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

January 13, 2022

The Council of Park City, Summit County, Utah, met in open meeting virtually on January 13, 2022, at 5:30 p.m.

Council Member Doilney moved to close the meeting to discuss litigation and advice of counsel at 5:30 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Rubell, and Toly

CLOSED SESSION

Council Member Rubell moved to adjourn from Closed Meeting at 6:00 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Rubell, and Toly

PARK CITY HOUSING AUTHORITY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Nann Worel Board Member Max Doilney Board Member Becca Gerber Board Member Jeremy Rubell Board Member Tana Toly Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	**Present via Zoom**
None	**Absent**

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

Chair Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda. No comments were given. Chair Worel closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve the Plan to Fulfill the Affordable Housing Obligation Generated by the Proposed Founder's Place Development Project:
Elyse Kats, Housing Analyst, presented this item and reviewed the housing mitigation plan. She explained Founder's Place was annexed into the City in 1998. The residential development would include six affordable units onsite. The settlement agreement for the development was set at 4%. By comparison, the St. Regis was required to provide 10% affordable units. After some negotiation, Founder's Place agreed to build 10% affordable housing, which would be six-one bedroom/one bathroom units plus an estimated $1.875 million community benefit fee to the City for affordable housing projects. The units would be for Founder's Place employees first, and if they were not filled, they would be opened to Summit or Wasatch County residents. Kats explained the proposed community benefit fee covenant, which was estimated to be $1.5 million during the initial property sales and approximately $37,500 annually thereafter through 2035.

Board Member Gerber asked if the City would receive a larger annual fee if property values increased. Kats stated the City would receive the same ratio, which meant more income if property values increased. She indicated the foundation would assess the greatest priorities in the community and fund those projects with the community benefit fee. Affordable housing would continue to receive .5% funding and the foundation would determine what priority would receive the other .5%. It was possible they could choose to continue using all the funds for affordable housing, but it wasn't guaranteed. Board Member Gerber asked what the fee would be used for after 2035, to which Kats related the entire 1% would be used for the Founders Place community benefit.

Bill Fiveash, developer, indicated he wanted to establish the benefit and it would be permanent. He thought it was a good way to engage with the City and noted the Board of Directors would have the discretion on how to spend the benefit. Board Member Gerber noted other projects were required to construct the affordable units first, to which Kats indicated this language was in the action letter for Founders Place.

Board Member Toly asked who made the decision that first priority for the affordable units be given to Founders Place employees. Kats stated that was a negotiation between the developer and the Affordable Housing team. Staff supported the decision because of the lack of transportation to the area. Board Member Toly felt this was not helping the affordable housing problem since it was being built for people who were part of a project that hadn't been built yet. Fiveash indicated this project was not ideal for affordable housing because it was a gated community with limited services. It made sense to build some units there and provide funds for housing to be built in other parts of the community. Board Member Toly didn't agree with that conclusion and noted those who would live in the units could own a car.

Board Member Rubell stated the Housing Resolution set 80% Area Median Income (AMI) as the maximum for affordable units, and asked if the ratio could potentially be lower, to which Kats affirmed. Board Member Rubell asked if the employee salaries could support the rent on these units. Kats stated it was thought the units would go to managers, who would earn a higher salary. Fiveash noted there was success with this model at One Empire Pass. The employees were compensated well and he thought the units would be filled. Board Member Rubell asked if the fee was paid from the seller or buyers of the market rate units. Fiveash indicated the buyer would pay the fee but that could be negotiated between the parties at the time of the sale. Board Member Rubell asked if the association that would be subject to the transfer fee cover the entire development or was the restaurant excluded. Fiveash indicated the covenant would be recorded against all the residential units on the plats except the affordable units, which would be exempt from the covenant.

Chair Worel stated the affordable units could be made available for sale at some point and indicated HOA fees were a hardship much of the time. Fiveash stated the affordable units would be liable for 25% of the HOA fees. Chair Worel asked if that percentage would keep the owner under the 30% debt to income ratio. Fiveash stated it was the intention to sell the units to the HOA or the property manager, and they would be subject to the rental guidelines set forth in the deed restriction. Chair Worel asked about the timing of the project. Fiveash was hopeful that if approval was given tonight, they could move forward with the other approvals and break ground next spring, then finish in the summer of 2024. Chair Worel asked if the City would have to wait until the project was complete to receive the money. Fiveash indicated the City would receive its portion of the sales no later than 30 days after each closing.

Chair Worel opened the public hearing. No comments were given. Chair Worel closed the public hearing.

Board Member Rubell asked if the proposed transfer fee in years four through ten would be more than the standard fee the City received currently. Kats didn't know the specific numbers, but staff estimated it would be $250,000 more than the current fee-in-lieu payment. Fiveash stated the document noted the benefit was a percentage of sales and the proposed numbers were estimates.

Board Member Rubell preferred receiving units over money. He knew there were challenges with the community, but there was a restaurant and other employees at that location. It was also close to Snow Park. He thought the units could be filled. An AMI mix could be implemented to attract more people instead of basing all units at 80% AMI. Also, there could be a variety of unit sizes instead of only offering one-bedroom/one-bathroom units. If the City took the $1.5 million, there wouldn't be much around town that could be purchased at that price. He thought the development would be constructed sooner than the City could use that money.

Board Member Doilney stated the location of the development was important. The City needed to do more, but it needed to get more creative as well. He thought Fiveash found a creative solution and he liked this approach to affordable housing. He didn't think an extra three to five affordable units would make a difference.

Board Member Toly thought this money could be put into the Lite Deed Restriction program, which would give the City more bang for the buck. She had a hard time when developers put their employees first and thought it didn't help the community.

Board Member Gerber noted this was an inclusionary zoning project and it would mitigate the impact of the development. She indicated these projects were not creating community. She thought the benefit money could be used to leverage the City's other housing programs. She requested that the fees-in-lieu be reassessed after the Housing Assessment was finished. She asked if the benefit could be negotiated so the City would receive it for a longer time period. Fiveash stated the money would go to the community, but it was possible to extend it for housing. He agreed to extend the housing benefit term by five years, to 2040.

