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

January 12, 2023

The Council of Park City, Summit County, Utah, met in open meeting on January 12, 2023, at 3:00 p.m. in the City Council Chambers.

Council Member Doilney moved to close the meeting to discuss litigation at 3:03 p.m. Council Member Gerber seconded the motion.

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

CLOSED SESSION

Council Member Dickey moved to adjourn from Closed Meeting at 3:44 p.m. Council Member Doilney seconded the motion.

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

WORK SESSION

FY24 Budget Discussion:
Jed Briggs and Erik Daenitz, Budget Department, presented this item. Jason Glidden, Housing Development Manager discussed the Housing Fund and indicated the existing balance was $25,456,539. He proposed allocating the funds into four categories: Asset Improvement and Maintenance, Asset Acquisition, Public/Private Partnerships, and Housing Programs. Daenitz stated he tried to estimate potential expenses on different projects in the past, but if expenses changed staff was required to go back to Council. This proposal would allow more flexibility since the allocations could be moved from category to category. Briggs noted the City could stretch the money by using public/ private partnerships and he thought this was a strategic step that was good for the City.

Glidden stated much of the Housing funds were restricted for only affordable housing related projects. The Lite Deed Restriction program was not an affordable program so if Council wanted the program to continue, additional funds would need to be identified. Council Member Gerber asked if the $1 million designated for the program would be depleted, to which Glidden affirmed and noted there was currently no ongoing funding for Housing. Council Member Gerber asked if the Lite Deed money would disappear in

FY 24. Glidden anticipated most of the Lite Deed money would be used in this fiscal year, but what remained would be carried over to FY24. The Housing Fund would be depleted in the next three to four years with the current planned projects. Briggs stated the categories would be adopted as part of the budget.

Briggs referred to existing and new funding and financial tools. He reviewed the different sources of revenue for capital projects and noted all the sales taxes except for Transportation Sales Tax were not restricted unless previous Councils had set restrictions for them to be used for certain purposes.

Council Member Doilney asked where the downtown infrastructure expenses were located, to which Daenitz stated it went to sidewalks, Bob Wells Plaza, benches, and pocket parks on Main Street, Swede Alley, and Rossie Hill. Briggs indicated the allocated Additional Resort Sales Tax (ARST) revenue was a major funding source and was restricted to affordable housing, downtown infrastructure, open space, and Treasure Hill by the Council in 2012. He asked if the current Council was open to reprioritizing the funding and noted Council could use cash as well as bond for future projects.

Council Member Toly noted open space which included Treasure Hill used 57% of the ARST revenue, and she asked if there was more open space the City wanted to purchase in the future. Briggs indicated there weren't opportunities to purchase large parcels, but there could be opportunities to purchase smaller parcels in the future. Council Member Toly asked if the proposal was to switch the historical uses of affordable housing, open space and downtown infrastructure for different categories in the future. Daenitz stated those uses could still be considered, but he was asking if Council wanted to open the fund so other projects could compete for the funds. He also noted the cash that was not encumbered with debt could be used for other purposes if Council approved. The majority of Council agreed to expand the uses for the revenue.

Council Member Toly asked how the City started assessing this tax. Daenitz reviewed it was assessed for Old Town infrastructure and open space, and other capital projects determined by Council. Council Member Toly was unsure if she was supportive of expanding the uses. Council Member Gerber indicated expanding the use would not mean downtown would no longer be funded. Council Member Dickey clarified that $50 million in bonding capacity was available, to which Briggs stated $50-$75 million was available for bonding in order to stay under the 65% debt cap on gross revenue imposed by previous councils.

Council Member Gerber reviewed the Historic Park City Alliance (HPCA) was active in promoting the ARST to have Old Town Infrastructure Study (OTIS) projects realized. Some of the plazas and parks were not completed. She indicated that opening the funds up for other uses didn't mean the OTIS projects would not be funded. Council Member Toly wanted to make sure that the tax was used for what it was intended for.

Daenitz read the Transient Room Tax (TRT) resolution and stated it was more specific in the authorizing language. It was intended to develop property in the Arts and Culture District to support the intended use of arts and culture. He indicated the language was Council imposed and the resolution could be amended if Council chose to do so. He stated this tax revenue had grown a lot since 2020, and was now almost double. One option was to leave it, and another option was to bond against those funds. These funds could be used for the Bonanza District. He asked if Council was open to using the funds for additional purposes. Council Member Dickey approved of using it, but wanted to see the future of this district defined before allocating funds. Council Member Doilney agreed a plan was needed for that area before debt was discussed. He wanted to build a fund balance in the meantime. Council Member Rubell supported using the funds for additional purposes to give flexibility for other projects. Then Council could decide which fund to spend on projects. Mayor Worel reviewed the history of the TRT and stated it was imposed for the Arts and Culture District. She felt the funds should be left alone until a decision regarding the district was made. Council Member Gerber agreed that was the intent, but noted that area met a lot of Council's critical priorities and funds could be spent to advance those efforts.

Dias stated the TRT had been set aside since 2017 and was only used for the Arts and Culture District development. He asked if Council wanted projects to compete for the funding upfront, or continue to keep it in reserve until decisions were made from the feasibility study. Council Member Toly wanted to study this tax as well before deciding on expanding its use. Council Member Dickey didn't think the City would use both the ARST and TRT funds to bond for $50 million this year and he asked to see the budget before looking at this funding. Daenitz stated managers would be presenting proposed projects that weren't fully funded. Expanding the use of these revenues would give the Council options to approve those projects. Dias summarized there was consensus to open the ARST up with Council Member Toly requesting additional information. On the TRT question, the result was to set the funds aside for now with the knowledge that it was there if needed.

Daenitz reviewed a chart breaking down the debt by amount and the associated payoff dates. He stated in 2020, the City bonded with record low interest rates. There was a significant spike in interest rates in FY 2023, but inflation was slowing. He cautioned the outlook for interest rates concerned global events. He believed that bond rates would drop between now and this summer. They would not be favorable in the summer, but could drop again next winter.

Briggs reviewed there was no need to raise sales tax. Council Member Gerber asked how sales tax revenue would be affected if there was a recession. Daenitz stated it was negative, but since the City revenues had grown so large the recession would have to be significant to affect the City. Briggs indicated the 65% debt cap was set specifically for cases of recession. Council Member Dickey thought today's interest rates were acceptable. Council Member Rubell was fine if Budget explored the possibility of bonding, but he wouldn't want to bond until Council knew what it was for. He also wanted to see how much free cash the City had before bonding. Council Member Doilney thought Council would get more clarity at the retreat, but Council was open to the conversation when the need arose. Briggs stated he could explore the opportunities and keep it on the table, but the City wouldn't just bond without a reason.

Briggs reviewed another financing tool was increasing property taxes. Council could raise the tax through a Truth in Taxation process. A bond would be issued for operating or capital projects and paid for with the increased property tax revenue. He noted property tax was a stable revenue source compared to sales tax revenue. He indicated Park City had not increased property taxes in 40 years. Mayor Worel and Council Members Rubell, Dickey and Toly were not interested in increasing property taxes. Council Member Doilney stated it depended on what the tax would be used for, but he was open to the conversation. Council Member Gerber agreed, but she needed to see a project that was a better fit for property tax revenue.

Briggs stated there were different development-linked financing tools. The City had a Redevelopment Agency (RDA). He explained how it functioned. A district would take a tax increment from the area and that would be used to develop something else in the area. A taxing entity committee would be formed and they would vote to authorize projects. The RDA had transitioned to Community Reinvestment Agencies (CRA). The CRA needed to get interlocal agreements with other entities in a district so that made the process a little harder. A Public Improvement District (PID) was a different political subdivision. They were adopted with the City budget although it was a separate entity. Council would authorize the PID, but it would be governed by a separate board made up of the district. Council Member Doilney asked if the tax on the region was a forever tax. Daenitz stated the tax increase would go away when the debt was paid. Daenitz related the City's assessed taxes were $13 million, so every improvement would mean more tax revenue for the City. Council Member Rubell asked if the PID tax increase would be added to the district's property tax, to which Daenitz affirmed. Council Member Rubell expressed concern voters could be unlikely to approve bond initiatives if too many taxes were placed on them.

Bus Rapid Transit Update by Caroline Rodriguez, High Valley Transit District Executive Director:

Caroline Rodriguez showed a video reviewing the history of bus rapid transit. She stated the cost of the project was $62 million and $55.5 million in grants had been received. A lot of work had been done on the south side terminus and it was decided the route would terminate at the Old Town Transit Center. There would be ongoing outreach during the design process. She was grateful for the Park City Transit team and their work on this.

Council Member Rubell asked what historic structures would be impacted. Rodriguez stated she would check on where those structures were located. Council Member

Rubell asked if the existing right-of-way would be extended, to which Rodriguez stated no, but there would be widening within the designated right-of-way. They would work to leave natural vegetation in place. Council Member Rubell asked if the City had a say in determining the design, to which Rodriguez affirmed. Council Member Rubell stated the shoulders had snow now and asked where future snow would be moved. Rodriguez indicated the State was working on that now.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Ryan Dickey 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**
None	**Absent**

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Gerber indicated she rode along with Public Works staff as they plowed snow and she stated there were trashcans in the street. She noted the streets were narrow and she wondered what the ordinance stated requiring the removal of cans and cars during snow removal. Dias stated the City worked closely with Republic Services. Council Member Toly stated many homes in Old Town didn't have garages and the street was the only place to park.

Council Member Dickey attended Recycle Utah's Green Business Awards night, and he congratulated the other entities that received the award.

Council Member Rubell stated the Mental Health Special Service Contract RFP was out and he was asked about the amount, since there were conflicting amounts. Dias stated $120,000 was available, but $60,000 went to Communities that Care as part of a federal grant match awarded to Park City and Summit County. For this year only, there would be $60,000 for the second tranche of mental health funding. Moving forward, the entire $120,000 would be available and issued through an RFP. Council Member Rubell asked for a report explaining the authorization for those funds.

