municipal Corporation. As of August 31, 2021.

44

Property Trends

Single-family primary sales in 2020 resulted in an increase in non-primary homes, a change that was partially reversed in 2021 with a portion of non-primaries flipping back to primaries.





Source: Park City Municipal Corporation. As of August 31, 2021.

45

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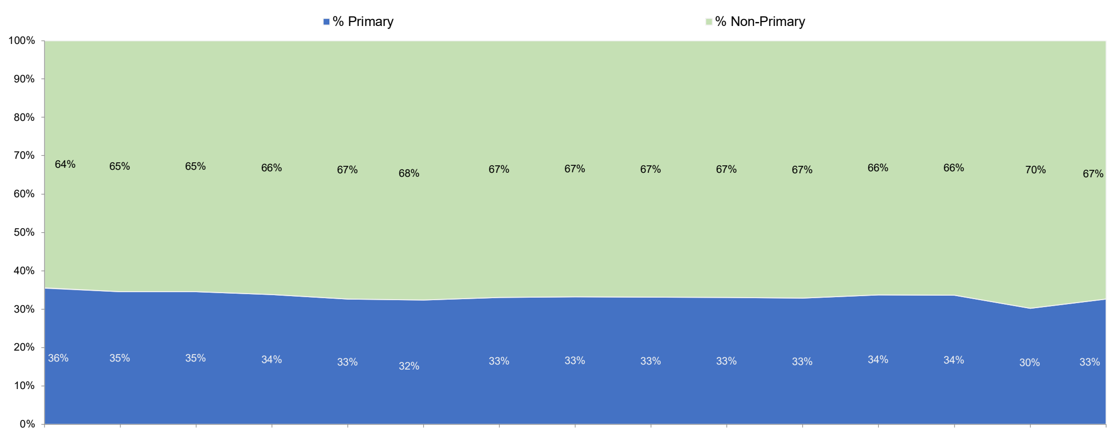
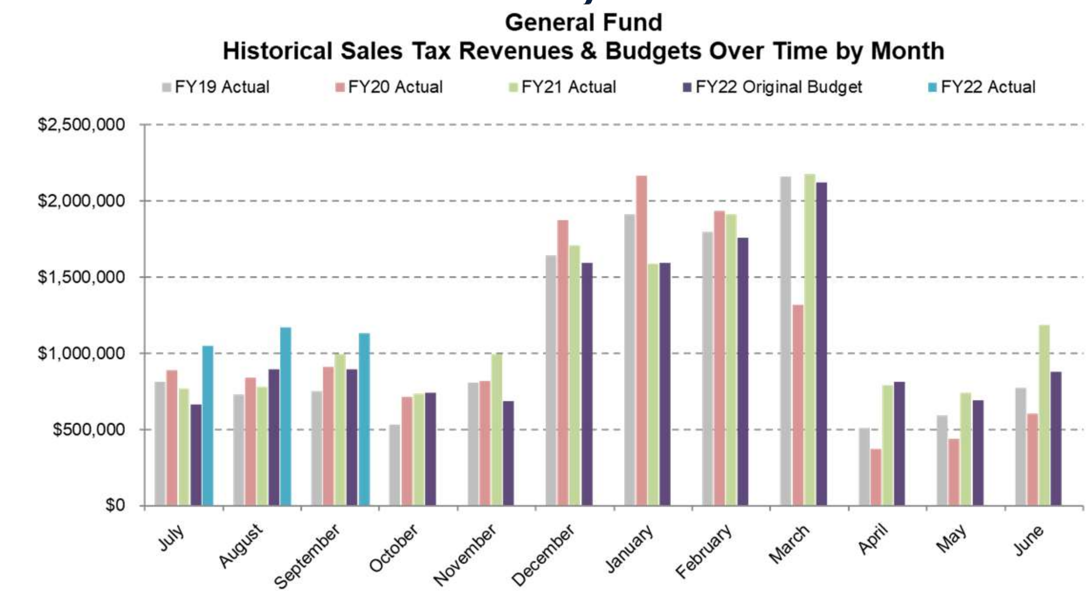


Source: Park City Municipal Corporation. As of August 31, 2021.

46

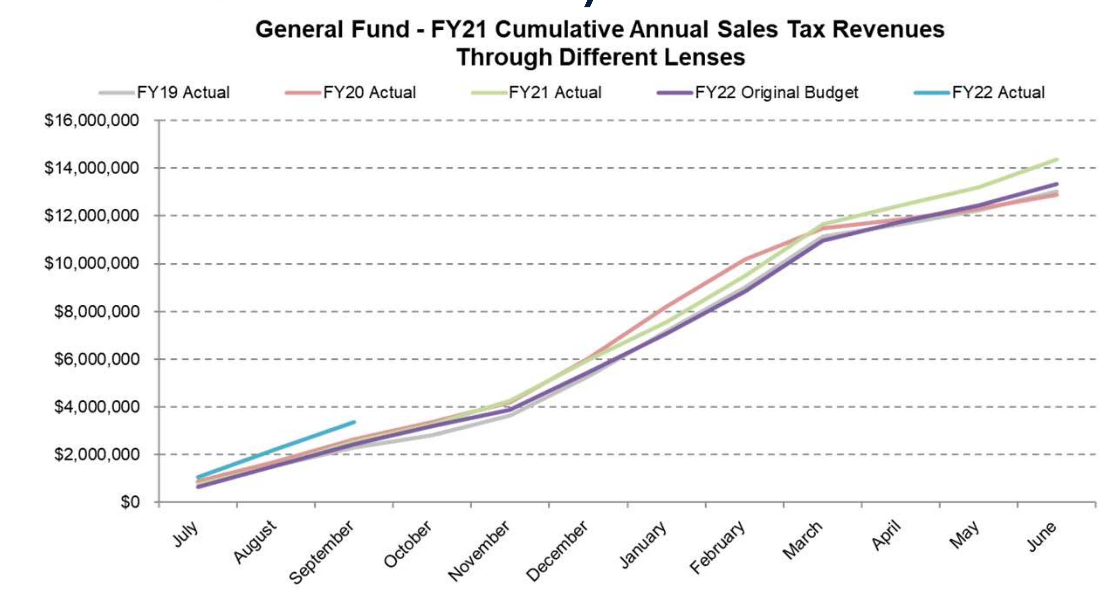
Sales Tax Summary – General Fund



Source: Park City Municipal Corporation. As of November 29, 2021.

47

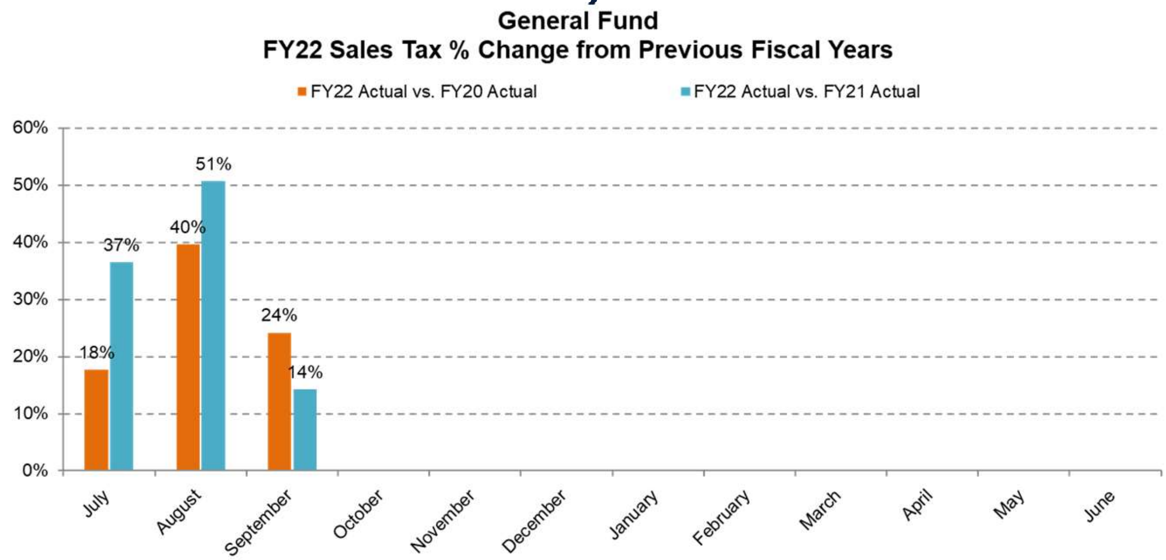
Sales Tax Summary – General Fund



Source: Park City Municipal Corporation. As of November 29, 2021.