Board Member Doilney thought the board members should be diverse and include one representative from affordable housing. Board Member Rubell stated money was not the City's problem right now. One of the last affordable housing project estimates came in at $400 per square foot. That was a lot of money. There was more value in having units. For the value of the dollar and the value of time, building more units in this development made sense. Units would be built quicker in this development than in a City project. He thought Empire Pass was a lot more remote than this project. More units in this development were needed. If the City did take money, he would rather have all the money now instead of receiving it annually to get more units in town.

Board Member Doilney moved to approve the plan to fulfill the affordable housing obligation generated by the proposed Founder's Place Development Project with the amendment of receiving the community benefit an additional five years, ending in 2040. Board Member Gerber seconded the motion.

RESULT:	**APPROVED**
AYES:	Board Members Doilney, Gerber, and Toly
NAY:	Board Member Rubell

IV) ADJOURNMENT

CITY COUNCIL REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	**Present via Zoom**
None	**Absent**

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Reports:

1. November 2021 Budget Monitoring Report and October 2021 Sales Tax Report:

2. Southeast Quinn's Junction Annexation Update:

Council Questions and Comments:
Council Member Toly thanked staff for helping her get acclimated to her new role. She stated the World Cup was in town and the Olympics were starting soon and she wished those who were competing luck.

Council Member Gerber reminded residents that everyone was in the same boat and to please be kind and understanding as schools and other organizations were shutting down with the spike in COVID.

Council Member Doilney stated it had been a busy week interviewing applicants to fill the vacant Council seat. He also thought there were some in the community not doing their part to keep those in the community safe. He felt safety was critical for both residents and visitors.

Council Member Rubell stated it was nice to see people following the mask mandate. Last week, Council talked about bus riders using masks and he was happy to see that being enforced. He agreed with Council Member Gerber's concern on impacts over the holidays and he encouraged solutions to decrease the impact. He noted the State Legislative session was starting and he read about HB 95, which would prohibit certain government or private entities from requiring a property owner or resident to plant or maintain lawn or turf. He thought this was a cool example as the City also made efforts to reduce water consumption. He encouraged residents to reach out to their representatives to support the legislation.

Mayor Worel met with managers and staff virtually and visited the Public Works Department in person. She thanked them for their work maintaining streets, the golf course, and vehicles, and noted they were unsung heroes.

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

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

Ed Parigian welcomed the new Council.

Joe Butterfield commented on Council Member Doilney's comment of people not using their power and Council Member Rubell's comment regarding the crush of businesses. He thought the City should exercise their power against Deer Valley Resort and Park City Mountain Resort (PCMR), as well as Cisco. There was no control over deliveries. The City had enough power to stand up and say it wasn't okay to deliver at any time. If the deliveries were controlled, it would alleviate traffic immensely.

John Stafsholt requested an increase in compensation for Planning Commission members. He knew their hours were long and they deserved more. Mayor Worel indicated that rate was determined by State Code. Stafsholt hoped the City could reward them in any way they could.

Mayor Worel closed the public input portion of the meeting.

IV) NEW BUSINESS

1. Consideration to Authorize the City Manager to Add a 15th Bus to the Overall 14 Bus Acquisition with Utah Transit Authority, Previously Approved by Council May 21, 2020, in an Amount Not to Exceed $312,511:
Kim Fjeldsted and Benjamin Johnson, Transit Department, presented this item. Fjeldsted reviewed in 2020, Park City collaborated with Salt Lake City to purchase 14 buses. Since that time, High Valley Transit was created and four of the buses would be going to them, four to the PC-SLC Connect route, and six to Park City to replace the diesel fleet. A grant was awarded for these buses, and the City's match was 12.5% or

$1.9 million for $15.4 million in assets. She requested to increase the local match by $312,511 for the additional bus.

Council Member Toly asked if the new chargers would be compatible with both types of buses, to which Fjeldsted stated the City needed two different charges for the two different buses. Council Member Toly asked if the bus model was reliable and if the City would continue to purchase buses from them. Fjeldsted indicated the City entered into a five-year contract and it could purchase as many buses as needed for a set price during the contract period. Council Member Toly asked how long a battery would last, to which Fjeldsted stated at least five years.

Council Member Rubell asked if the buses could make it from Salt Lake City to Park City and from Park City to Empire Pass, to which Fjeldsted affirmed. She noted the buses could maintain traffic speeds and would use clean energy.

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

Council Member Doilney explained Park City was the first entity to buy electric buses. The Transit team and mechanics had to learn how to service and solve problems since there was nobody else that had them. Now other entities were buying fleets of electric buses and looking to Park City as a resource. Council Member Gerber thanked Transit staff for getting grants. She thought paying 12.5% for a bus was great for the City.

Council Member Rubell referred to the staff report on the benefits of electric buses and noted the City needed 15 buses to prepare for post COVID ridership. Council Member Toly stated not all the buses were on the road at the same time. Some were serviced while others were in operation. Dias stated the grants were very competitive, and collaborating with other entities increased the chance of receiving an award. He thanked staff for their diligence and efforts.

Council Member Gerber moved to authorize the City Manager to add a 15th bus to the overall 14 bus acquisition with Utah Transit Authority, previously approved by Council May 21, 2020, in an amount not to exceed $312,511. Council Member Rubell seconded the motion.

RESULT:	**APPROVED**
AYES:	Council Members Doilney, Gerber, Rubell, and Toly

2. Consideration to Authorize the City Manager to Execute a Construction Agreement with Dimensional Innovations, Inc., in a Form Approved by the City Attorney, Not to Exceed $162,303.00, for the Park Avenue Bus Shelter Project:

John Robertson, City Engineer, presented this item and asked for input on the proposed shelter designs. He reviewed the history of planning and awarding this project. He also explained the sidewalk would be widened at SR 224 and SR 248 leading to the shelters. He displayed the shelter rendering and stated the architect wanted to use materials consistent with the surrounding area, including wood. There would be removable panels and they could be interchanged with artwork. He indicated these shelters would be large to accommodate the great number of passengers who utilized the buses at these locations.