Mayor Worel noted she also rode in a snowplow and she cautioned drivers not to pass the plows.

Staff Communications Reports:

1. Police Department Community Outreach Efforts:

2. Administration of Public Bodies:

3. Bonanza Small Area Plan and Arts and Culture Feasibility Study Update:

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

IV. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Professional Service Agreement, in a Form Approved by the City Attorney, with Brightly to Facilitate a Facility Condition Assessment and Provide Asset Management Software, for a One-Year term, to the Ice Arena, Not to Exceed $40,334.13:

2. Request to Approve Type 2 Convention Sales Licenses for Operation during the 2023 Sundance Film Festival:

3. Request to Approve Special Event Temporary Alcoholic Beverage Licenses during the 2023 Sundance Film Festival:

4. Request to Authorize the City Manager to Execute the First Addendum to the Professional Services Agreement, in a Form Approved by the City Attorney with EFG Consulting, to Complete the Business License Fee Study in an Amount Note to Exceed $34,850:

5. Request to Approve an Amendment to the 2023 Sundance Film Festival Supplemental Plan, Allowing Park City Historical Society to Sub-Lease City Property at 528 Main Street for Lyft, an Official Sundance Sponsor:

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

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

V. NEW BUSINESS

1. Consideration to Adopt an Interlocal Agreement to Authorize the Wasatch Back Rural Planning Organization (RPO):
Carl Miller, Summit County Transportation Planning Director, and Bob Allen, Mountainland Association of Governments (MAG) Senior Planner, presented this item. Allen stated the RPO was a voluntary organization that coordinated what UDOT did for the metropolitan planning organization (MPO). He noted MAG felt it was time Summit County had an RPO. During discussions, it was decided to include both Summit and Wasatch Counties. He asked Council if they wanted to be part of the organization. As a group, they would look at transportation solutions over the next 30 years as the area grew. The RPO process was a forum that allowed communities to come together to discuss their transportation needs. This RPO would operate with a membership from each entity and each entity would have one vote. There would be a technical advisory committee that would review proposed projects and determine if they would come before the board. The plan would be needs-based and the members would meet quarterly. He noted the mayor would likely be the one attending the meetings.

Mayor Worel asked if there were fees and how they would be assessed. Allen stated Summit County would be assessed $10,000 with Park City's portion being $2,018 and they would be paid through MAG dues. Council Member Gerber asked if the organization was only for transportation planning since it said RPTO. Allen stated the primary purpose would be transportation. Council Member Rubell asked for a holistic review of all the regional organizations Park City was a part of. He thought there could be some overlap. Council Member Dickey asked if the needs-based plans were budget based. Allen stated they would put together a list of projects needed for the next 10 years. Then the list would be given to UDOT and UDOT would fiscally constrain the list. That would help determine when there would be money to construct the project.

Mayor Worel opened the public input. No comments were given. Mayor Worel closed the public input.

Council Member Gerber moved to adopt an interlocal agreement to authorize the Wasatch Back Rural Planning Organization. Council Member Toly seconded the motion.

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

2. Consideration to Approve Ordinance 2023-02, an Ordinance Granting an Electric Utility Franchise to Rocky Mountain Power (RMP):

Luke Cartin, Environmental Sustainability Manager, and Lisa Romney, RMP Director of Regional Business Management, presented this item. Cartin stated the previous RMP franchise agreement was made in 1972. This franchise agreement would be for five years with three two-year renewals. It would comply with local ordinances and permitting. He noted if RMP damaged something during their construction, they would restore or replace the damaged lines. They would trim vegetation near the lines as well. They would collect the Municipal Energy Sales and Use Tax and give it to the City.

Council Member Rubell asked if compliance would be required after the emergency repair. Cartin stated in an emergency, compliance was still required, but they would not need to pull a permit before fixing the problem. Romney stated a permit would still be obtained after the emergency repair was made. Council Member Rubell asked if the City received a portion of the franchise fee, to which Cartin affirmed. Council Member Rubell requested a discussion on what the fee could go for during the budget process. He asked if the Council would be informed on underground lines versus the overhead lines. Cartin stated RMP was undergrounding wires in wildfire areas. The City looked at moving wires underground in other areas as well. They looked at sub-neighborhoods for moving all distribution lines underground. Council Member Rubell noted the City could ask to pay the difference to put the wires underground near an existing RMP project. Romney noted most of the City was a wildfire risk and the lines were being moved underground, but a cost differential could be given to move lines in the non-risk areas.

Council Member Rubell asked to see the utility line overlay and have a discussion on funding underground distribution. The Council agreed to have a future discussion. Council Member Dickey asked if the City would be informed of the upcoming projects to coordinate additional work. Cartin stated projects weren't looked at on a neighborhood scale. They could highlight risks and ask RMP to add nearby areas to the current project. Council Member Toly asked to see a map of underground lines versus overhead lines. Cartin stated underground wires ran from Maverik to Highway 40 and above ground wires ran from Bonanza to City Hall. Romney stated RMP had system maps, but they were not generally released.

Mayor Worel opened the public input. No comments were given. Mayor Worel closed the public input.

Council Member Rubell moved to approve Ordinance 2023-02, an ordinance granting an electric utility franchise to Rocky Mountain Power. Council Member Gerber seconded the motion.

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

3. Consideration to Accept a Public Art Donation, Our Elk Herd, by Artist Bland Hoke, from Save People Save Wildlife (SPSW):
Jenny Diersen, Public Art Advisory Board (PAAB) Liaison, and Lorelei Holmes, SPSW, presented this item. Diersen indicated Council needed to approve all public art. A few months ago, SPSW came to Council to request putting a silhouette of elk at the McPolin Barn. This request went to the PAAB and they provided a unanimous recommendation to approve the art. Since this was a donation, SPSW pledged to pay up to $800 for installation costs. Holmes stated this was site specific art and noted this would be a benefit to drivers and would help improve safety for people and wildlife.

Mayor Worel opened the public input.

Bill Ciraco stated his Aspen Springs community discussed protecting wildlife and he supported this art.

Mayor Worel closed the public input.

Council Member Doilney moved to accept a public art donation, Our Elk Herd, by Artist Bland Hoke, from Save People Save Wildlife. Council Member Toly seconded the motion.

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

4. Consideration to Accept a Donation of 2.5 Tons of Daly West Headframe Steel from the Friends of Ski Mountain Mining History and Commission a Public Art Sculpture Estimated to Cost $60,000 from the Public Art Fund:
Jenny Diersen, Public Art Advisory Board (PAAB) Liaison, and Sandy Bromley, Friends of Ski Mountain Mining History, presented this item. Diersen reviewed that after the Daly West Headframe preservation project was completed, the group approached PAAB and offered some of the steel to create a piece of public art. This was appealing for not only recycling historic materials, but it also aligned with the City's sustainability goals and connected art with the community and from the City's mining history legacy.

Diersen reviewed the history of the headframe and its preservation. The Friends brought an art proposal to PAAB and the board agreed to do one project with the steel. The PAAB thought this piece of art could be placed on the Prospector Rail Trail. They talked with Summit Land Conservancy and got approval and they made a recommendation to place it there. If Council approved, staff would proceed with an RFP for the art.

Bromley stated this was a celebration of pride. He reviewed the restoration of the headframe and noted it was a memorial to those who died working there.

Council Member Gerber asked where the steel was being stored, to which Bromley stated it was stored at the Ontario Bench property with the permission of Matt Dias.

Mayor Worel opened the public input.

Bill Ciraco indicated he and Bromley took a descendent of a miner up to the Jupiter site and explored the area. He thought it was appropriate using the metal to build a work of art.

Mayor Worel closed the public input.

Council Member Toly moved to accept a donation of 2.5 tons of Daly West Headframe steel from the Friends of Ski Mountain Mining History and commission a public art sculpture estimated to cost $60,000 from the Public Art Fund. Council Member Gerber seconded the motion.

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

5. Consideration to Approve Resolution 01-2023, a Resolution Approving City Council Rules of Order and Procedure:
Linda Jager, Community Engagement Manager, presented this item and stated this resolution had not been updated since 2012. This update included the new hybrid meeting format. She noted the Mayor could impose a three minute time limit on public comments. A video on rules and order during public comment would be shown prior to the meeting to educate attendees. Jager displayed the video for Council to preview.

Council Member Rubell asked if a person giving public comment could give their general address so Council knew where they lived. He thought it would help to know where the feedback came from. Michelle Kellogg, City Recorder, stated the zip code was requested on the sign in sheet next to the commenter's name. Council Members Rubell and Doilney liked the idea of stating their zip code. Council Member Dickey didn't want people who lived in 84098 to feel like Council didn't care about them. Council Member Toly stated business owners didn't live here but had businesses here. Council Member Gerber added some workforce didn't live here but worked here. Kellogg stated she could create a sign for commenters to state their name and zip code. There was consensus to get more information on commenters.

Mayor Worel opened the public input. No comments were given. Mayor Worel closed the public input.

Council Member Toly wanted the videos to encourage public comment and not limit it.

Council Member Toly moved to approve Resolution 01-2023, a resolution approving City Council Rules of Order and Procedure. Council Member Dickey seconded the motion.

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

VI. OLD BUSINESS

1. Discuss Construction Mitigation Efforts:
Dave Thacker, Cassandra Courtillet, Ben Henrie, and Stephen Anderson, Building Department, presented this item. Henrie reviewed 84% of code enforcement was construction related. Requiring a Construction Mitigation Plan (CMP) was the City's approach to controlling the construction process. He indicated CMPs helped balance construction and Park City's way of life.

Courtillet discussed the hours of operation and indicated the hours would be reduced by two hours. During holidays, construction would be prohibited on the Friday and Monday closest to the holiday. Prohibited days also applied to Sundance Film Festival and Arts Fest.