48

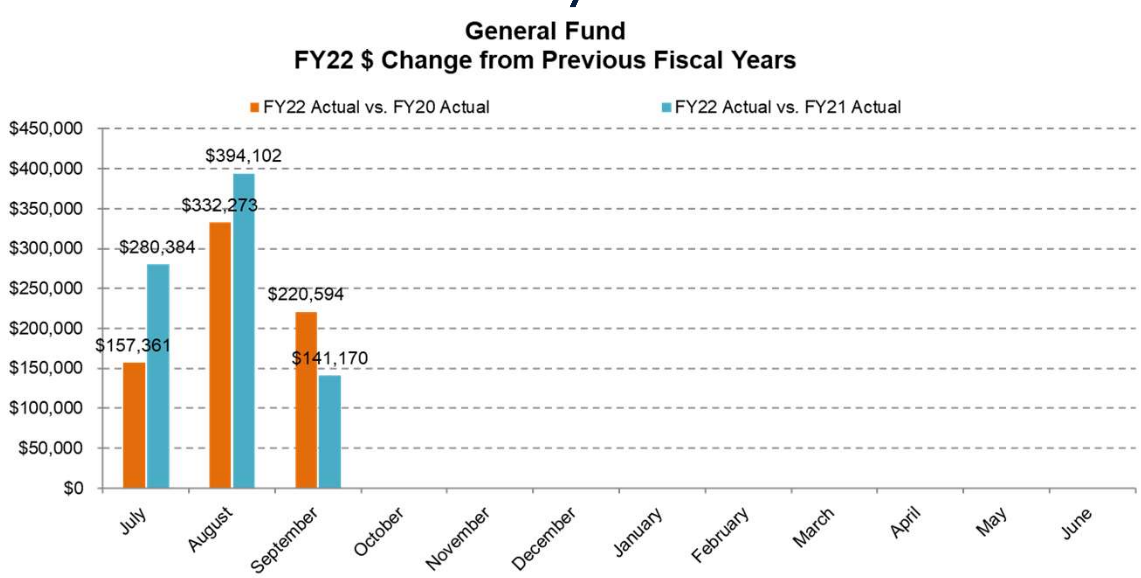
Sales Tax Summary – General Fund



Source: Park City Municipal Corporation. As of November 29, 2021.

49

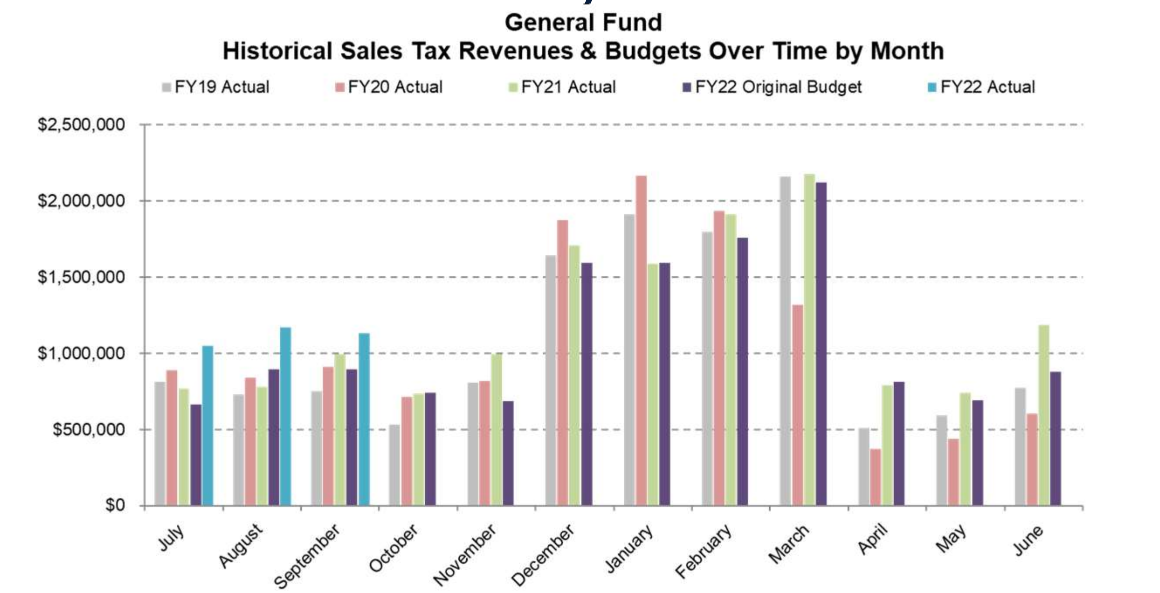
Sales Tax Summary – General Fund



Source: Park City Municipal Corporation. As of November 29, 2021.

50

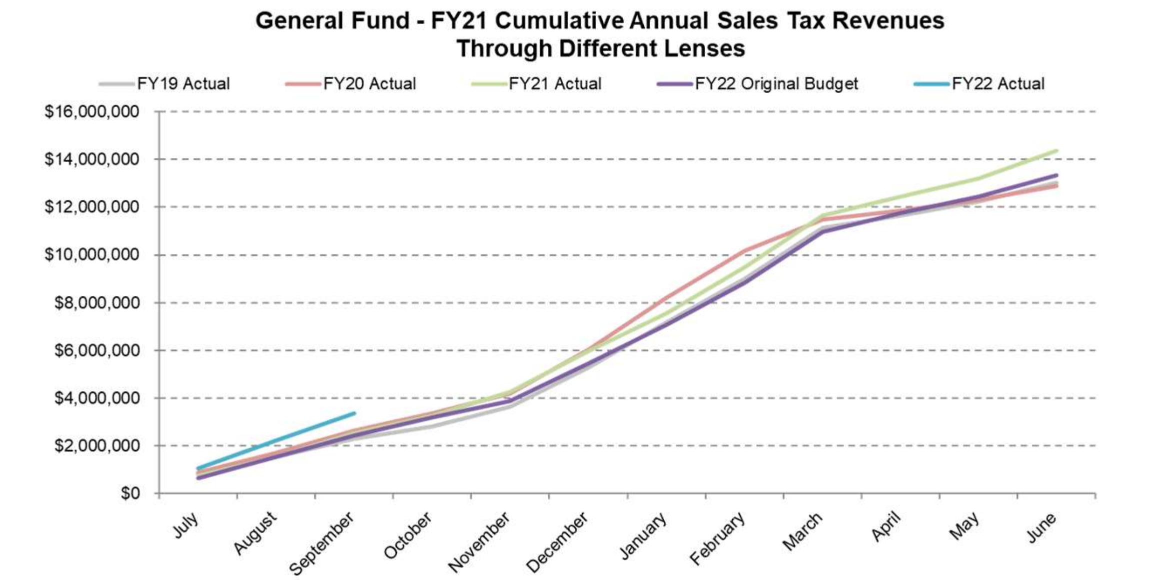
Sales Tax Summary – General Fund



Source: Park City Municipal Corporation. As of November 29, 2021.

51

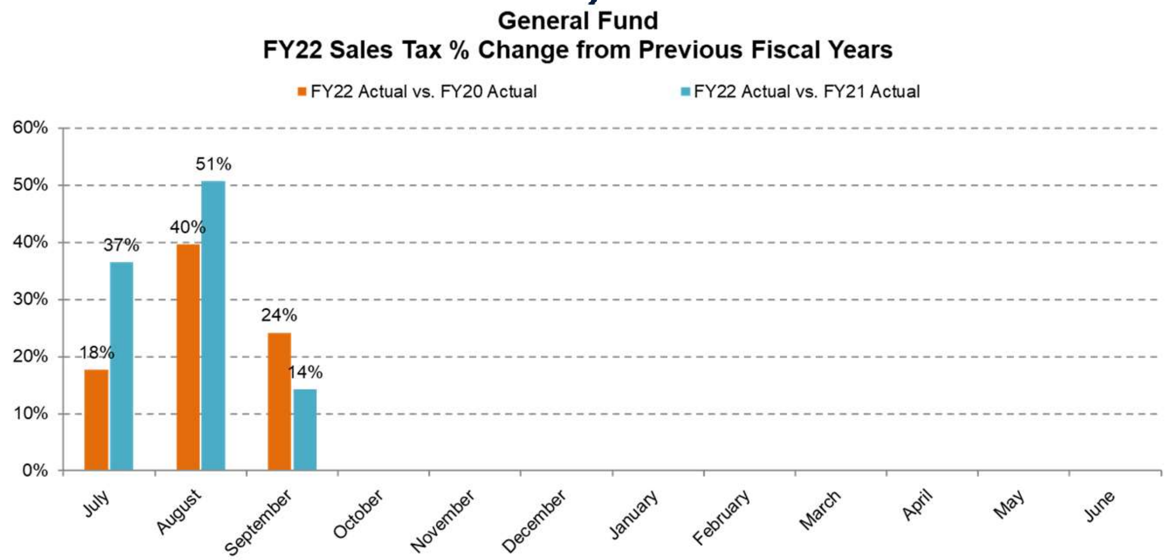
Sales Tax Summary – General Fund



Source: Park City Municipal Corporation. As of November 29, 2021.