Council Member Toly asked why the roofs were flat, since this was an area that received a lot of snow. Robertson stated the roofs were actually pitched. Council Member Toly hoped to see more mountains and/or mining features. She asked if public art would be put in every quarter, to which Robertson stated art would be installed, but he didn't know the frequency.

Council Member Rubell asked if the shelters could reflect Park City's mining history and include a plaque explaining the City's history. Robertson stated he could work with the architect on modifications. Council Member Toly suggested outreach take place on this project. Council Member Rubell asked if widening the sidewalk was being considered in conjunction with the WALC Tunnel project. Robertson stated the sidewalk would be widened to Snow Creek Crossing. Then another sidewalk project would be planned from Snow Creek to Bonanza.

Mayor Worel asked if it was possible to heat the shelters. Robertson stated the architect proposed power at these locations and they planned to heat them.

Mayor Worel opened the meeting for public input.

Chris Cherniak asked if there would be internal lighting in the shelters, and especially in future shelters that would be located in more remote locations. He also asked if any emergency communications systems could be installed. Robertson indicated lighting would be included. There was no federal regulation, but that was something that could be looked at if there were concerns.

Ed Parigian stated the shelter design was not a mountain design. He liked the bus stops by the library that resembled books and thought designs like those built character. Robertson stated the City received funding for shelters and he liked this design because it was scalable depending on the use at different locations.

Sally Elliott, Friends of Ski Mountain Mining History, stated they had steel remnants of Daley West Head Frame, and she offered them for use as structural components in town. The group hoped the remnants could be considered for use at the bus shelters.

Alex Butwinski agreed the design should be reevaluated.

Deb Rentfrow asked how staff determined what size shelter would be placed at a location. Robertson stated volume of ridership determined the size of the shelter.

Mayor Worel closed the public input portion of the meeting.

Council Member Gerber asked if the motion should be amended if part of Daley West Frame was encouraged to be used. Plane stated a motion could include "with the feedback to be considered regarding the design" or something similar.

Council Member Doilney moved to authorize the City Manager to execute a construction agreement with Dimensional Innovations, Inc., in a form approved by the City Attorney, not to exceed $162,303.00, for the Park Avenue Bus Shelter Project with the amendment that the concerns of the design be further evaluated by staff. Council Member Gerber seconded the motion.

RESULT:	**APPROVED**
AYES:	Council Members Doilney, Gerber, Rubell, and Toly

V) APPOINTMENT

1. Appointment of New City Council Member to Fill the Seat Vacated by Nann Mayor Worel:

Mayor Worel stated an appointment would be made tonight, but the swearing-in ceremony would take place at a future date. She indicated there were 17 applicants and it reflected the community's excitement for being involved. The applicants had a variety of skill sets and innovative ideas on key issues. One commonality from applicants was the need to keep Park City an authentic community and balance that with the success of the community. She appreciated the candidates for applying.

Mayor Worel opened the meeting for public input.

Cheryl Soshnik supported Ed Parigian to be appointed as Council member. He ran for City Council and came close to winning and he needed a chance to participate.

Thomas Cooke, Chair of Snyderville Basin Planning Commission, supported Ryan Dickey and stated he was on the board and was a very valued member. Dickey had a regional perspective as well as a perspective within the City limits.

Erin Barry supported Tatiana Prince. She was highly educated, easy to relate to, and very approachable. She would come to Council without an agenda and would have an open mind. She was committed to building a great community.

Jeremy Buzzard supported Bill Ciraco. He had experience with resort issues and board experience. Although he was new to the area, he dealt with issues that were familiar to this area.

Bethany Coates supported Tatiana Prince and felt she could be a leader who built relationships and would drive progress and change in the community.

John Stafsholt stated he would look for somebody who was dedicated and selfless, who had passion, and worked hard. He thought Ed Parigian fit those requirements. Parigian's background as an accountant would be a great benefit to the City. He gained a lot of experience when he ran for Council in 2019. He didn't run in 2021 because he wanted to avoid a conflict of interest.

Melissa Band supported Laura Suesser. She was a great asset to the Planning Commission, and also kept up with the Council meetings and visioning process. She would be able to hit the ground running if appointed. On Planning Commission, she listened to all sides and stood firm when she felt she was right.

Junior Enrique Sanchez supported Tania Knauer and stated he went to school with her daughter. He knew she would work hard for diversity in the community.

Corrie Forsling endorsed Ryan Dickey. She was past president and he was current president of the Park City Rotary. She felt he was a leader in the community. He worked to diversify and broaden the reach of the club in the community and he was a great communicator; open and reachable.

Sarah Werbelow supported Laura Suesser. Suesser was a smart and balanced thinker. She was a committed local resident. She was passionate about finding creative solutions to problems and she would have a well thought out action plan.

Greg Free endorsed Tatiana Prince for Council and indicated she was one of the most intelligent people he knew. She was very committed to action. She would also work with others who didn't see eye to eye with her.

Joe Butterfield supported Ed Parigian and stated he was devoted to causes. This was an important decision, and Parigian would be great.

David Gonzales supported Mike Wong. He solved issues like feeding the community and he was committed to the environment. Everyone would love to work with him from Day One on the Council.

John Kenworthy, Planning Commissioner and business owner, supported Laura Suesser and indicated she was fiercely independent. She knew the LMC code and was an attorney. She knew the history of the City and the issues in front of us.

Michael Anderson supported Tatiana Prince and thought she would come to Council with a fresh perspective.

Mayor Worel closed the public input portion of the meeting and indicated this was a tough decision because there were so many qualified candidates.