Anderson discussed parking plans and proposed no street parking in Old Town. Deliveries would only be allowed during working hours. Traffic flaggers would be required when traffic flow was impeded. They would have to provide proof of traffic mitigation training as well as have high visibility clothing and proper signage. For partial road closures, they would need to apply five days in advance and have a permit on site. Another proposal was requiring a truck route for dump truck deliveries.

Thacker stated outreach was done in neighborhoods where complaints were high to determine what elements the neighbors would like to see. He also discussed talks with internal stakeholders. He wanted to get direction from Council and then take it to the Park City Area Home Builders Association. He also wanted to have some additional enforcement tools to work with. He noted code enforcement issued 10-15 stop work orders per week. He wanted them to be able to issue infractions. This would be used for things like a road closure without a permit. He also wanted to increase fees for CMP violations.

Mayor Worel asked if the City's software allowed residents to type in an address to see what the CMP was. Thacker stated that was a need. He also thought his team needed to have better construction signage through QR codes. Mayor Worel asked how neighbors would know if construction on their street was in compliance. Thacker acknowledged that was a problem.

Council Member Doilney asked what would happen if a plumber or electrician was called out versus someone working on a site. Thacker stated the CMP had provisions for emergency work. Council Member Doilney asked who the best person was to call the City, the property owner or the contractor. Thacker stated the property owner was ultimately responsible for their property. Council Member Doilney thought that information should get clearly communicated.

Council Member Gerber asked if there were as many complaints about the hours of operation in the winter as there were in the summer. Thacker stated he didn't have data on that, but there was the issue of light. He also noted school was in session during winter months. Council Member Gerber asked if inside work could continue after hours. Thacker stated painting, cabinet installation, and floor installation were allowed. Council Member Gerber asked if companies could apply for exemptions to the restricted hours, to which Thacker affirmed. Council Member Gerber asked how restricting hours would affect or delay a project. Thacker stated that was hard to answer since there were so many variables to a project. He indicated the larger sites had union employees and they had specific start and stop hours.

Council Member Toly asked if music noise could be regulated. Thacker stated the noise restrictions were related to construction equipment but loud music could be enforced as well. Council Member Toly thought the most problems happened when there were three or four projects going on in the same block. Thacker stated they were looking into controlling these blocks, especially on narrow streets. Council Member Toly asked if compliance officers would come out on City holidays. Thacker stated code enforcement didn't work holidays, but they worked closely with Police and/or the Fire Marshall. Henrie noted they were in contact with police officers and communicated with them on holidays.

Council Member Dickey indicated it was more expensive to have construction projects in Park City than in Salt Lake Valley, which he considered a Park City tax. The residents got more peaceful holidays, but the restrictions increased project time and costs. Thacker agreed but noted he didn't see a lot of construction employees working later hours.

Council Member Rubell was pleased with the proposals. Matt Dias stated this was a perpetual balancing act with protecting the neighborhoods as people were constructing or remodeling. Through the years, the City had evolved between lightening the restrictions and increasing them and he thought that process would continue.

Mayor Worel opened the public input.

Deb Rentfrow favored increasing the fines. She asked if the City could rate contractors based on violations. Then the City could use that rating system when contractors came for permits and the City could scrutinize repeat violators. She related a street closure where vehicles could not get to the condos. There were also idling construction vehicles. She also supported posting building permits. She agreed having too many projects on a street needed to be addressed.

Mayor Worel closed the public input.

Thacker summarized he received direction and he would continue working on this and bring back an ordinance at a future meeting.

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

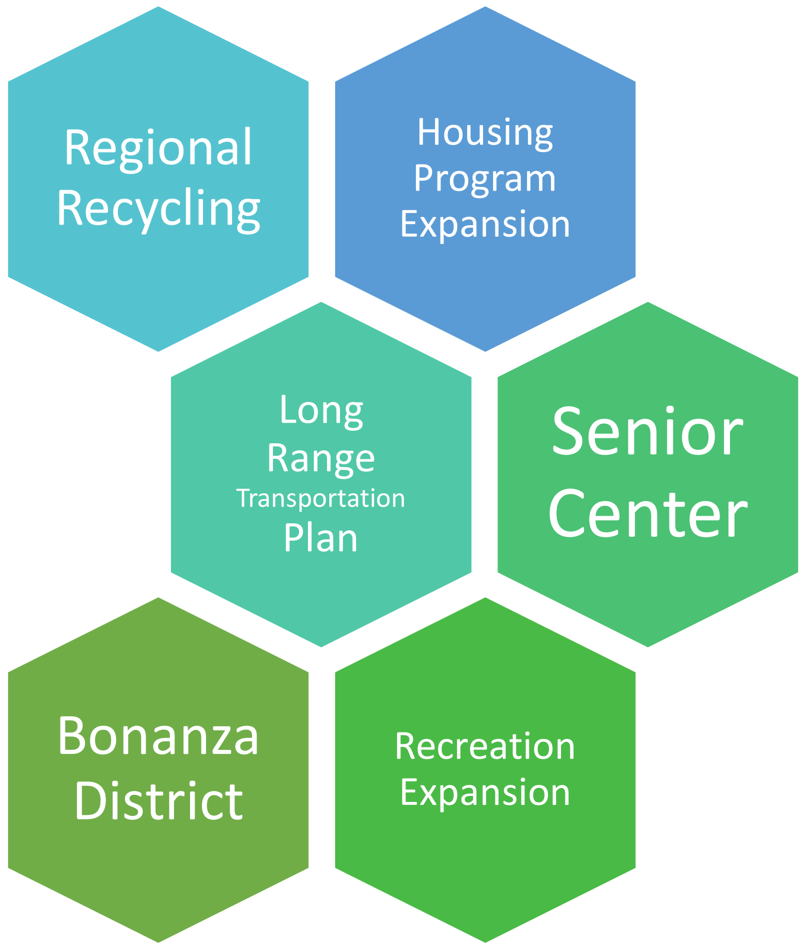
Michelle Kellogg, City Recorder

Funding & Financial Tools

FY24 Budget

1. Projected slowdown in economy (less sales tax revenue)
2. Limited flexibility on operating budget changes
3. Capacity to budget and plan for major capital projects
4. New funding sources

Potential Capital Projects



Housing

Source of Existing Housing Funds

Revenues for Housing & Land Acquisition Projects	
2019 Sales Tax Revenue Bond	$23,096,752
Sale of Assets	$839,849
LPA RDA Balance	$29,459
Fee In Lieu	$1,358,487
Other/Misc Capital Accrued Balance	$131,993
Total	**$25,456,539**

Source: Park City Municipal Corporation. As of December 2022.

Proposed FY24-FY28 Allocation

Ongoing Asset Improvement and Maintenance

$2M

Asset Acquisition

$5.5M

Public Private Partnership

$16.9M

Housing Programs

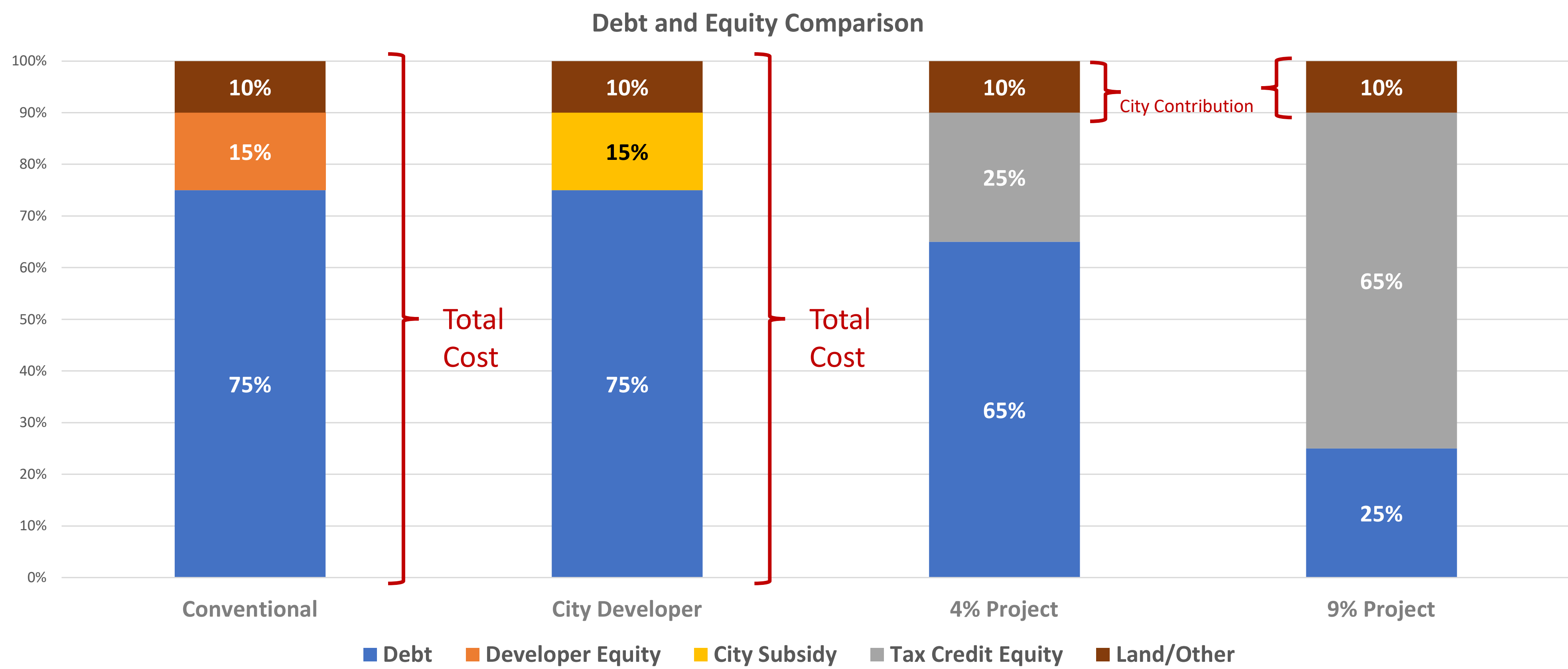
$1M

FY24-FY28 Housing Program Capital Budget	
Ongoing Asset Improvement & Maintenance	$2,009,757
Asset Acquisition	$5,500,000
Public Private Partnership	$16,946,782
Housing Programs	$1,000,000
Total	**$25,456,539**

Source: Park City Municipal Corporation. As of December 2022.