52

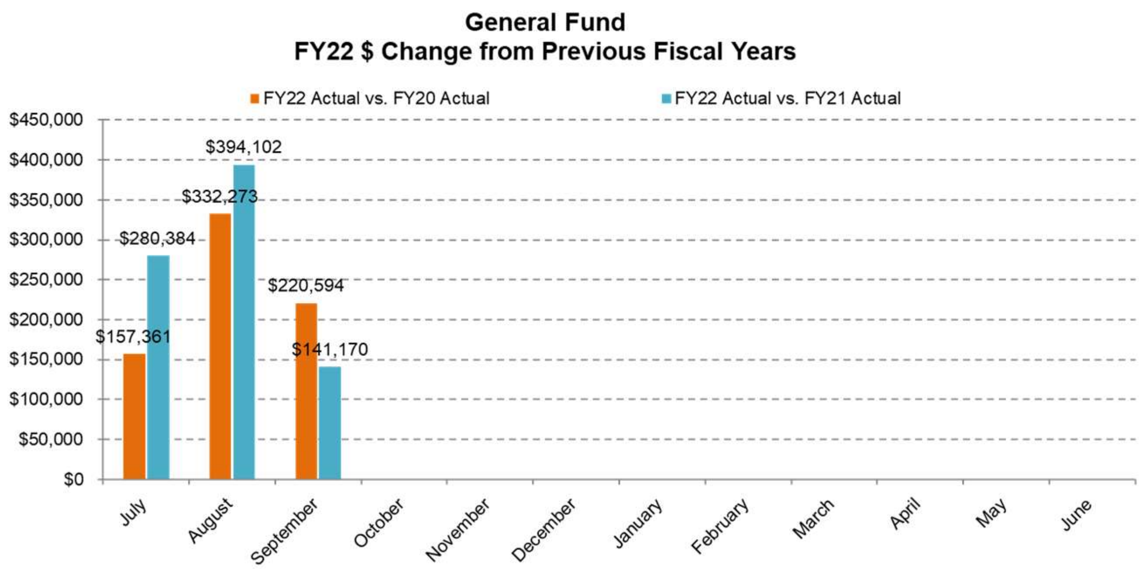
Sales Tax Summary – General Fund



Source: Park City Municipal Corporation. As of November 29, 2021.

53

Sales Tax Summary – General Fund



Source: Park City Municipal Corporation. As of November 29, 2021.

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Sales Tax Summary – Capital Fund

Capital Fund - Sales Tax Summary - Monthly					
Month	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Original Budget	FY22 Actual
July	$627,203	$704,479	$548,052	$518,076	$816,105
August	$529,229	$616,238	$555,028	$696,578	$895,269
September	$577,009	$759,286	$699,815	$699,259	$867,890
October	$378,251	$555,393	$527,415	$577,123	
November	$635,932	$629,796	$794,579	$534,173	
December	$1,344,356	$1,570,492	$1,374,419	$1,242,459	
January	$1,693,495	$1,923,089	$1,303,836	$1,242,459	
February	$1,596,315	$1,765,073	$1,670,788	$1,372,983	
March	$1,938,349	$1,087,888	$1,853,829	$1,656,611	
April	$340,118	$206,191	$561,565	$632,187	
May	$390,732	$218,762	$509,536	$537,017	
June	$528,340	$369,764	$892,170	$686,380	
Total	**$10,579,328**	**$10,406,450**	**$11,291,032**	**$10,395,302**	

Source: Park City Municipal Corporation. As of November 29, 2021.

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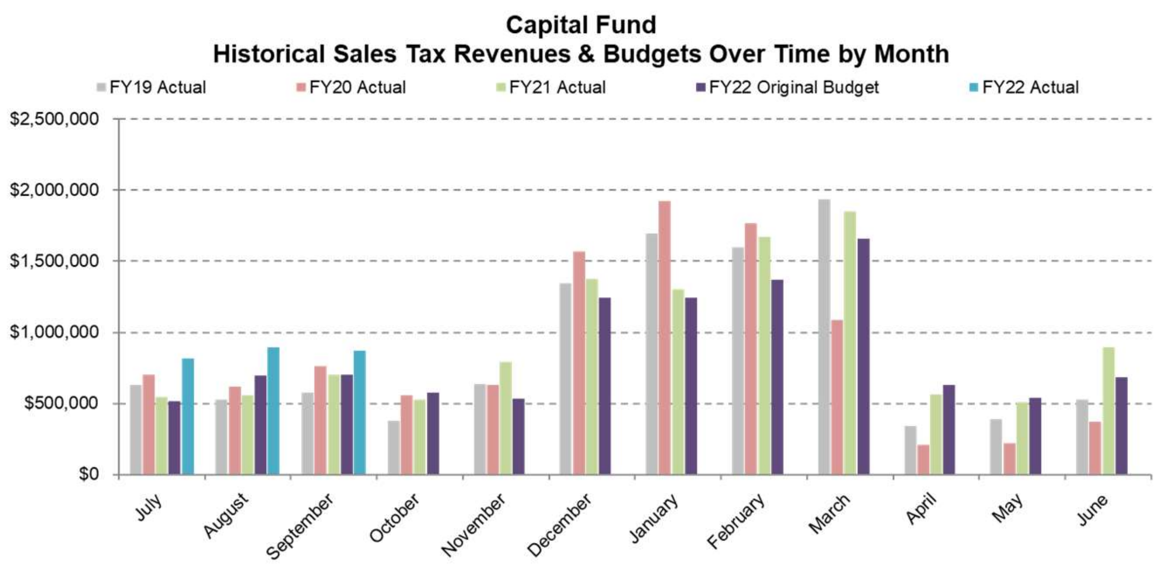
Sales Tax Summary – Capital Fund



Source: Park City Municipal Corporation. As of November 29, 2021.

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Sales Tax Summary – Transient Room Tax

Transient Room Tax						
Monthly	FY19 Realized	FY20 Realized	FY21 Realized	FY22 Realized	FY22 vs. FY21, $ Variance	FY22 vs. FY21, % Variance
July	$155,919	$180,669	$114,918	$201,780	$86,862	76%
August	$108,460	$125,677	$112,872	$206,192	$93,320	83%
September	$140,971	$221,639	$125,348	$200,321	$74,973	60%
October	$78,769	$139,424	$104,921			
November	$163,248	$150,563	$210,795			
December	$332,107	$412,832	$336,374			
January	$490,668	$565,442	$328,467			
February	$475,570	$546,738	$479,315			
March	$582,847	$292,669	$509,063			
April	$55,730	$17,479	$116,391			
May	$60,892	$3,114	$94,854			
June	$87,903	$36,423	$208,432			
Total	**$2,733,084**	**$2,692,669**	**$2,741,751**			

Source: Park City Municipal Corporation. As of November 29, 2021.

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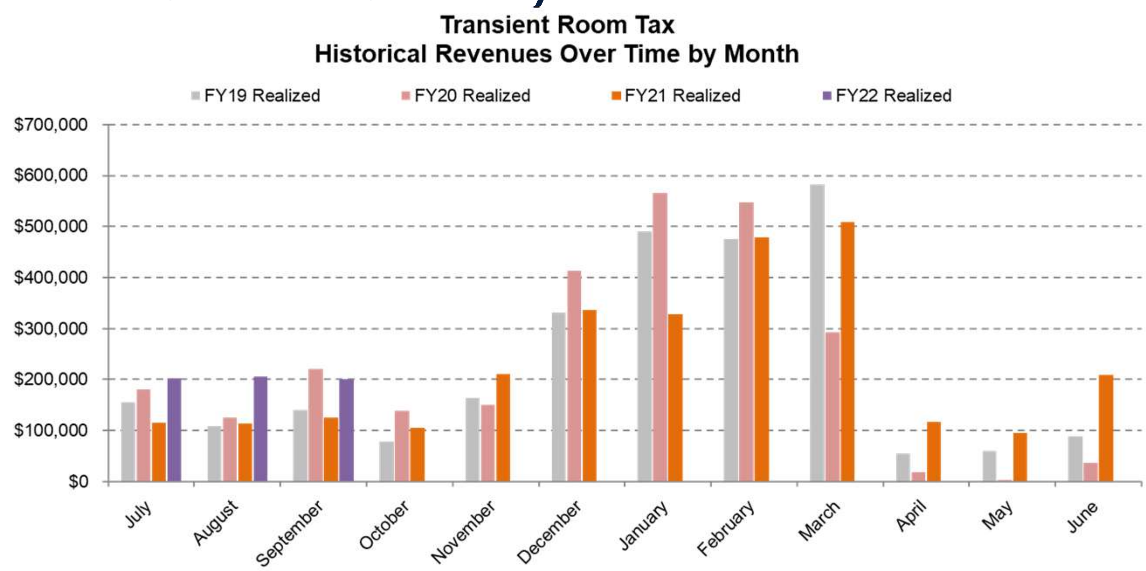
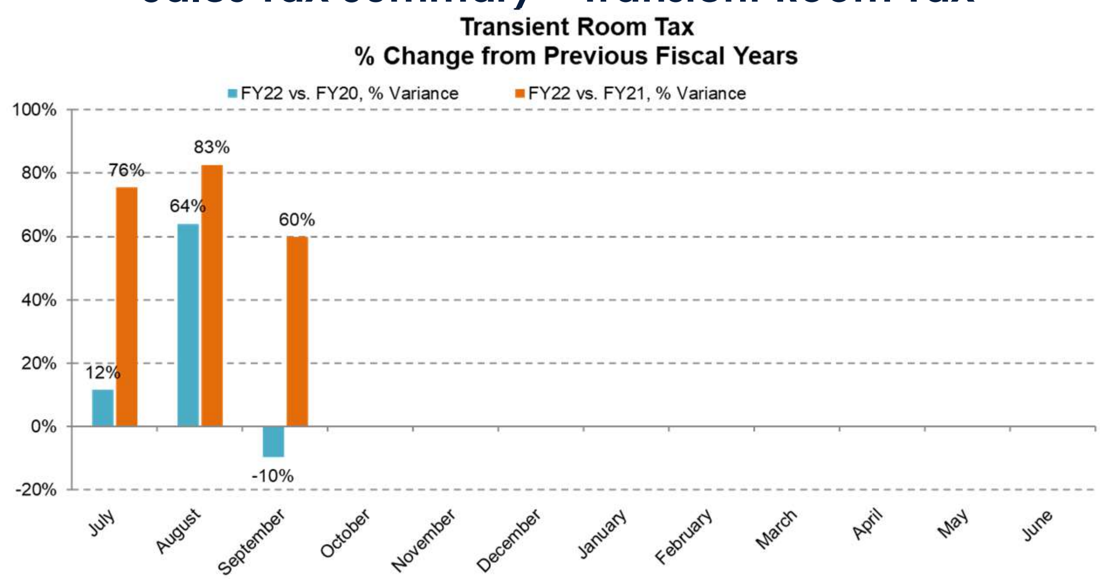
Sales Tax Summary – Transient Room Tax