Council Member Gerber stated she had been on the Council for six years and she felt there was a lot of value having someone on Council from the Planning Commission. She would like to nominate Ryan Dickey since he had Planning experience, worked on a regional board, and worked as a real estate agent. His experience with HOAs would be a benefit. She heard from the community great things about many applicants, but she felt his skill set would be a great benefit.

Council Member Rubell wanted a Council member that would complement this group. He thought having a Planning Commission background was good for land use issues, but the Council considered many issues that weren't land use related. Being new in town was a big deal to him. When he ran for Council he heard from many residents that he could not contribute to the City because he hadn't lived here long enough. He didn't think that was true. He knew Council needed community support when decisions were made and it was important to get out in the community. He liked two applicants: Ryan Dickey and Ed Parigian. He stated Suesser did a great job on the Planning Commission and he felt she was still needed there while the big projects were getting through the planning process.

Council Member Toly asked herself who could give her the most support on the Council, and it came down to the part of the City government she didn't know as well. She didn't know what happened on the Planning Commission. She felt this was a hard decision, but she liked Dickey and Suesser.

Council Member Doilney stated this was a difficult decision. There were a number of people who had potential to run compelling campaigns in the future and he hoped they would run for office. He agreed with Council Member Rubell that Bill Ciraco was an asset representing the new residents, but there was a lot of history here, and that asset was needed on the Council. He narrowed it down to Parigian, Suesser, and Dickey. He felt experience on the Planning Commission was necessary. He ultimately chose Dickey for his regional experience.

Council Member Rubell noted that in the interview, he asked Dickey about having someone in real estate because of all the projects the City was involved in. Dickey responded to look at his record at Snyderville Basin Planning Commission. Council Member Rubell looked at his record and it was not pro-development and he was impressed.

Council Member Gerber asserted the Council got great feedback from applicants. She looked forward to seeing these people around town and thanked them for applying.

Council Member Gerber moved to appoint Ryan Dickey as the Council member to fill the seat vacated by Mayor Worel. Council Member Doilney seconded the motion.

RESULT:	**APPROVED**
AYES:	Council Members Doilney, Gerber, Rubell, and Toly

Mayor Worel congratulated Dickey and encouraged the applicants to continue being involved in the community.

VI) ADJOURNMENT

With no further business, the meeting was adjourned.

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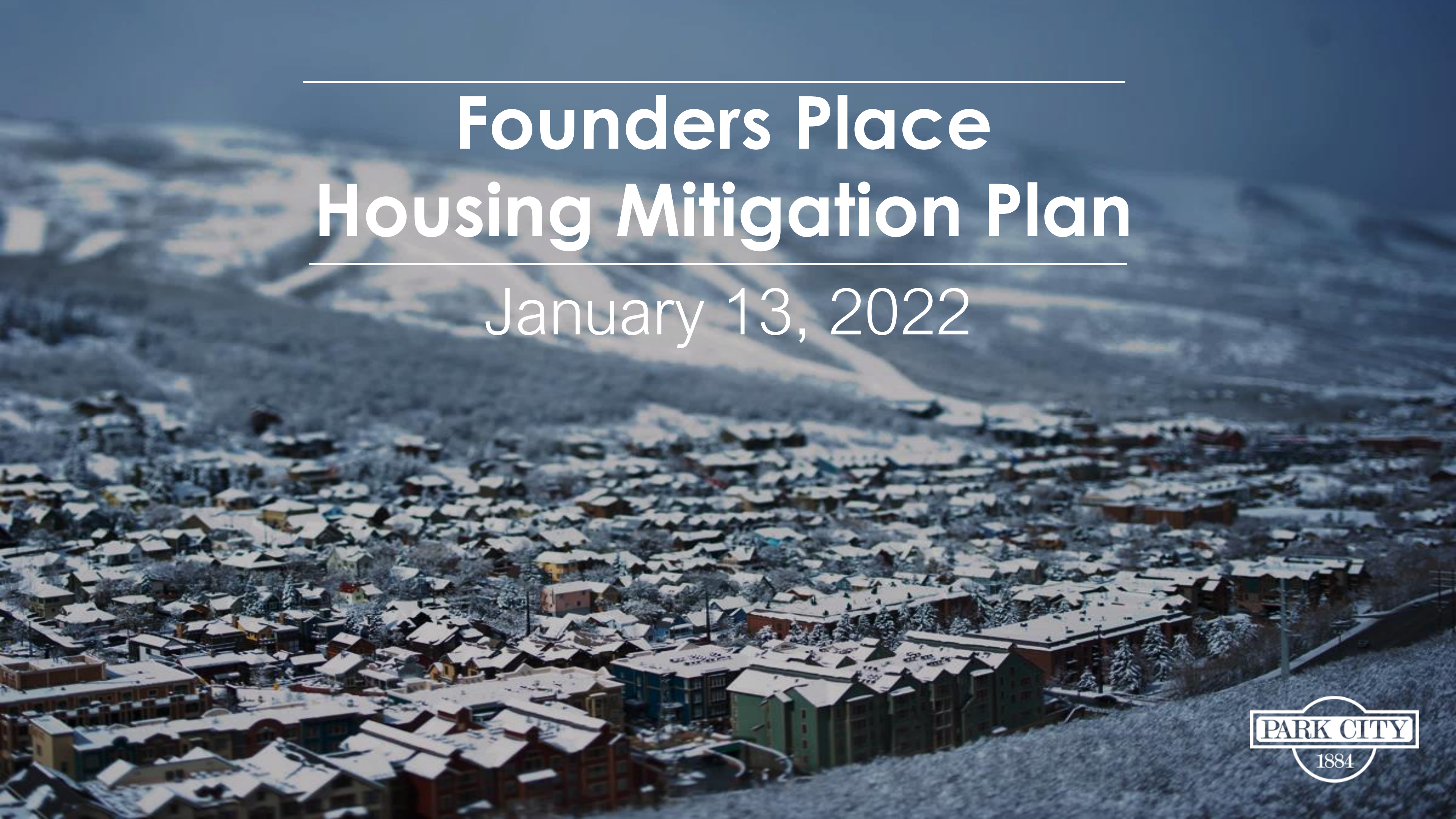
Michelle Kellogg, City Recorder