Conventional Development v. LIHTC

$50M Total Cost - 120 Units



	Conventional	City Developer	4% Project	9% Project
Cost per Unit	$416k/unit	$416k/unit	$416k/unit	$416k/unit
City cost/unit	$0/unit	$416k/unit	$41.6k/unit	$41.6k/unit

Funding & Financial Tools

Existing

Unrestricted Funding
- Fund balance
- Sales tax

Capital Projects
- Defund
- Defer

Revenue Debt
- Water service fees
- Sales tax

Grants/Govnt Agencies
- Federal/state grants
- Summit County

New

GO Debt
- Property tax
- Voter approved

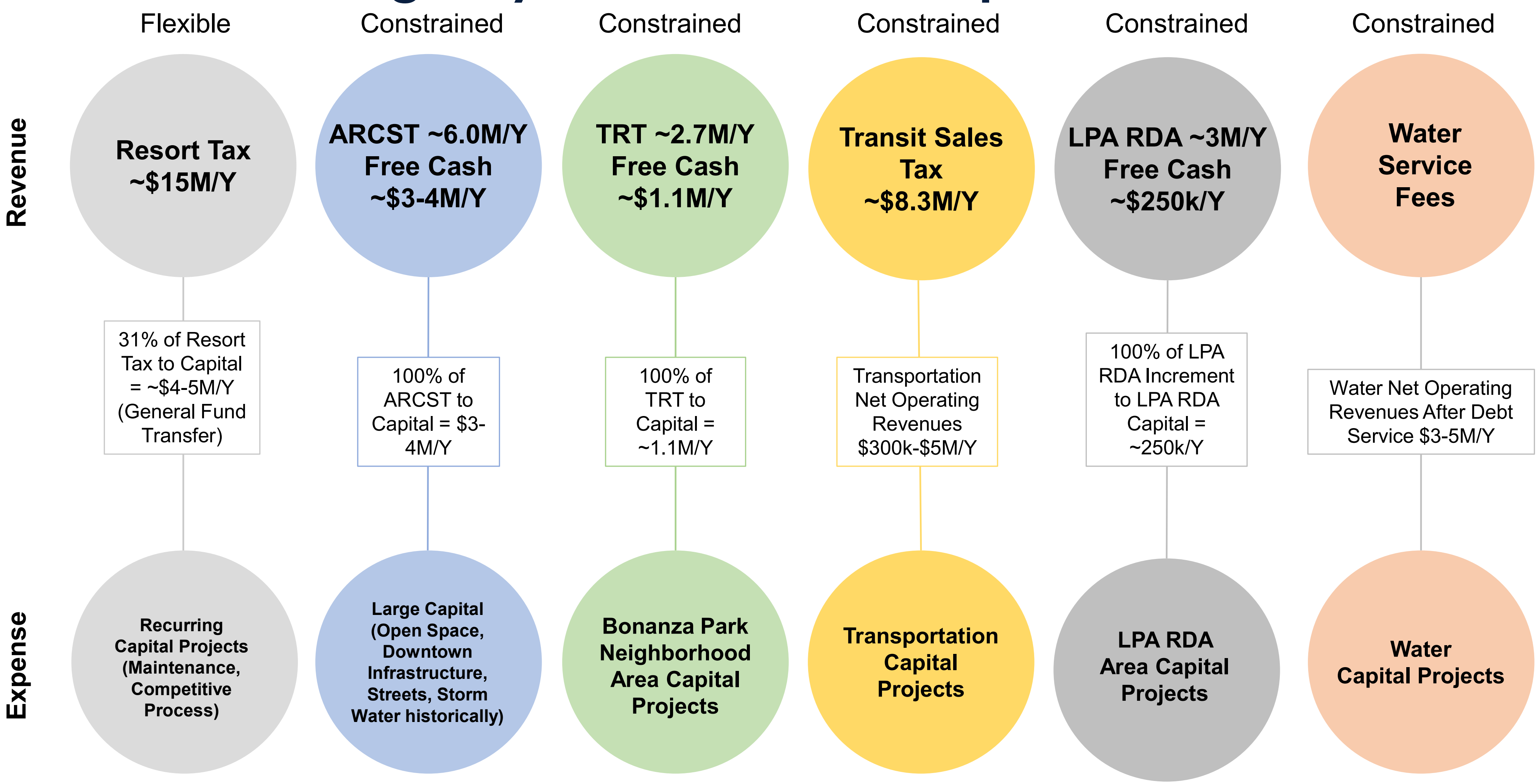
Property Tax
- Tax on property value
- Truth in Taxation

Grants/Govnt Agencies
- Federal/state grants
- Summit County

Economic Development Tools
- CRA
- PID

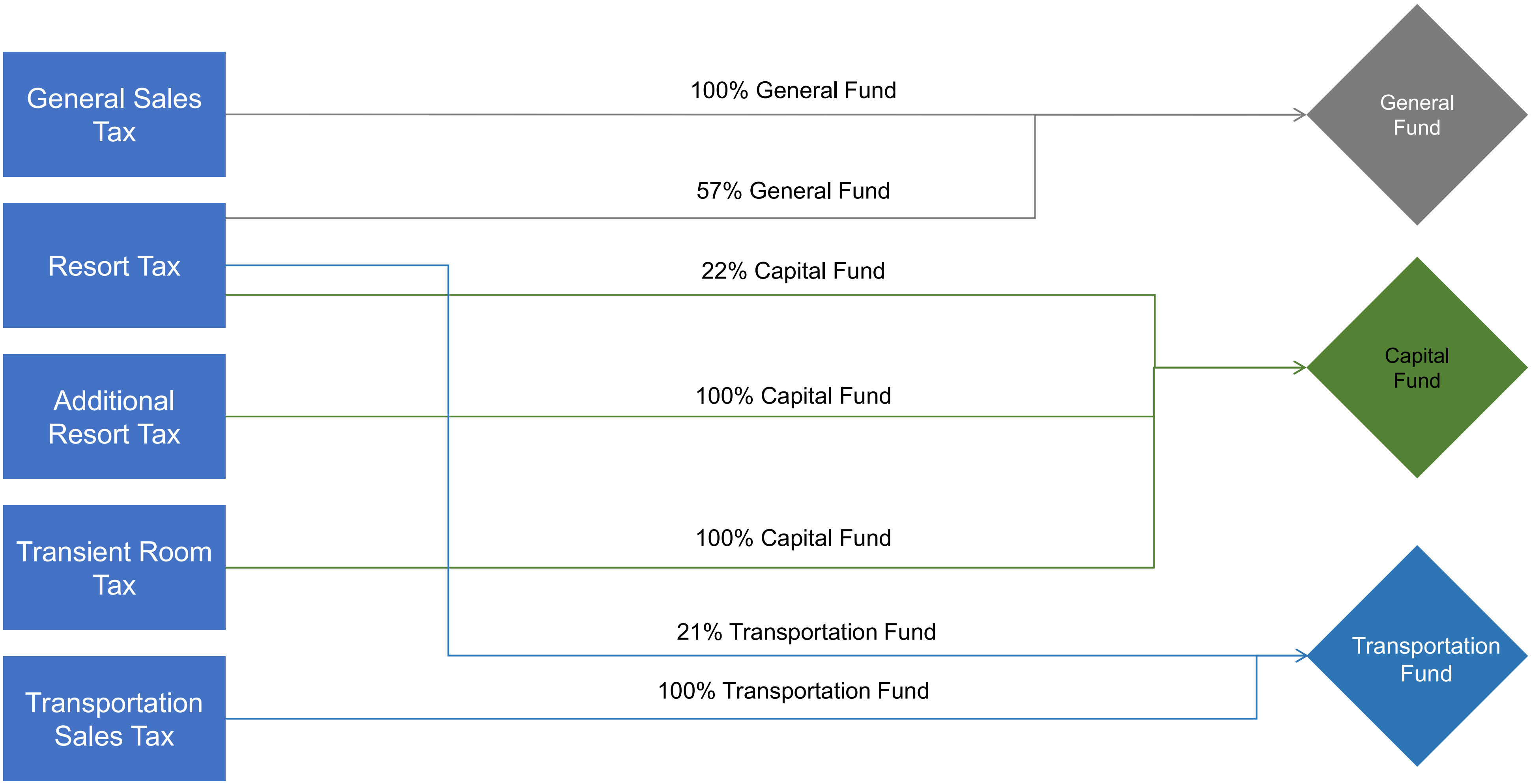
Public-private Partnerships (P3)
- Private sector
- Reduce City $