Source: Park City Municipal Corporation. As of November 29, 2021.

58

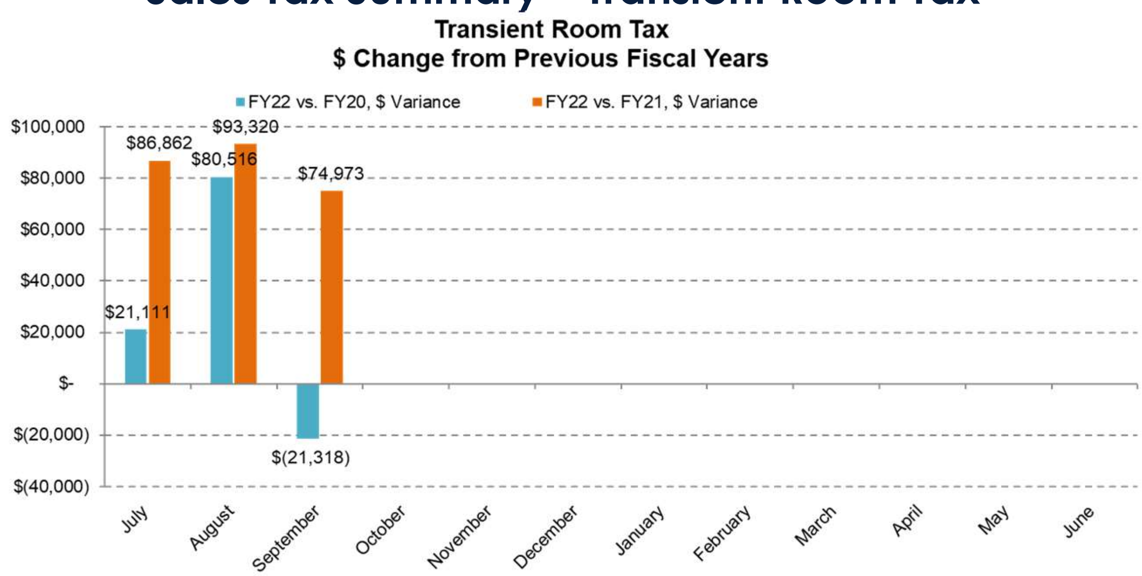
Sales Tax Summary – Transient Room Tax



Source: Park City Municipal Corporation. As of November 29, 2021.

59

Sales Tax Summary – Transient Room Tax



Source: Park City Municipal Corporation. As of November 29, 2021.

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Sales Tax Summary – Transportation Fund

Transportation Fund - Sales Tax Summary - Monthly					
Month	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Original Budget	FY22 Actual
July	$370,330	$507,735	$431,048	$374,274	$608,068
August	$328,650	$476,867	$441,580	$503,230	$686,058
September	$340,448	$517,995	$570,321	$505,166	$618,912
October	$234,717	$409,895	$419,670	$416,932	
November	$372,095	$480,163	$583,067	$385,903	
December	$785,302	$1,129,662	$1,019,746	$897,591	
January	$933,912	$1,319,546	$955,215	$897,591	
February	$869,901	$1,187,380	$1,164,026	$991,886	
March	$1,052,427	$775,863	$1,316,569	$1,196,788	
April	$222,826	$194,288	$446,180	$456,711	
May	$260,629	$412,635	$416,661	$387,958	
June	$357,095	$148,275	$684,361	$495,862	
Total	**$6,128,331**	**$7,560,305**	**$8,448,444**	**$7,509,890**	

Source: Park City Municipal Corporation. As of November 29, 2021.

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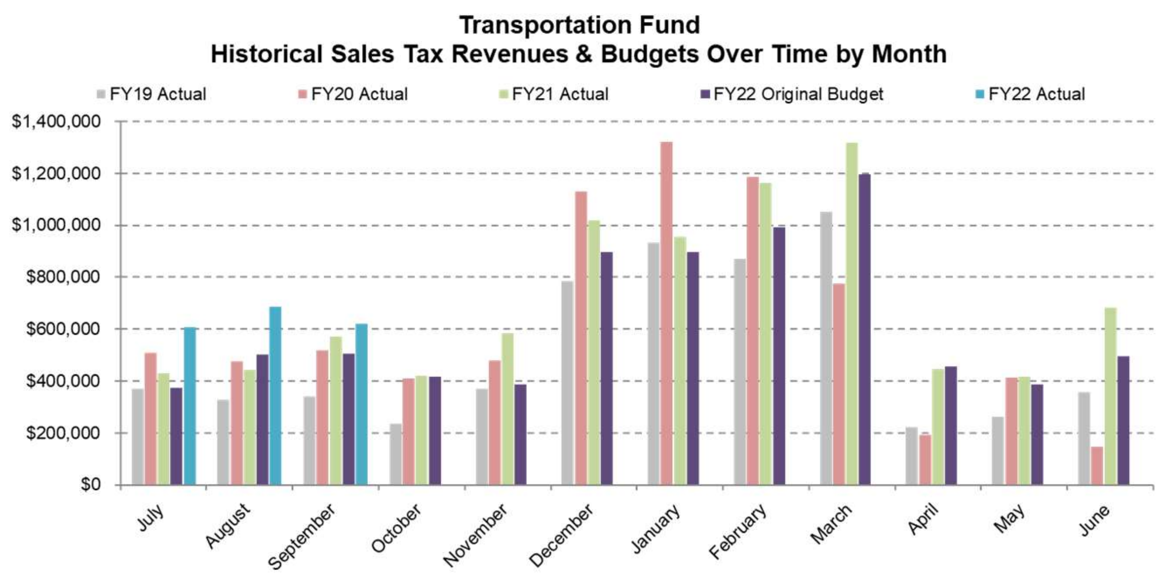
Sales Tax Summary – Transportation Fund



Source: Park City Municipal Corporation. As of November 29, 2021.

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4001 Kearns Blvd.

Studio Crossing Work Session

City Council December 9, 2021

PARK CITY
1884

Background

- Should the City entertain amendments to the original settlement, annexation, zoning, and master planned approvals for this site?

- Councilors Steve Joyce and Nann Worel designated to review the owners' new concept plan.