Founders Place Housing Mitigation Plan

January 13, 2022

PARK CITY
1884

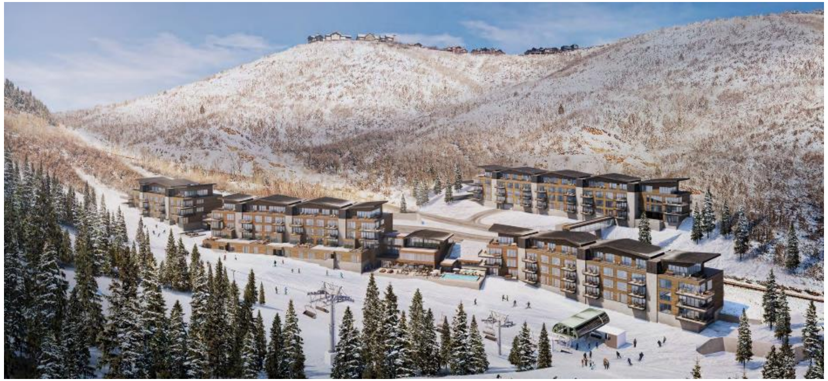
Housing Mitigation Plan

- Section 3 of the 25-2020 Housing Resolution states the purpose of the resolution and why the City requires Housing Mitigation Plans for large developments.

  SECTION 3. PURPOSE. The purpose of this Resolution is to ensure that new development <u>does not adversely affect the supply of affordable housing</u> in the City and to maintain the social, economic and cultural fabric of Park City's community character. It is intended that the requirements <u>imposed herein are roughly proportionate and reasonably related to the impacts of the Development</u>.

Founders Place Background

- Founder’s Place is in the Deer Crest area originally within unincorporated Wasatch County, east of the Deer Valley Resort, and west of HWY 40.
- The developer of the project, East West Partners, is proposing 199,200 square feet of residential development, which is 99.6 Unit Equivalents.



Founders Place Background

- The 1995 Settlement Agreement states that the affordable housing obligation for the Slalom Village property was set at 4% of the total number of units developed.
  - The original density, or total number of units, for the property was 83 units, putting the affordable housing obligation at 3.32 units
- The developer originally argued that they would only have to uphold a 4% obligation
- The St. Regis was recently required to provide 10%

Proposed HMP

Summary of proposed Housing Obligation according to Founders Place (Exhibit A):

Platted Square Feet	Unit Equivalents	Housing Obligation (% of UEs)	Affordable Unit Equivalents (AUEs)	Estimated Total AUE Square Feet
199,200	99.6 UEs	10%	9.96 AUEs	8,964 SF

Summary of Founders Place's proposal to meet the Housing Obligation:

- The creation of 6 on-site Deed Restricted AUEs totaling 5,400 SF; and
- delivering approximately $1,875,000 back to the City by depositing $1,500,000 into PCMC's Housing Fund from initial property sales followed by an estimated $37,500 annually through 2035.

Proposed HMP

Phasing

- Four units will be built in Phase 1, one in Phase 2, and one in Phase 3. The units will be built as 1-bedroom, 1-bathroom units and spread throughout different floors of the project.

Eligibility & Selection Process

- The units will be filled based on priority:
    - 1- Employees engaged full-time or seasonally serving the Founders Place HOA will be given the first opportunity to fill the units.
    - 2- If the units are not filled by this category, they will be open to persons employed fulltime within Summit or Wasatch County.

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Proposed HMP

Rental Rates/ Sales Prices

- Rental rates/ sales prices will be set in accordance with the 25-2020 Housing Resolution, as shown below:

2021 Summit County AMI %*	1 Person	2 Persons	3 Persons	4 Persons
80%	$66,960	$76,480	$86,080	$95,600

Bedrooms	Occupants	AMI (80%)*	Percent of Income	Yearly Rent	Monthly Expense Including Utilities	Monthly Utility Estimate	Monthly Rent (net)
1	2	$76,480	30%	$22,944	$1,912	$50	$1862

Proposed HMP

Community Benefit Fee Covenant

- Beyond the on-site building, the developer is proposing the creation of a Community Benefit Fee Covenant. East West Partners will create a Community Benefit Fee Covenant that will apply to all residential transactions within the Founders Place Condominium Association.
  - The fee is equal to half of one percent (.5%) of the net purchase price.
  - One hundred percent (100%) of the fees collected from the initial sales will be transferred to PCMC to provide funding towards affordable housing solutions throughout the Park City area.
  - For 10 years after the initial sales, half of the fees will go towards affordable housing. This Community Benefit Fee is estimated to generate 1.5M during the initial sales, and around 37K annually (based on current market values).
  - Staff estimates an additional $250,000 in value beyond the current calculated fee in lieu owed.

Action Letter

- A final version of the Action Letter will be approved by the City Attorneys office
  - The action letter establishes following:
    - the agreed upon AUEs required,
    - The on-site development requirements,
    - The Community Benefit Fee Covenant payment details and timelines
    - The requirements based on project phasing, and
    - When C of O’s will be required.

Summary

- Majority of the obligation will be provided on-site (6 of 9.96 AUEs)
- Providing payments to Housing fund above calculated current fee in-lieu (Over $250K)
- Providing flexible funds that can be used on other housing programs (Lite Deed Restrictions, Rental Assistance, Etc.)