Recurring City Revenues for Capital & Their Uses



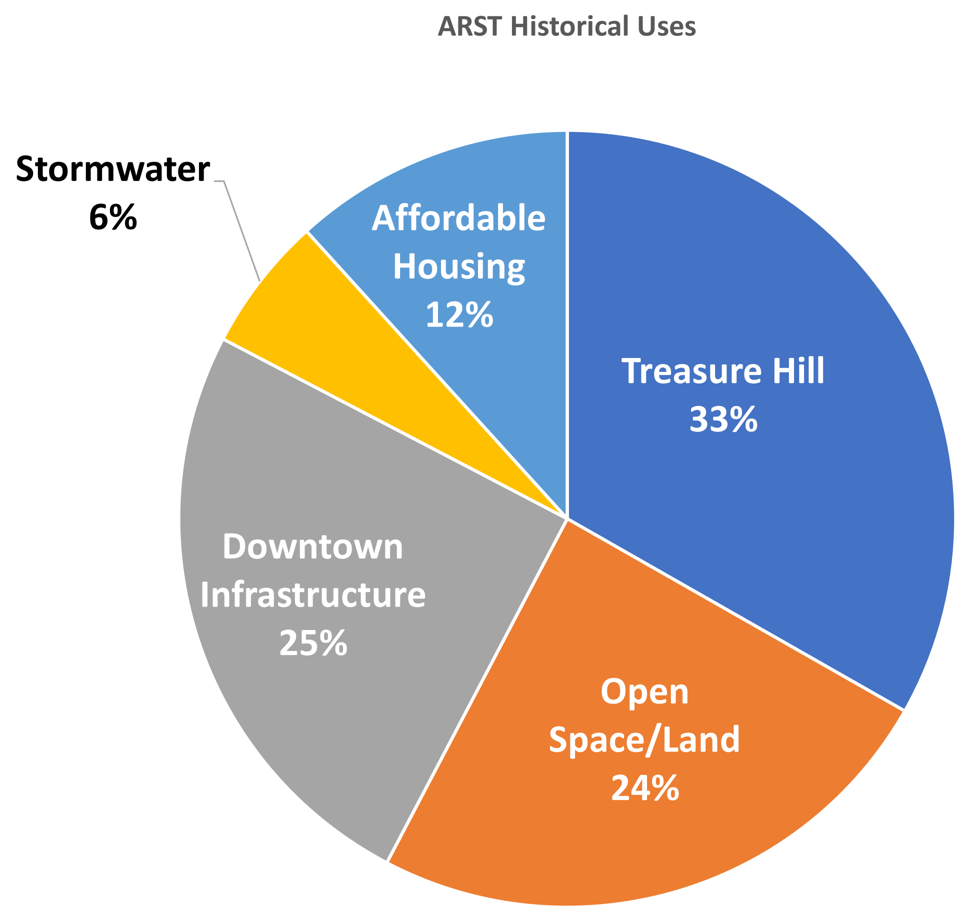
Source: PCMC as of June 2022.

Where Do Our Sales Taxes Go?



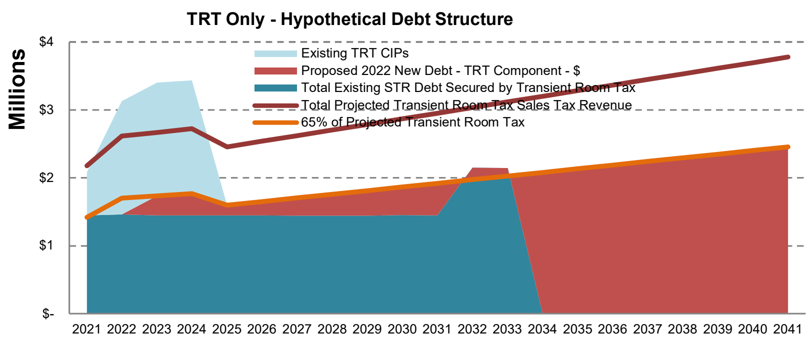
Additional Resort Sales Tax

- Adopted 2012 with Intended Uses
- $5.2M (5-year avg)
- $2.7M/year debt service
- $42.5M Expended



Transient Room Tax

Debt Capacity



~$13-15M over 20 yrs
@ 65% of Gross Revenue
~$17-20M over 20yrs
@ 75% of Gross Revenue

Historical Use

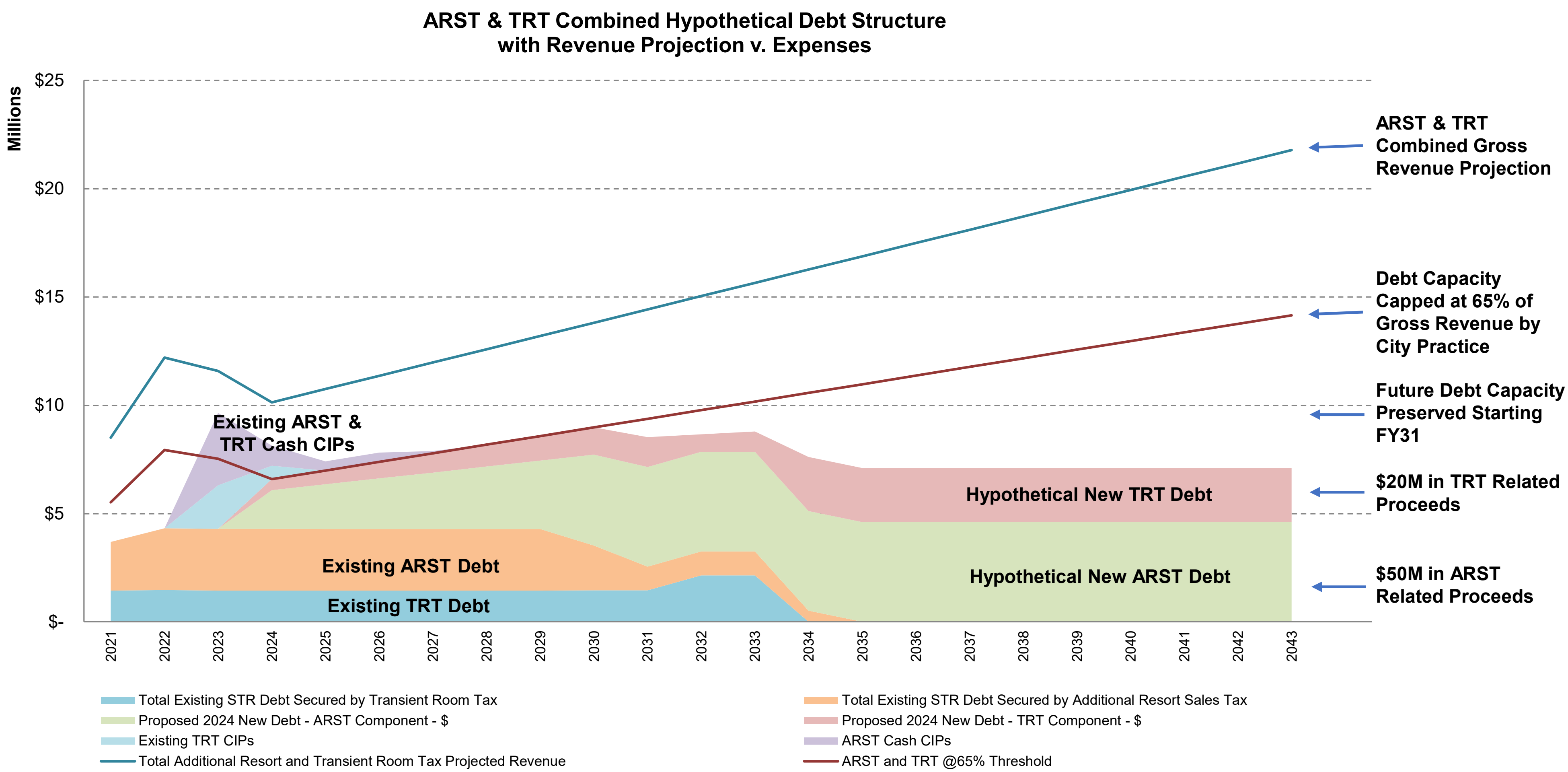
- Arts & Culture

- **Adopted 2017**
- **$2.7M (3-year avg)**
- **$1.4M/year debt service**
- **$22.2M Expended**

Potential Future Use

100% Flexible at Council Discretion

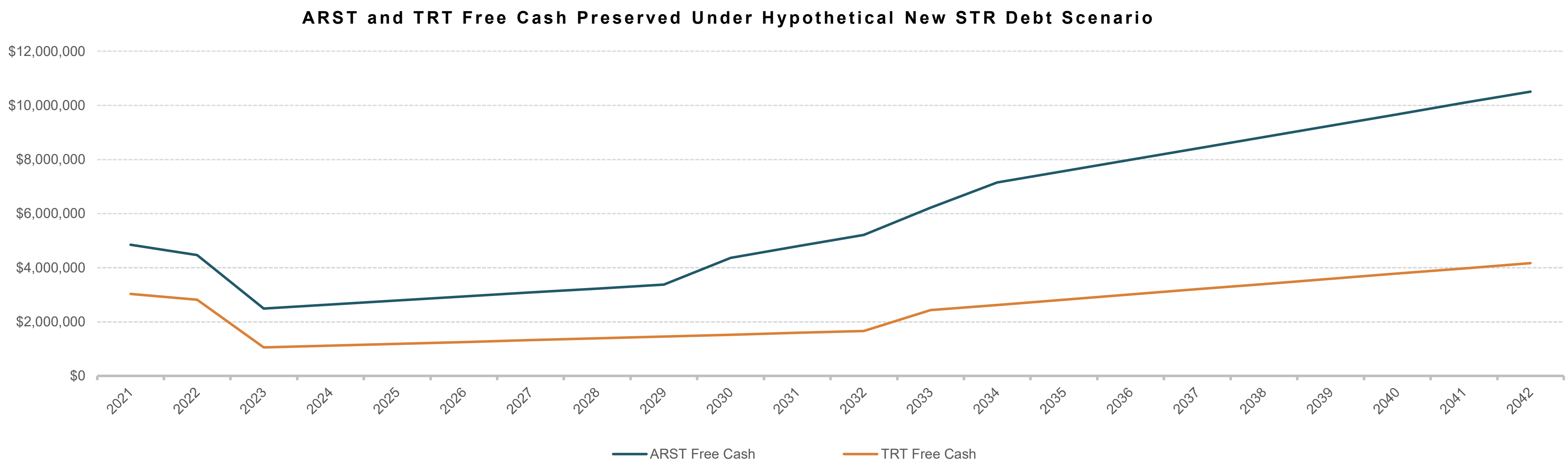
Hypothetical ARST & TRT Revenue Bond



Source: Park City Municipal Corporation. As of December 2022.