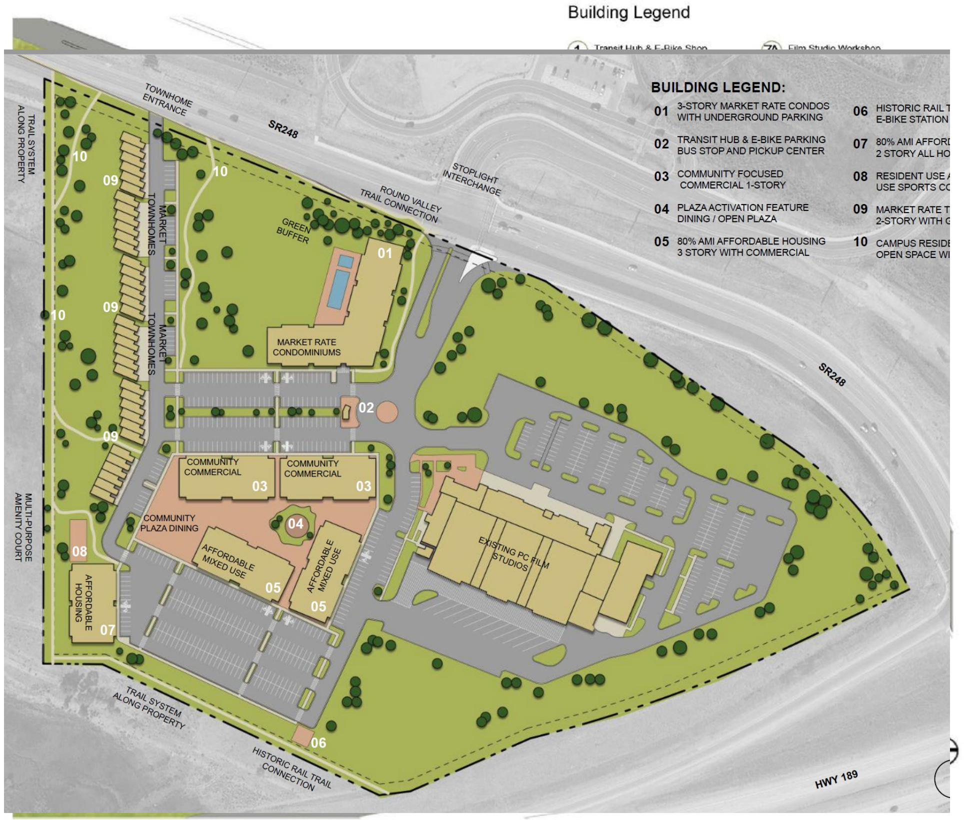
Reason for Work Session

- **The applicant seeks feedback on their proposal to**
  a) **Amend the annexation and MPD to allow additional uses; and**
  b) **Modify the use, number, footprints and building height for the remaining density on the site.**

Proposed Project

Building	Phase	Stories/Building Height	Footprint	GSF Commercial	GSF Market Rate Residential	GSF Affordable Residential	Notes
01 (x2)	1	3/45’	15,000	30,000	-	60,000	Mixed-Use Affordable 80% AMI
03 (x2)	2	1/30’	15,000	30,000	-	-	Transit Shelter in this phase
02 (x36)	3	2/28’	1,500	-	54,000	-	36 Market Rate Condominium Townhouses
2	4	3/40’	29,333	-	88,000	-	64 Market Rate Condominiums
1	Anytime	2/30’	10,500	-	-	21,000	Affordable 80% AMI
				60,000	**142,000**	**81,000**	**283,000**

- **60,000 SF of commercial uses**
- **142,000 SF of market-rate residential density (*maximum* of 100 market-rate units)**
- **81,000 SF of affordable/attainable housing (*minimum* of 120 affordable units with a goal of 80% AMI on average)**



EXISTING vs PROPOSED MIXED USE DEVELOPMENT

Affordable Housing Analysis

Film Studio Proposal	AUEs	Total SQFT
Obligation Calculation	40.6	36,540
Total AUEs Proposed	90	81,000
Net Gain from Housing Requirement	**49.4**	**44,460**
Option for additional density	23	21,000
Net Gain with Option	**72.4**	**65,460**
TOTAL # OF AUEs GAINED FROM NEW PROPOSAL	**113**	**102,000**

- **40.6 AUEs *if* development were required to meet current Housing Resolution**
- **90 AUEs proposed**
- **Option for 23 additional AUEs for total of 113 AUEs or 150 affordable/attainable rental units**

Recommendation

1) Receive an update from project owners, and Council liaisons;
2) Consider the questions posed at the end of the Staff Report; and
3) Direct staff to work with the applicant on the necessary applications for the Planning Commission review process and Housing Mitigation Plan.

Questions

1. Whether the proposed amendments raise any red flags with the City's General Plan for the Quinn's Junction Neighborhood and whether the proposed site plan changes and housing proposals are responsive to prior input from the Council?
2. Does Council wish to explore allowing additional square feet of density if used for the development of affordable/attainable housing?
3. Are there other questions or concerns regarding the information provided so far?
4. What additional information [such as site planning or a formal Housing Mitigation submittal] would the Council like to review before the applicant proceeds to the Planning Commission?

Winter Transit Service

Orange Routing off Royal Street

PARK CITY
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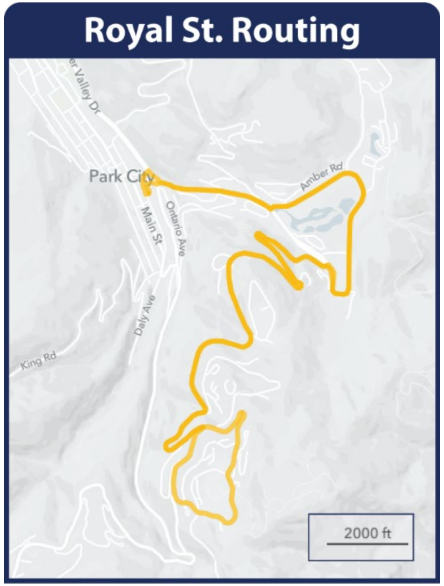
Background

- Transit evaluates routes before seasonal service changes using:
  - Pre-COVID ridership, customer/operator feedback, public surveys
- Among other system changes, the orange was re-routed to Marsac Ave
  - 9 stops discontinued on Royal St.
- Benefits of Marsac Routing:
  - Route directness / time efficiency (saves 9 minutes one-way)
  - Better on-time performance
- On-Demand service option presented for Royal St.

Source: Remix route analysis software



Source: Remix route analysis software

TRANSPORTATION INNOVATION

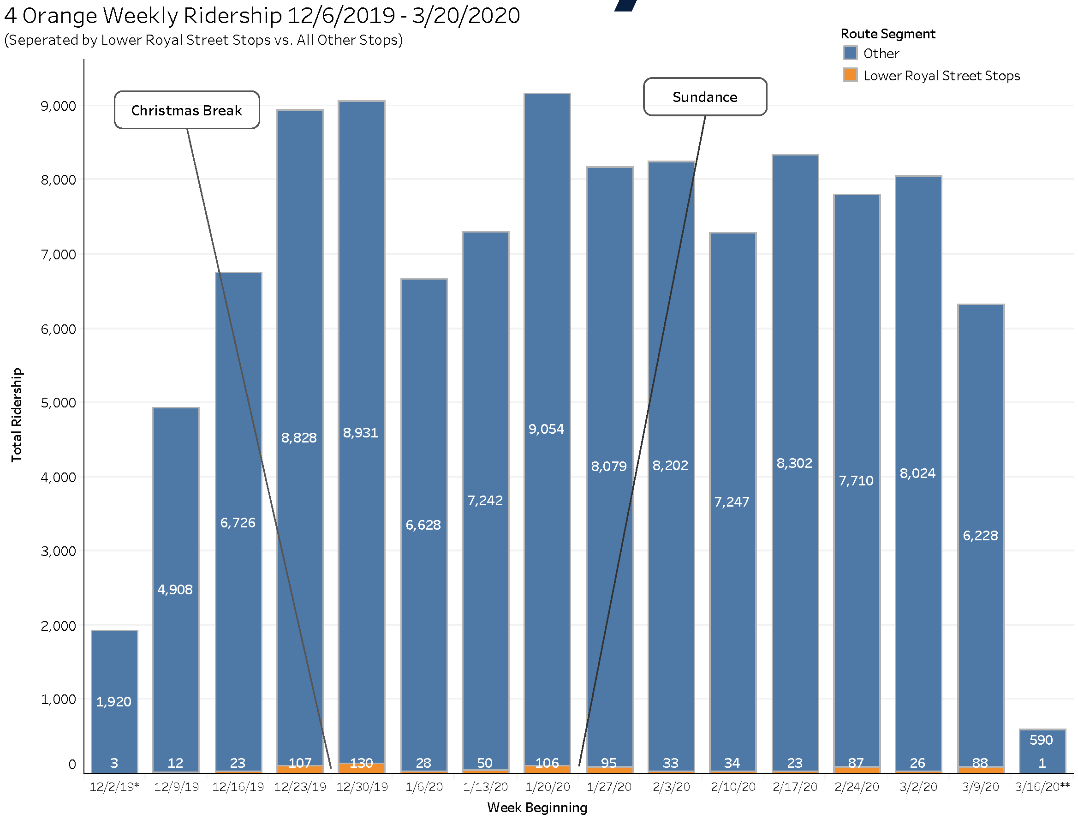
Outreach

In addition to evaluating pre-COVID ridership data and customer/operator feedback, transit conducted survey outreach, promoted via:

- Notices on transit webpages
- Flyers in buses, shelters, and transit centers
- Social media posts and ads
- myStop mobile app
- Media – KPCW PSA, PCTV interview, and Town Lift coverage
- Major employer outreach
- Email outreach to HPCA

TRANSPORTATION INNOVATION

Analysis



*The week beginning 12/2/2019 only has data available beginning December 6, 2019.
**The week beginning 03/16/2020 only has data availabe through March 20, 2020.