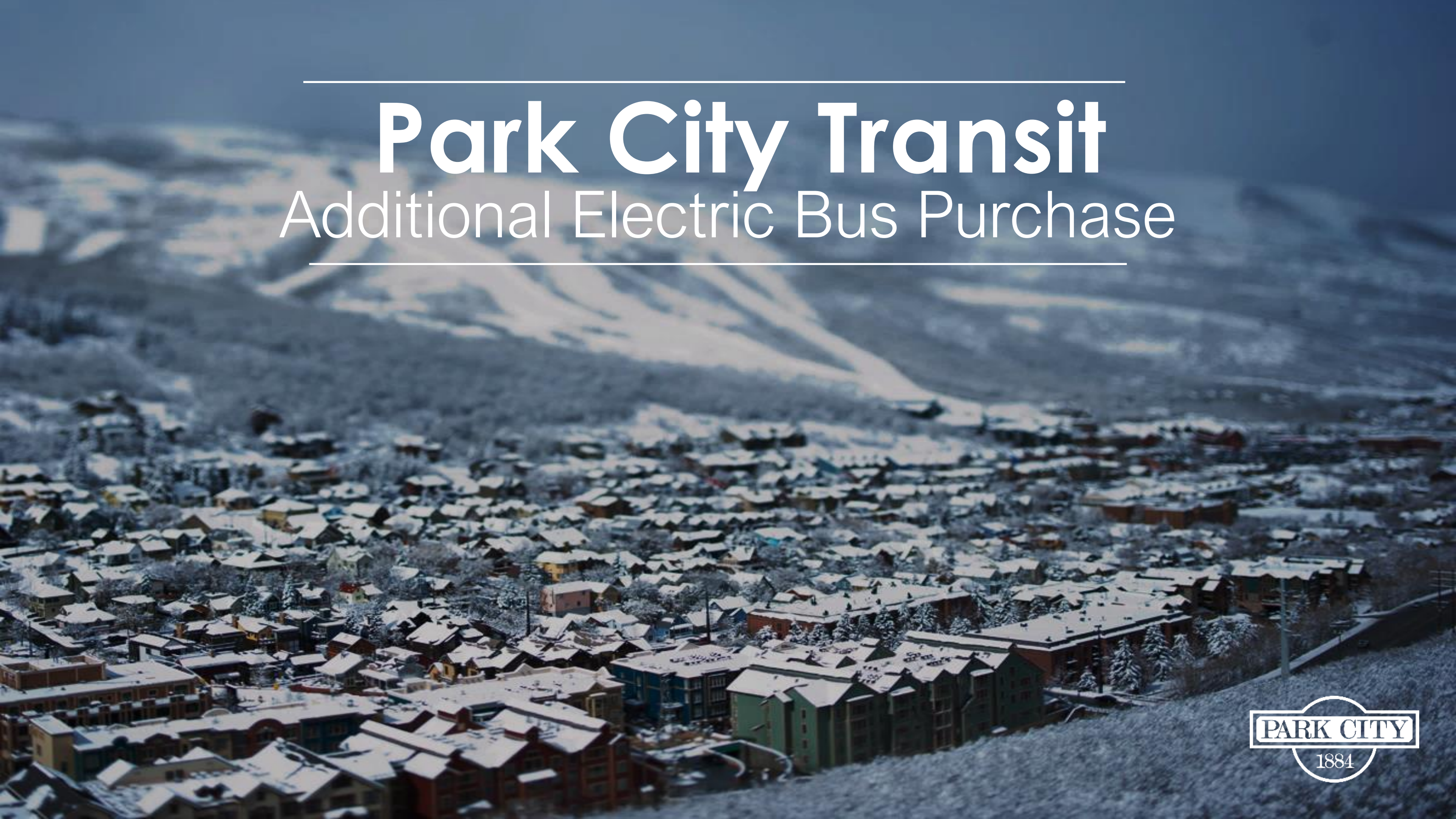
Staff supports the proposed Founders Place Housing Mitigation Plan and requests that the Housing Authority approve the plan.

Recommendation

For these reasons, staff supports the proposed Founders Place Housing Mitigation Plan and requests that the Housing Authority approve the plan.

Park City Transit

Additional Electric Bus Purchase



PARK CITY
1884

Additional Electric Bus Purchase

- May 2020, Council approved the purchase of 14 Electric Buses
  - 4 for the PC-SLC Connect Route
  - 4 will be transferred to High Valley Transit upon arrival (per the separation agreement)
  - 6 to replace Park City's aging diesel fleet which will increase reliability and ensure we have sufficient vehicles to meet future demand

- Opportunity to utilize grant money that will be more difficult to obtain as High Valley Transit enters rural formula grant arena increasing competition for limited federal funding

- Great value, for entire 15 bus purchase, Park City's local match is only 12.5% ($1.9 million for $15.4 million in assets)

- The next generation of electric buses have advanced since we purchased our first 13 Proterras, the new Gilligs will have high output motors for canyon service at highway speeds

PARK CITY 1884

REVISION OF PROJECT ESTIMATES -- 2021-22 BUS PROCUREMENT

				Buses	Chargers
May 2020	**Quantity - Description**		**Estimated Cost**	**Reduction/Increase**	**Reduction/Increase**
BUSES	14 Electric		$13,533,332		
CHARGERS	1 New - Overhead				
	1 Refurbished - Overhead		$1,266,668		
		TOTAL:	$14,800,000		
January 2022					
BUSES	15 Electric		$13,063,190	$470,142	
CHARGERS	2 New - Overhead		$452,000		
	2 New - Depot		$1,888,400		
		Sub. Tot.	$2,340,400		($1,073,732)
		TOTAL:	$15,403,590		