Hypothetical ARST & TRT Revenue Bond Statistics

ARST & TRT Combined Hypothetical STR	
Term	20 Years
Assumed Interest Rate	4.05%
Gross Revenue Threshold	65%
ARST Proceeds Raised	$50,639,512
TRT Proceeds Raised	$20,978,822
ARST Total Principal and Interest Cost	$78,838,400
TRT Total Principal and Interest Cost	$34,316,331



Source: Park City Municipal Corporation. As of December 2022.

Existing STR Debt Service

2014b ARST STR

- Final Payment: **FY29**
- Average Annual P&I: **$567,717**
- Total Remaining P&I: **$4,611,278**

2015 ARST STR

- Final Payment: **FY30**
- Average Annual P&I: **$1,001,141**
- Total Remaining P&I: **$7,004,675**

2017 LPA RDA Housing STR

- Final Payment: **FY30**
- Average Annual P&I: **$707,457**
- Total Remaining P&I: **$4,951,930**

2017 ARST STR

- Final Payment: **FY32**
- Average Annual P&I: **$601,339**
- Total Remaining P&I: **$5,344,980**

2017 TRT STR

- Final Payment: **FY32**
- Average Annual P&I: **$1,589,422**
- Total Remaining P&I: **$14,632,685**

2017 TRT STR

- Final Payment: **FY32**
- Average Annual P&I: **$1,589,422**
- Total Remaining P&I: **$14,632,685**

2019 ARST STR

- Final Payment: **FY34**
- Average Annual P&I: **$796,618**
- Total Remaining P&I: **$11,323,375**

2019 LPA RDA Housing STR

- Final Payment: **FY31**
- Average Annual P&I: **$1,826,273**
- Total Remaining P&I: **$15,206,625**

Source: Park City Municipal Corporation. As of December 2022.

Operating Revenues Opportunities

Property Tax

- Tax on the assessed value of a property
- Council discretion through Truth in Taxation
- Pay for operating or capital

Property Tax Increase Scenario Analysis

Current PC Taxable Value (Summit & Wasatch Counties)	Current Rate	Current Operations Revenue Received
$ 14,483,993,316	0.000737	$ 10,674,703

Rate Required for Specified Amount of Additional Revenue	%, Increase in Rate	Additional Revenue to Generate Scenario	Implied New General Operations Revenue Received
0.000806	9%	$ 1,000,000	$ 11,674,703
0.000875	19%	$ 2,000,000	$ 12,674,703
0.000944	28%	$ 3,000,000	$ 13,674,703
0.001013	37%	$ 4,000,000	$ 14,674,703
0.001082	47%	$ 5,000,000	$ 15,674,703

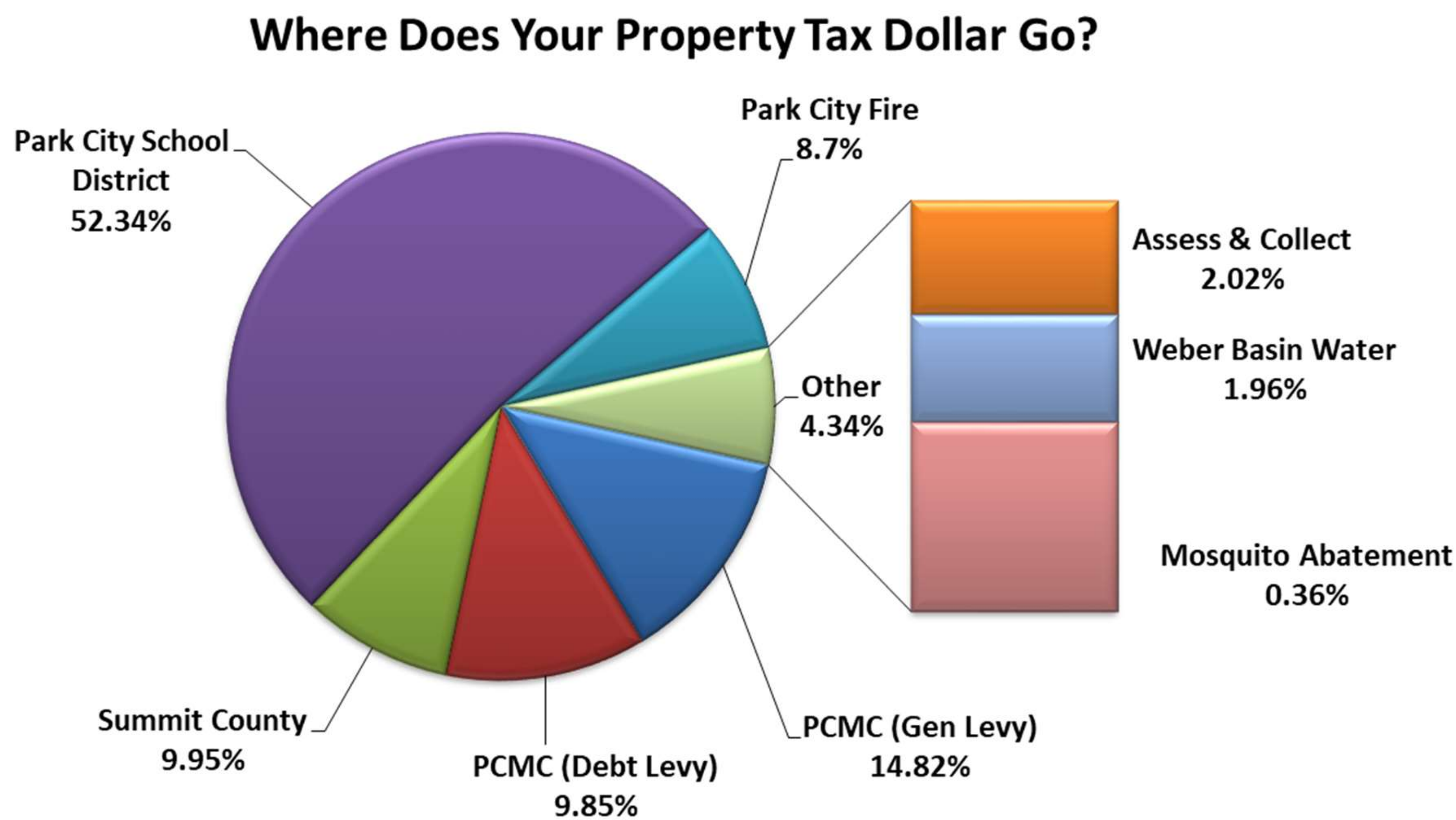
Park City Median Single-Family Home Price as of Q2 2022	$ 3,700,000
Median Single-Family Home Price Assessed Value	$ 1,517,000
Median Single-Family Home Price Taxable Value for a Primary Resident	$ 834,350
Current Annual Property Tax to PCMC from Median Single-Family Primary Home	$ 614.92

Implied Increase to Median Single-Family Bill Under Hypothetical Scenarios

Additional Revenue to Generate Scenario	Rate Required for Specified Amount of Additional Revenue	%, Increase in Rate	$, Annual Increase to a Median Single-Family Primary Home
$ 1,000,000	0.000806	9%	$ 57.60
$ 2,000,000	0.000875	19%	$ 115.21
$ 3,000,000	0.000944	28%	$ 172.81
$ 4,000,000	0.001013	37%	$ 230.42
$ 5,000,000	0.001082	47%	$ 288.02

Source: Park City Municipal Corporation. As of December 2022.