TRANSPORTATION INNOVATION

Seeking Council Direction

- Alternative A:
  - Current plan
- Alternative B:
  - Current plan + On-Demand service to impacted area
- Alternative C:
  - Return Orange service to Royal Street

TRANSPORTATION INNOVATION

Southeast Quinn's Junction Annexation

Park City Council Meeting
December 9, 2021

Background

The proposed annexation = 1,200 acres of property located east of Park City adjacent to SR 248.

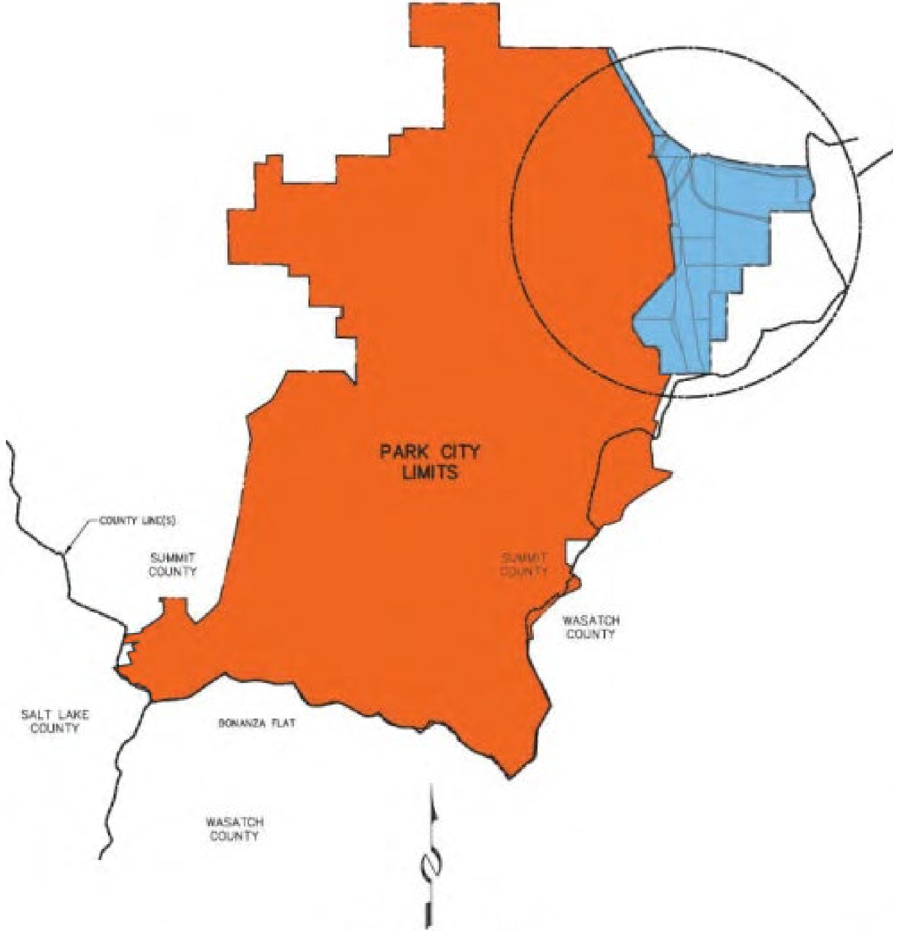
The primary property owners are Park City and United Park City Mines (UPCM).

The annexation petition is the result of a long planning process and was negotiated with the primary property owner, UPCM, as part of the Flagstaff Development Agreement in 1999.

This Agreement established clear and predictable land use entitlements and restrictions for hundreds of acres in Park City as well as within Summit and Wasatch Counties.

The ability to annex the Southeast Quinn's Junction area was negotiated as part of that approval process.

Proposed Annexation Area



Timeline

October 8 - The City filed a Notice of Intent to Annex

October 15 - Annexation Petition filed with the City Recorder

October 18 - City Council accepted Annexation Petition for further review

October 27 - The City Recorder certified the Annexation Petition, triggering the protest period

November 27 - Protest period ended

Protests timely filed

The city received copies of four protests filed with Summit County on Friday, November 26.

State law gives the City Council discretion to consider the protests and, at its discretion, take action at the next regular meeting after the protest window closes (this meeting). The Council may choose to either deny the annexation or take no action at this time.

PARK CITY 1884

Protestors likely lack statutory authority to protest

Protestors likely lack statutory authority to protest

NB 248 and Redus are not property owners or affected entities, which are requirements to protest.

Town of Hideout’s protest is based on their 2020 annexation, which Fourth District Court Judge Brown has ruled is void. Because it is void, Hideout is not an affected entity that can protest.

Hideout Community Advancement and Development, LLC, the owner of SS-87-B, is not authorized to protest because its property is not rural real property, which is a requirement for a property owner to protest.

PARK CITY 1884

A note about Annexation Expansion Areas

Annexation Expansion Areas

Before a municipality may approve an annexation petition, the land subject to the petition must be included within a council-approved Annexation Expansion Area.

Town of Hideout set its Annexation Expansion Area in 2019 to include land across county boundaries and adjacent to Park City, including Park City-owned open space. (This was later modified to exclude City-owned land.)

Subsequently, Park City modified its Annexation Expansion Area in that same year to include the land contemplated by this petition.

State law allows Annexation Expansion Areas to overlap.

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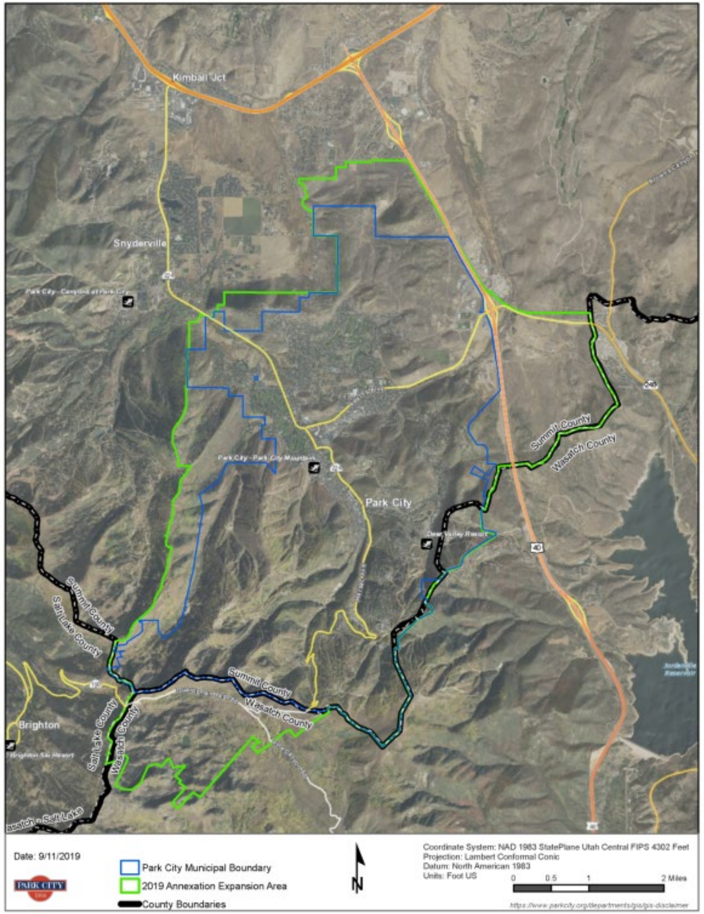
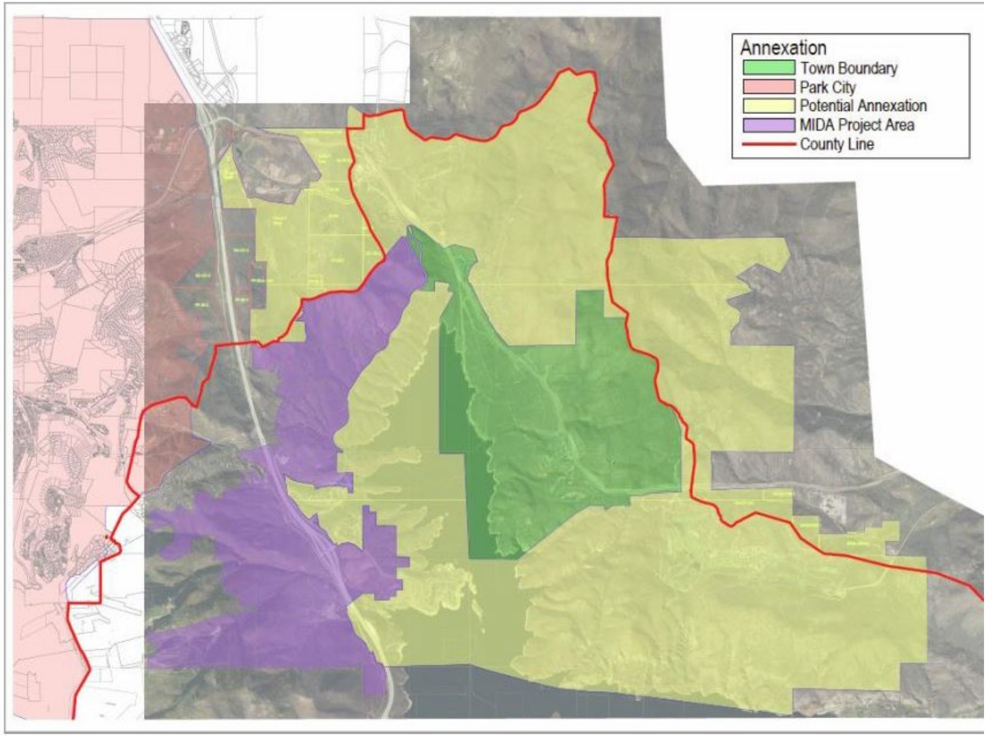
Park City Annexation Expansion Area