Local Match Change

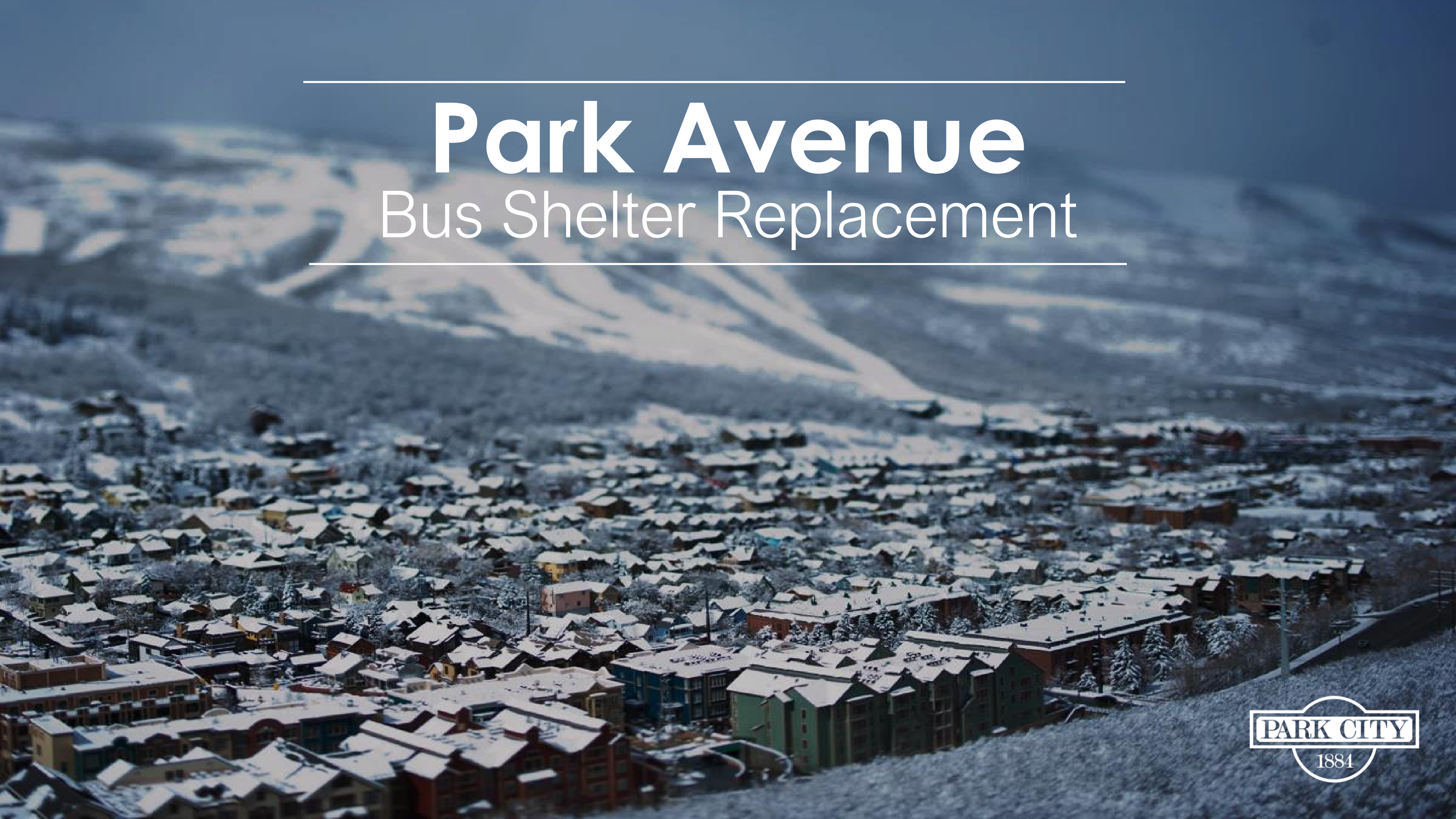
- Approved capital budget $2.5 million
- Originally estimated at $1.6, final match with new cost for 14 buses still at $1.6
  - UDOT grant bundling and distribution (15% vs 20%)
- Exhausted Low-No grant with increased charger cost increasing local match on chargers from $0 to $121,382
- Additional bus requires $184,475 local match (20% of $922,374)
- Extra $6k for spare parts
- Total estimated increased local match required $312,511

Approved Capital Budget	2,500,000.00
Increased Charger Local Match	121,382.00
Additional Bus Local Match	184,475.00
Spare Parts	6,654.00
Sub Total	312,511.00
Original Bus Local Match	1,600,000.00
Remaining Capital Budget	587,489.00