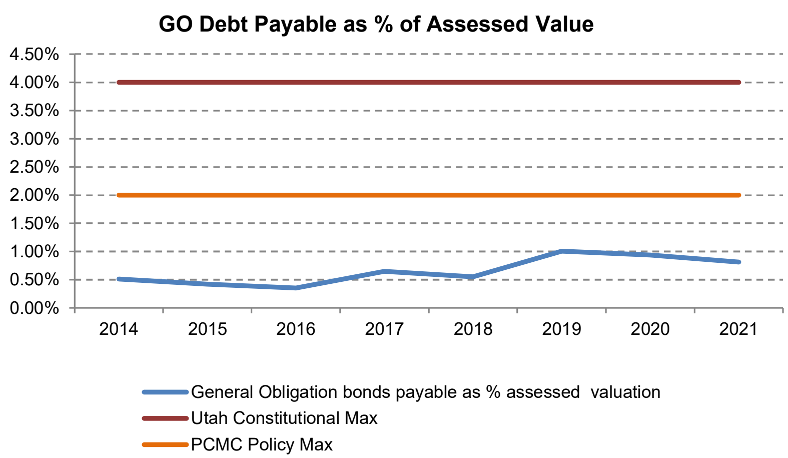
Property Tax Distribution



G.O. Bond Capacity

General Obligation Bonds

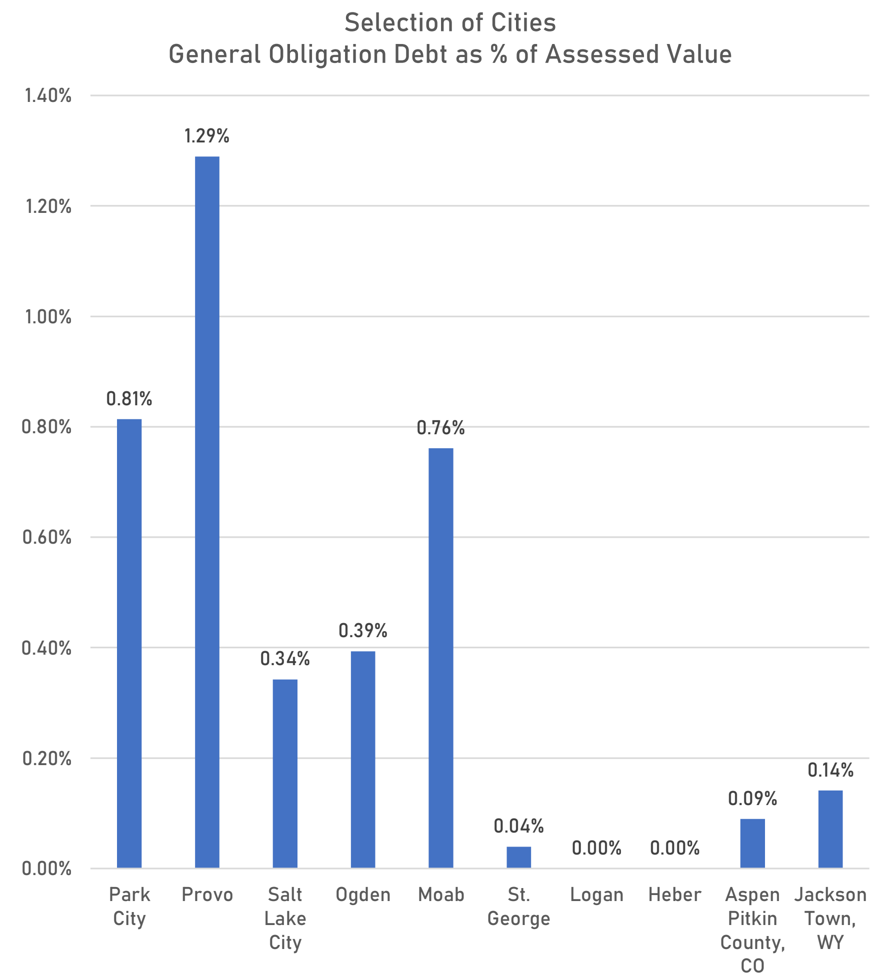
PCMC limits total General Obligation debt payable to not exceed 2% of the City's assessed value, which stood at $10.1 Bn as of FY21.



$324M to Utah Policy Max

$121M to PCMC Policy Max

Source: Park City Municipal Corporation. As of December 2022.



Hypothetical G.O. Bond Statistics

Hypothetical New Recreation G.O. Bond Principal Amount	Prevailaing 20Y AA+ Municipal Interest Rate as of 12/5/2022	Term of Hypothetical New G.O. Debt	Annual Debt Payment Implied
$ 35,000,000	4.04%	20	$2,584,491
$ 50,000,000	4.04%	20	$3,692,131

Hypotethical New Recreation G.O. Bond Principal Amount	Rate Required for Specified Amount of Additional Revenue	%, Increase in Rate	Additional Revenue to Generate For Scenario
$ 35,000,000	0.000915	24%	$2,584,491
$ 50,000,000	0.000992	35%	$3,692,131

Implied Increase to Median Primary and Secondary Single-Family Property Tax Bill Under Hypothetical Scenarios				
Hypotethical New Recreation G.O. Bond Principal Amount	$, Annual Increase to a Median Single-Family Primary Home	$, Annual Increase to a Median Single-Family Secondary Home	$, Monthly Increase to a Median Single-Family Primary Home	$, Monthly Increase to a Median Single-Family Secondary Home
$35,000,000	$148.88	$270.69	$12.41	$22.56
$50,000,000	$212.69	$386.70	$17.72	$32.23

Source: Park City Municipal Corporation. As of December 2022.

Existing G.O. Debt Service

2013a Walkability GO

- Final Payment: **FY28**
- Average Annual P&I: **$585,950**
- Total Remaining P&I: **$3,014,789**

2017 Bonanza Flat GO

- Final Payment: **FY32**
- Average Annual P&I: **$2,185,968**
- Total Remaining P&I: **$19,434,000**

2019 Treasure Hill GO

- Final Payment: **FY33**
- Average Annual P&I: **$4,040,609**
- Total Remaining P&I: **$40,406,300**

2019 Open Space 2008 Refunding GO

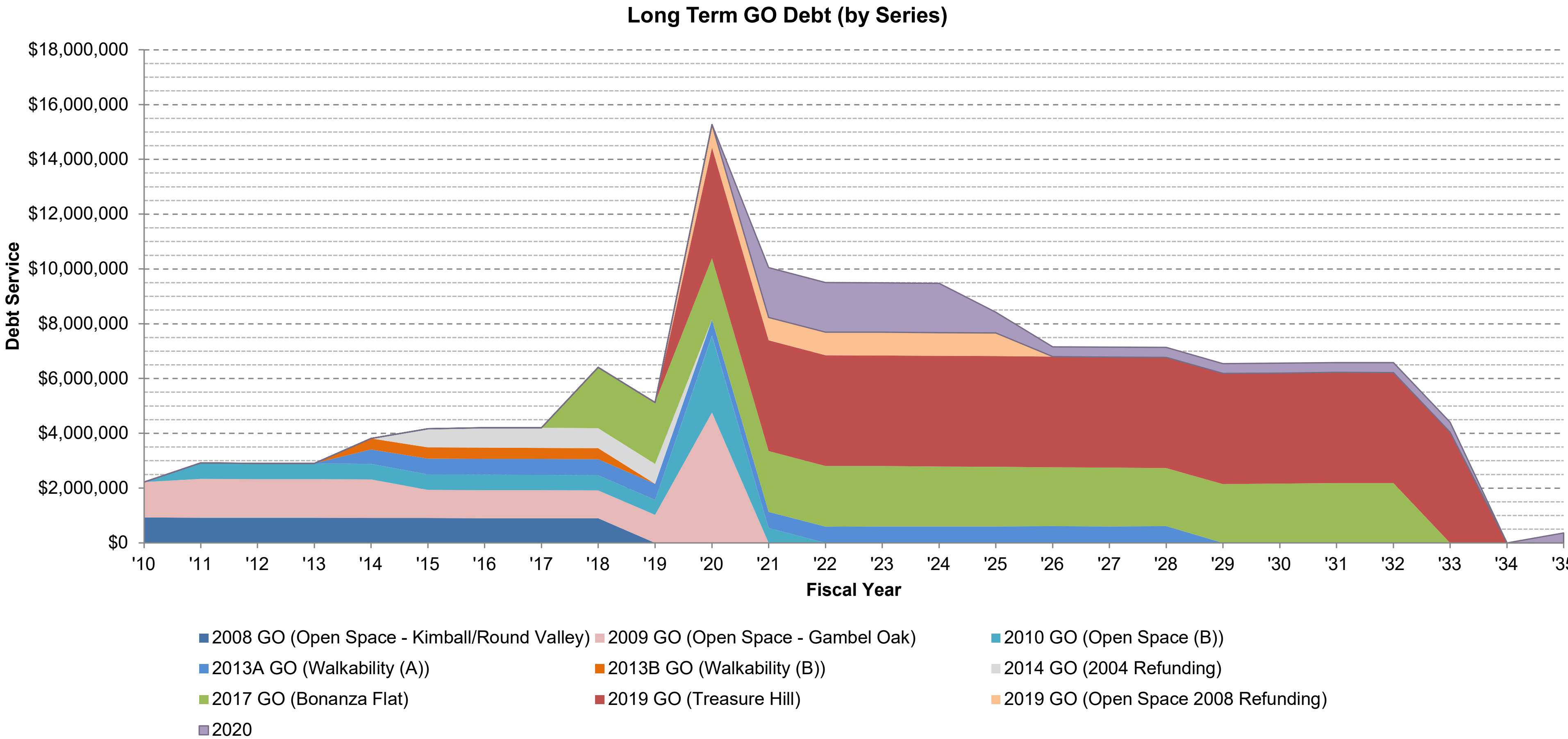
- Final Payment: **FY25**
- Average Annual P&I: **$841,706**
- Total Remaining P&I: **$1,688,750**

2020 Armstrong GO

- Final Payment: **FY35**
- Average Annual P&I: **$747,600**
- Total Remaining P&I: **$5,781,001**

Source: Park City Municipal Corporation. As of December 2022.

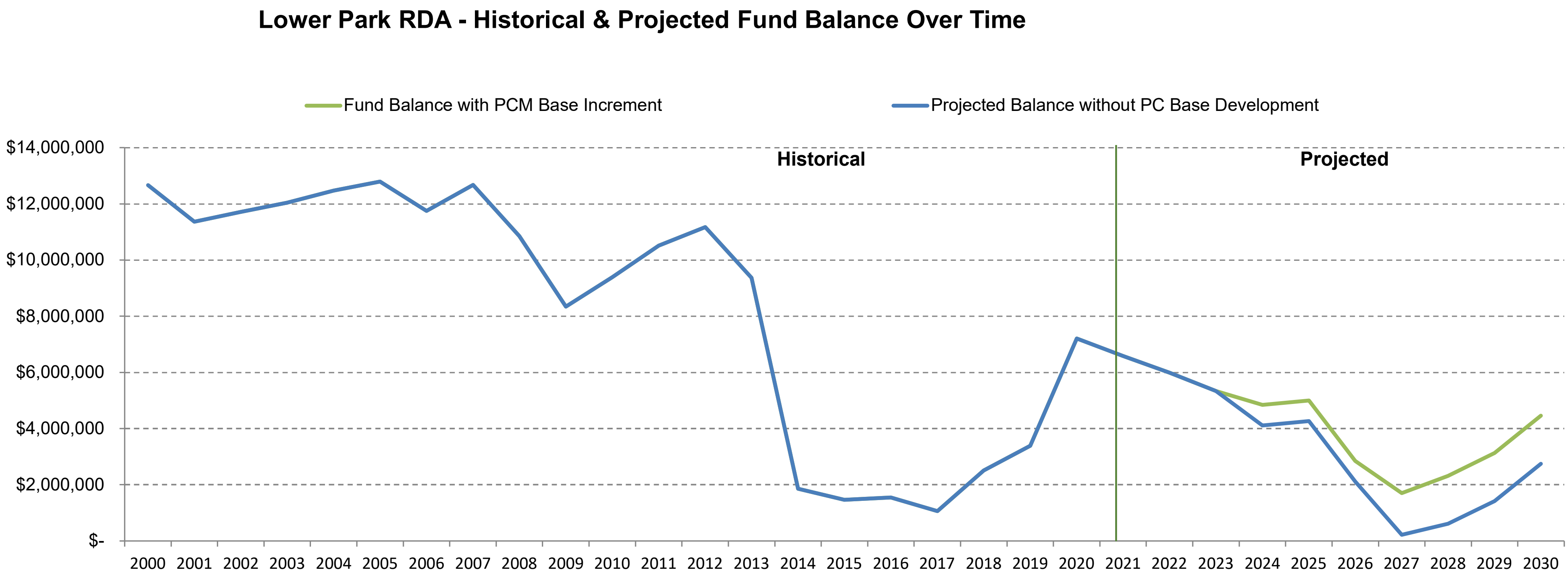
Historical and Existing G.O. Debt Service



Source: PCMC as of April 2022.