Town of Hideout Annexation Expansion Area



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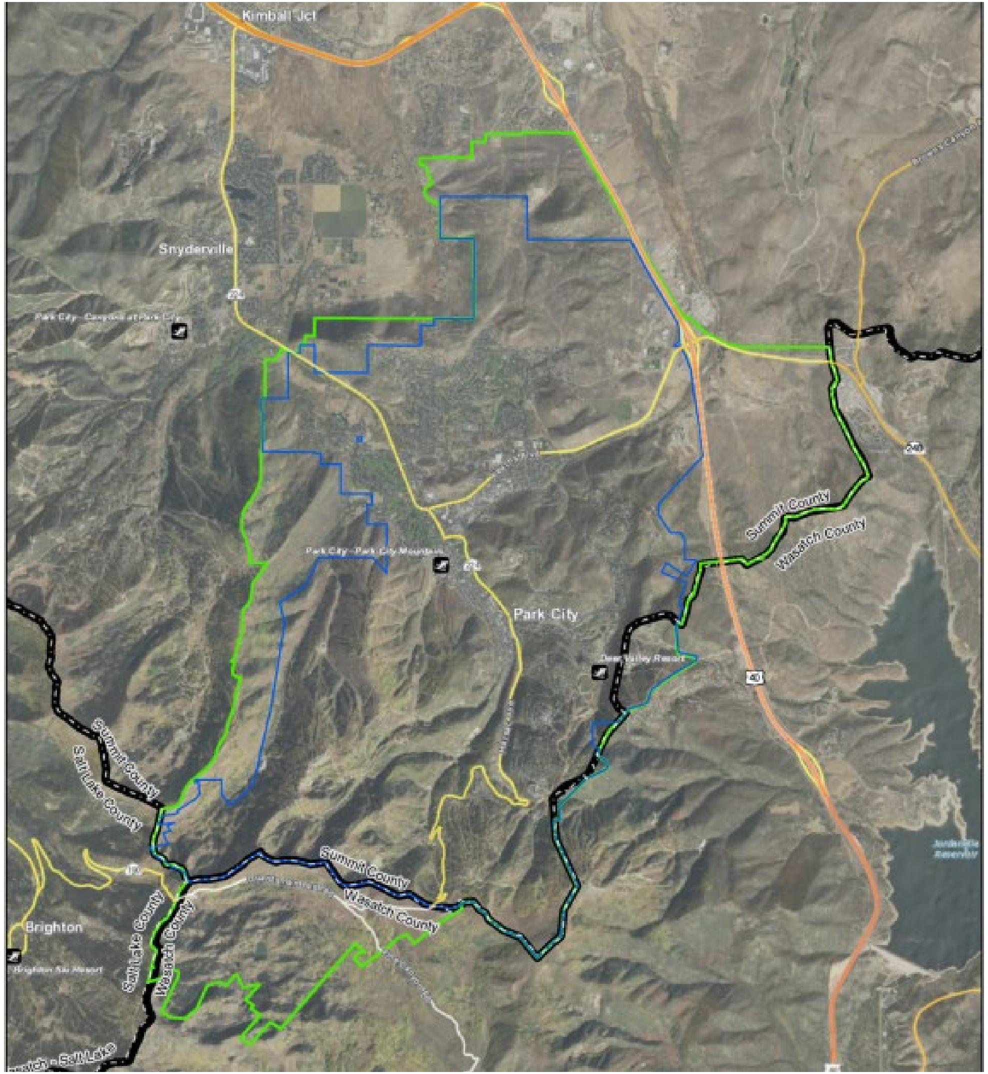

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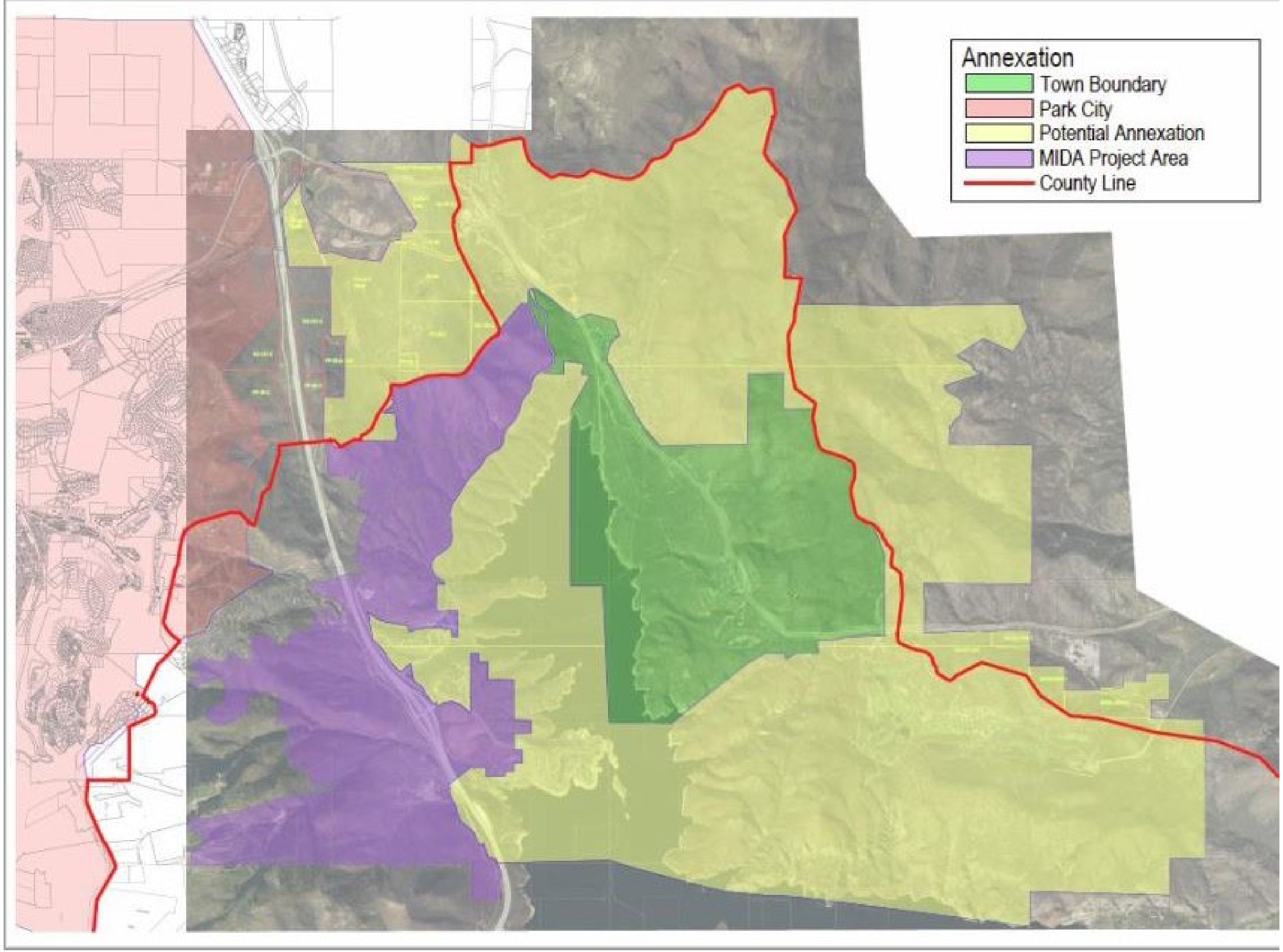


PARK CITY
1884

Park City Heights Phase 4 Sub. & Acceptance of Public Park

City Council December 9, 2021

PARK CITY
1884

Background

- Ordinance 2019-47 approved on 8/29 expired

- Applicant is requesting
  1. Consideration of Ordinance 2021-46
  2. Acceptance of the Park City Heights Park, a public park in the Phase 1 Plat