PARK CITY 1884

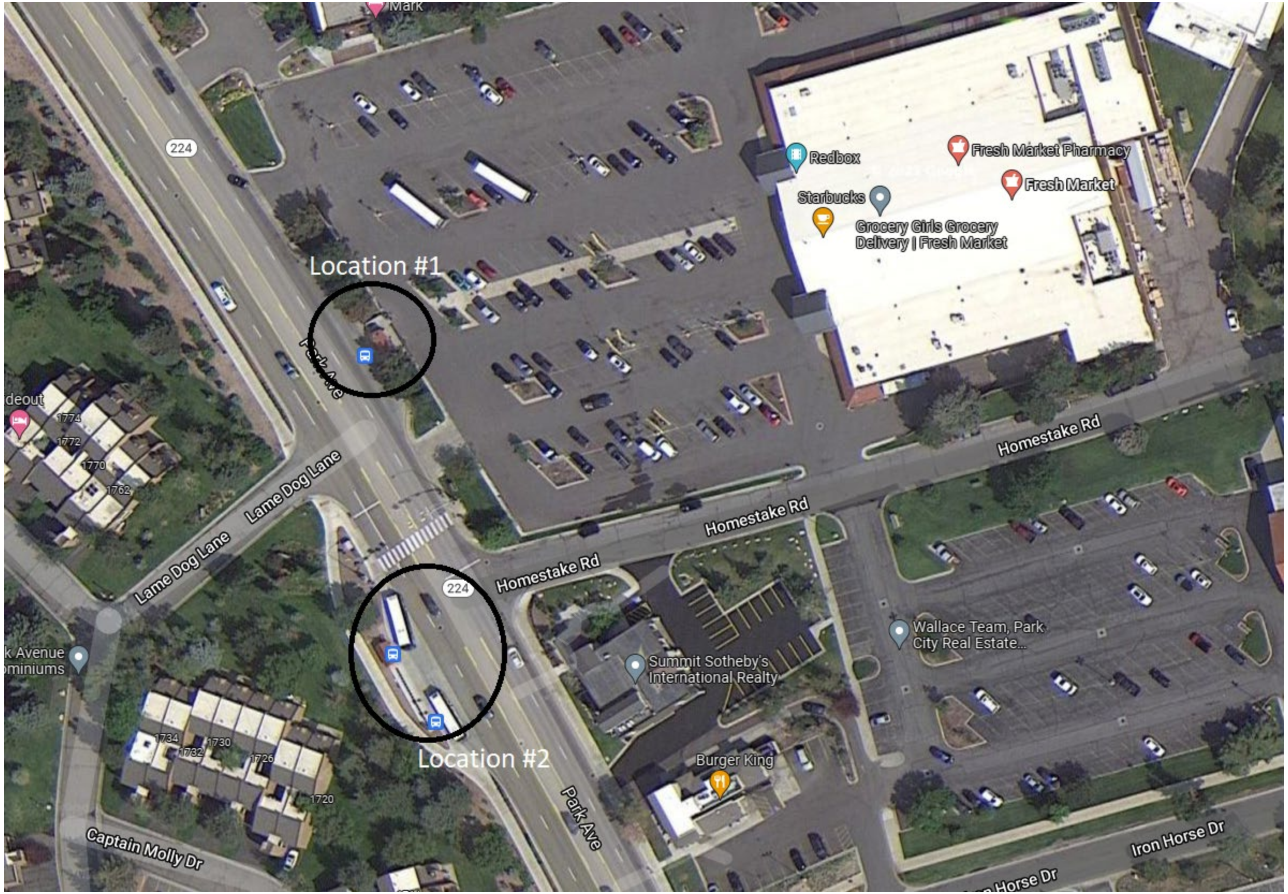
Park Avenue

Bus Shelter Replacement

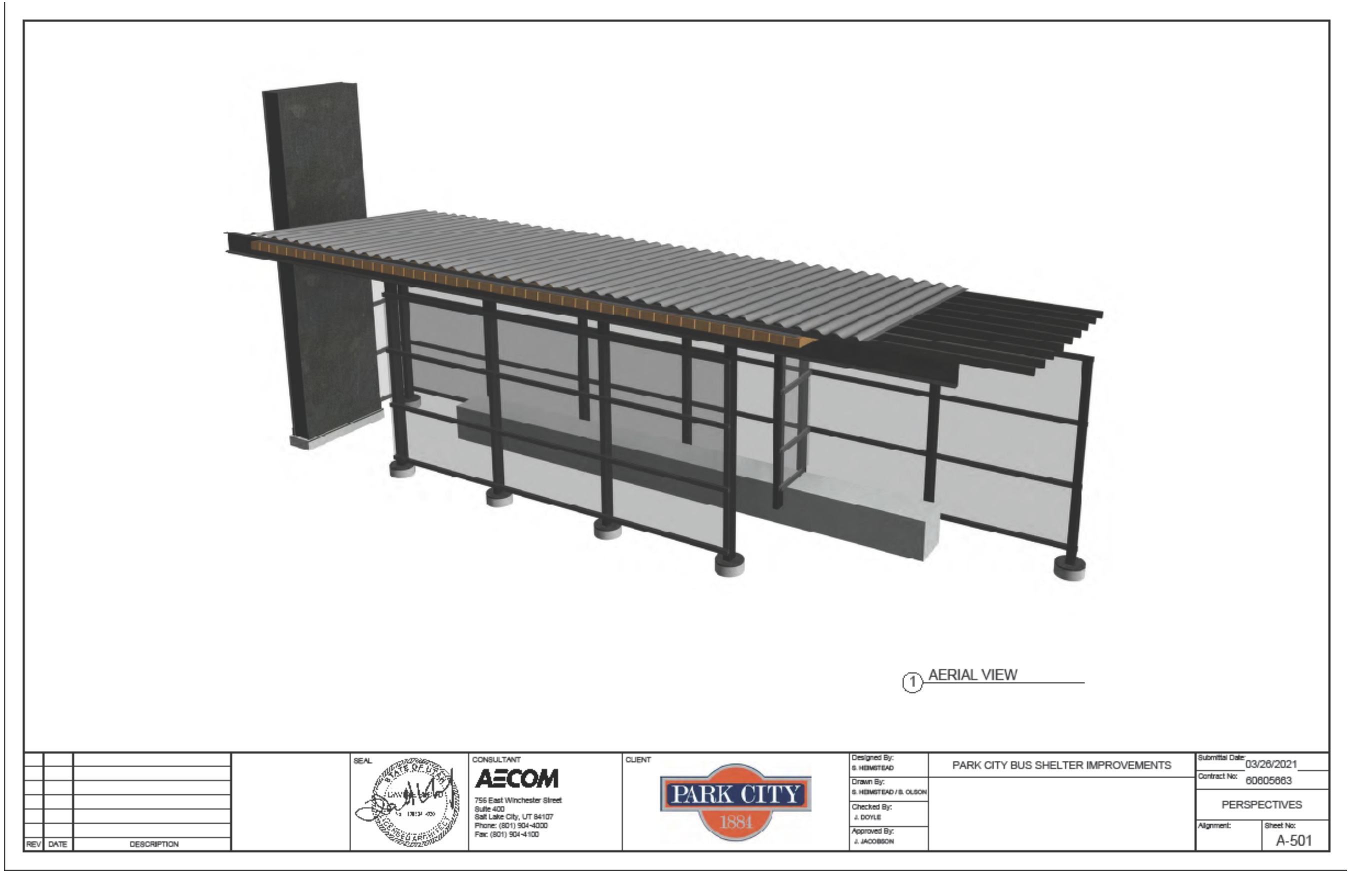


PARK CITY
1884

LOCATION MAP



Shelter Rendering



Shelter Rendering