Analysis

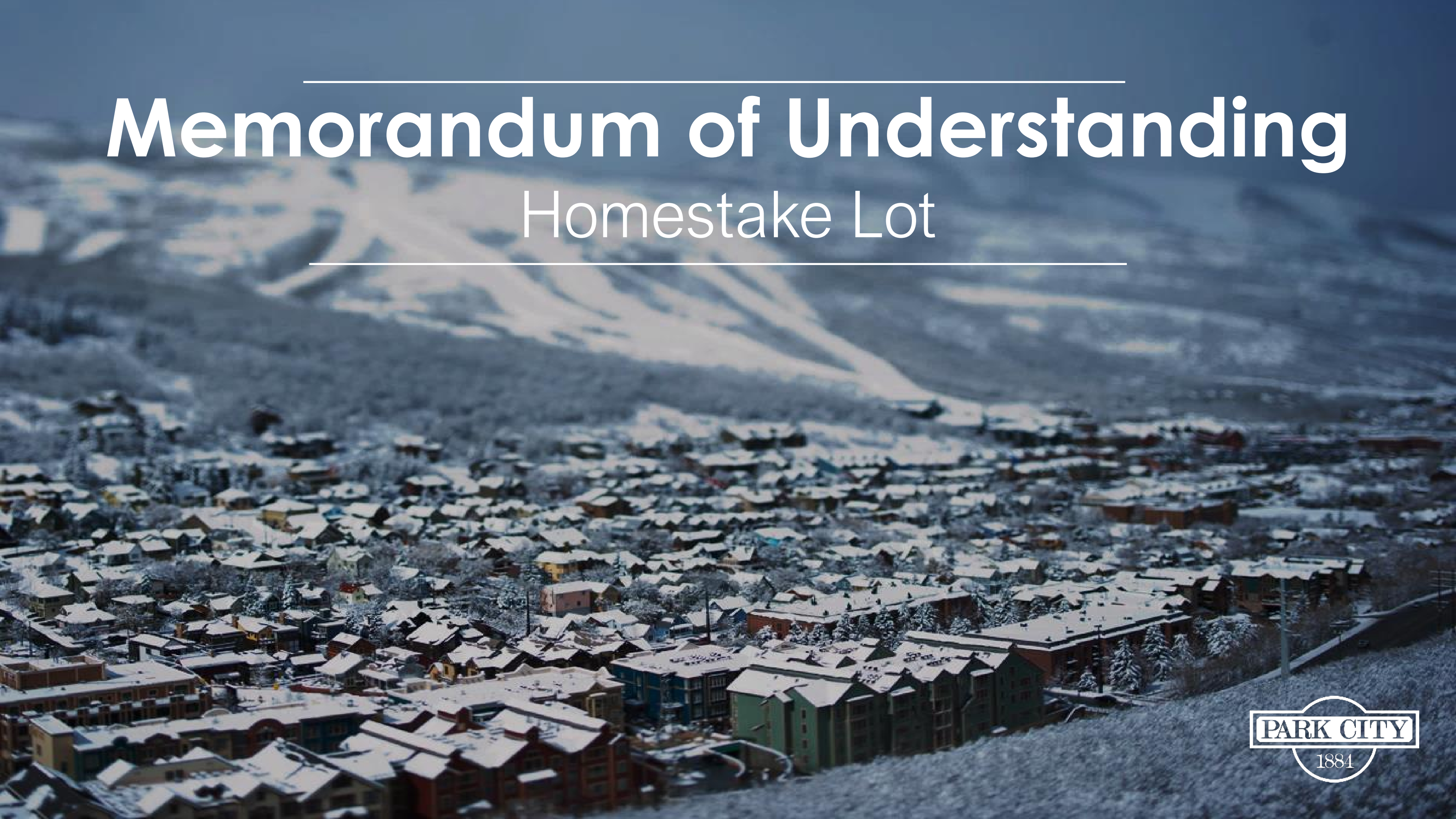
- Pursuant to Land Management Code (LMC) § 15-7.1-6(C)(5), the City Council may grant extensions when the Applicant demonstrates there is no change in circumstance that would result in an unmitigated impact or a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of the extension request. A change in circumstance includes physical changes to the Property or surroundings.

Recommendation

1. Review the requested Modification to Ordinance 2019-47, Conditions of Approval 2 & 3, to extend the date of plat recordation, a one-year guarantee for retaining wall, and for the acceptance of the Phase 1 Park City Heights Park
2. Conduct a public hearing
3. Consider approving Ordinance 2021-46 and accepting the Park City Heights Park, a public park.

Memorandum of Understanding

Homestake Lot



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Request for Qualifications

- Requests for Qualifications (RFQ) are used in multiple ways in the procurement process.
  - To pre-qualify possible vendors.
  - To identify the right vendor to negotiate a contract with when the purchaser knows what they are looking for in a product or service

- February 17, 2021, the City Council directed Staff to explore public-private partnership (PPP) opportunities to better leverage public funds.

- Council directed an RFQ to consider the development of affordable housing on the Homestake Lot.

- RFQ for the Homestake Lot was advertised on April 30, 2021

Request for Qualifications

SECTION III – SELECTION PROCESS AND CRITERIA

SELECTION PROCESS

PCMC will make every effort to ensure that all Responses are treated fairly and equally throughout the selection process. PCMC intends to follow the following selection process:

1. <u>Identify a short-list of Respondents:</u> PCMC will form a Selection Advisory Committee comprised of representatives from public and private stakeholders to review the submitted Responses and provide recommendations to PCMC. PCMC will take the Selection Advisory Committee's recommendations into consideration and identify a shortlist of Respondents.
2. <u>Identify a First- and Second-ranked Respondent:</u> PCMC will notify the Respondents selected for the shortlist and may ask them to participate in an interview to discuss their qualifications in further detail. PCMC may select a first-ranked and second-ranked Respondent.
3. <u>Negotiations with First-ranked Respondent:</u> The first-ranked Respondent will be given a defined period of time to negotiate and execute a Lease Agreement with PCMC. In the event that exclusive negotiations are conducted and an agreement is not reached, PCMC reserves the right to enter into negotiations with the next highest ranked Respondent without the need to repeat the formal solicitation process.
4. <u>Final selection and subsequent agreements are subject to approval by the Housing Authority and/or City Council in a public meeting.</u>

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Request for Qualifications

HOMESTAKE LOT RFQ REVIEW COMMITTEE MEMBERS	
Mary Wintzer	Ironhorse District/Developer
Stephanie Wilson	Commercial Developer
Matt Abbott	Giv Group
Jason Glidden	Housing Development Manager - PCMC
Sara Nagel	Treasurer - PCMC
Luke Cartin	Sustainability Manager - PCMC
Erik Daenitz	Assistant Budget Director - PCMC

	CHELSEA INVESTMENT GROUP	COLUMBUS PACIFIC	J. FISHER	KNOWLTON GROUP	MOUNTAIN VEIW APARTMENTS	REDWOOD NATIONAL PROPERTIES	SERVITAS	STARWOOD	TWG
Jason	5	3	1	7	9	8	2	6	3
Erik	7	4	1	6	9	8	2	4	2
Matt	6	5	2	3	9	1	8	6	3
Mary	3	3	1	6	9	8	2	5	7
Stef	3	6	2	5	9	8	1	4	7
Sara	3	2	1	7	9	8	3	5	6
Luke	6	3	2	3	9	8	1	7	5
AVERAGE	4.71	3.71	1.43	5.29	9	7.00	2.71	5.29	4.71

Memorandum Of Understanding (MOU)

- The draft MOU outlines the overall goals of the partnership, a proposed timeline, as well as the general terms of the agreement.

- The final development agreement will be built off of the MOU.

- Review and possible approval of a Development Agreement proposed for the summer of 2022

- Possible groundbreaking Winter 22/23"

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MOU

Under the MOU, the Developer agrees to develop under the following terms:

- Optimize the number of affordable units within the constraints of the property;
- Create mixed-income housing made up of a minimum of 80% affordable rental housing and attains an average Area Median Income (AMI) level of 60%;
- Deed restricted affordable units for 50 years;
- Work in good faith to achieve the City's Net-Zero energy requirements;
- Design a parking plan and accessibility plan that includes walkability features, secured bike parking, alternative modes of transportation, and reduces residents' reliance on personal vehicle use;
- Seek neighborhood input through community meetings and/or outreach; and
- Provide long-term operations and maintenance of the Project, including resident services programming.

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MOU

Under the MOU, the City will:

- Retain ownership of the parcel;
- Negotiate a ground lease that has terms and pricing contingent upon the securing of all financing for the development and operation of the Project;
- Provide administrative support to work through the required reviews and approvals through the issuance of the certificate of occupancy for the Project;
- Assist in community meetings and/or outreach;
- Use good faith, diligent efforts to cooperate with Developer in seeking its applicable entitlements, approvals, and permits for the Project; and
- Work with Developer to achieve Project feasibility through appropriate support in environmental remediation, affordability, design, sustainability, transportation, and other Project requirements and preferences.
- Reimburse Developer up to $50,000 for actual costs incurred during pre-development stage if the City decided not to move forward.

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