Lower Park Avenue RDA

- An update to our fund balance model indicates fund balance is sustainable, yet fully levered as previously noted
- Potential tax increment from Park City Mountain base development has the potential to benefit RDA fund balance and create slightly more flexibility in the long-term



Additional Opportunity: Special Financing Tools

CRA

Community Reinvestment Agency

- Redistributes property tax within geographic boundary based on new growth
- Other governmental entities must authorize

PID

Public Improvement District

- Creates a new property tax within geographic boundary
- City authorizes

Proceeds from special financing deals are 100% dependent on creating new asset growth and the corresponding resulting assessed value of the new asset

Development-Linked Financing Tools

	RDA	CRA	PID
Authorization	Taxing Entity Committee (representatives from each taxing entity)	ILA between each taxing entity and CRA	City/County where PID is proposed
Initiation	City (or County)	City (or County)	Developer seeking more funding
Governance	Same board as initiating entity (City)	Same board as initiating entity (City)	Separate board
Property Tax	Redistributes new growth (development) of property tax within boundaries	Redistributes new growth (development) of property tax within boundaries	Adds new property tax for residents of bounded geography only
Bonding	Proceeds raised from tax increment (new growth in boudaries)	Proceeds raised from tax increment (new growth in boudaries)	Proceeds raised from raised tax levy on new/existing property owners
Debt Liability	RDA is component unit of City, incurs RDA's debt	CRA is component unit of City, incurs CRA's debt	PID is separate political subdivision, City wouldn't incur debt
Extension or Change	Through TEC	Through ILAs with each taxing entity	Determined by governing document
Project Requirement	Flexible	Project area and budget need approval from all taxing entities	Some constraints determined by governing document

Source: Park City Municipal Corporation. As of December 2022.

Transportation Revenue Opportunities

Transit Sales Taxes

- $12M/year can be used for ops & capital
- COG (3rd Qtr) - apply through Summit County annually (capital only)
- Fund balance

Grants

- Federal and state grants
- Over $30M planned in next 5 yrs
- Continually applying

Rocky Mountain Power
Franchise Agreement

Upcoming Items

Related topics and projects

- March*: Community Renewable Energy Agency update
- Summer 2023: Continued RMP system upgrade project

*tentative

History

December 7, 1972: Franchise Agreement for a 50-year term

July 21, 2022: Rocky Mountain Power Update: Wildfire hardening of infrastructure

Utah 10-8-21

Lighting facilities -- Sale of gas and electric power -- Erection and removal of poles and wires.

They may provide for the lighting of streets and the erection of necessary appliances and lamp posts; may regulate the sale and use of gas, natural gas and electric or other lights and electric power within the city, and regulate the inspection of meters therefor; may prohibit or regulate the erection of telegraph, telephone or electric wire poles in the public grounds, streets or alleys, and the placing of wires thereon; and may require the removal from the public grounds, streets or alleys of any or all such poles, and the placing underground of any or all telegraph, telephone or electric wires.

Key Takeaways

Agreement that allows placement of infrastructure in right-of-way

- Term: 5 years plus three 2-year renewals
- Comply with all local ordinances and permitting
- Damage: restore/replace to as good of condition
- Trim vegetation to ANSI standards under arborist supervision
- Collect the Municipal Energy Sales and Use Tax

Recommendation

Approve

Electric Utility Franchise Agreement for the City Manager to sign in a form as approved by the City Attorney

Ordinance 2023-02

CITY COUNCIL RULES OF ORDER & PROCEDURE UPDATE

WHY UPDATE?

- In November 2012, Park City Council approved a resolution adopting rules of order and procedure for Council meetings when Council meetings were conducted solely in person
- Since 2020, the introduction of Zoom and Facebook Live have significantly increased the audience for City Council meetings
- Through increased community outreach, more members of the public are participating and providing public comment during Council meetings
- This update reflects Council's new hybrid meeting format and provides additional guidelines to improve and accommodate the increase in public comments

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WHAT'S NEW?

To allow all members of the public an opportunity to speak, the Mayor may impose a time limit, typically three minutes, on public comments

Members of the public are invited to comment in person or online via Zoom

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REMINDERS

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Public Comment Reminders

Sign in

Stay on topic

Keep it brief 3 mins

Be respectful

Thank you for your participation *and* cooperation.

Construction Mitigation Plans (CMP)

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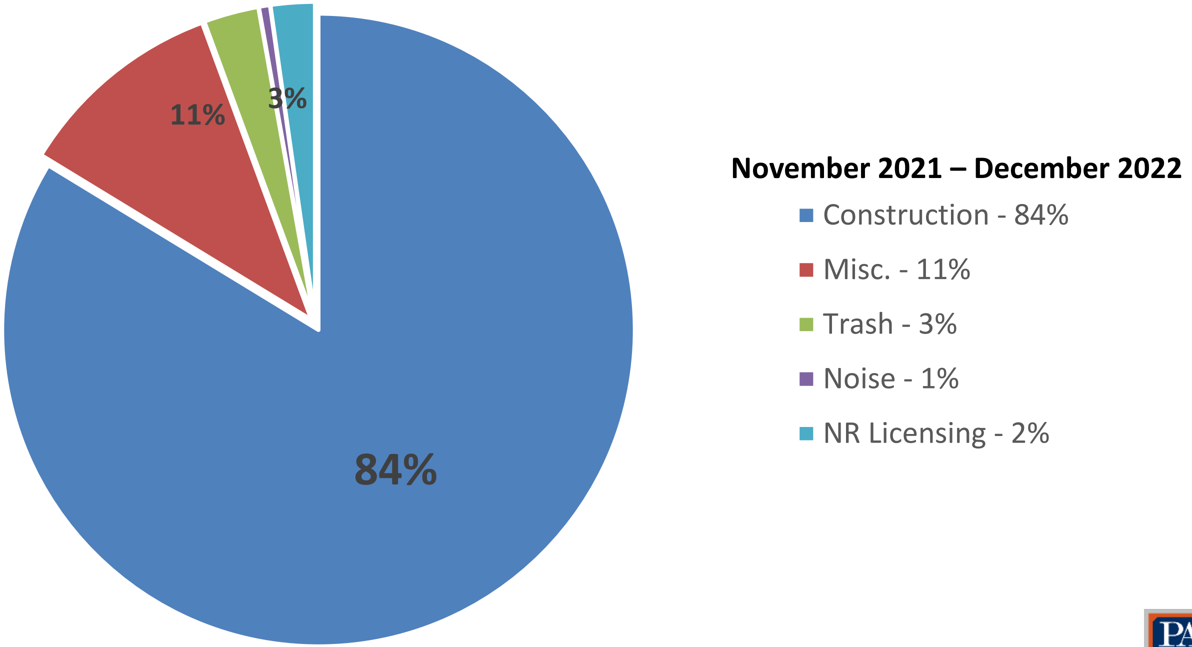
Staff Introduction

Community Code Compliance

- Casandra Courtillet – Deputy Chief Building Official
- Ben Henrie – Community Code Compliance Inspector
- Stephen Anderson – Community Code Compliance Inspector

Code Compliance Data



Construction Mitigation Plans

What is it?

-mitigation of construction site activities.
-some requirements are codified (see Municipal Code 11-14).
-as a working document it is subject to change as necessary
-required to be submitted and approved for all building permits.

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Construction Mitigation Plans

Intended to balance:

Construction Work <u>with</u> Quality of Life in Park City

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Construction Mitigation Plans

Main categories:

1. Hours and days of operation
2. Parking regulations
   - Deliveries
   - Road closures
3. Allowable work area
   - Onsite, within approved Limits of Disturbance area
   - Right-of-Way
4. Site specific items

Hours and Days of Operation

CURRENT HOURS OF OPERATION

Monday – Friday 7:00am to 9:00pm

Saturday 7:00am to 9:00pm

Sunday 9:00am to 6:00pm

PROPOSED UPDATE*

Monday – Friday 7:00am to 7:00pm

Saturday 9:00am to 5:00pm

Sunday No Work

Option: Winter Schedule (Oct 15 – April 15)

Monday – Friday 7:00am to 6:00pm

Saturday 9:00am to 4:00pm

Sunday No Work

*Requires a Code Change to Municipal Code 11-14-6

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Hours and Days of Operation

2023 - 2024 RESTRICTED WORK DATES

Martin Luther King, Monday, January 16, 2023
Sundance, January 19 – 29, Old Town construction sites only
Presidents Day, Monday, February 20, 2023
Park Silly Market, Sundays only, TBD, Main St, Swede Alley & Heber Ave only
Juneteenth, Monday, June 19, 2023
Independence Day, Tuesday, July 4, 2023
Kimball Arts Festival, August, TBD, Main St, Swede Alley & Heber Ave only
Labor/Miner's Day, Monday, September 4, 2023
Halloween, Tuesday, October 31, 2023, Main St, Swede Alley & Heber Ave only after 2pm
Thanksgiving, November 23 – 24, 2023
Christmas, Monday, December 25, 2023
New Years, Sunday, December 31, 2023 – Monday, January 1, 2024

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Hours and Days of Operation

1st PROPOSED UPDATE.

Combine holiday dates with a weekend. For example:

- **MLK Day,** January 14 - 16
- **Presidents Day,** February 18 – 20, 2023
- **Independence Day,** July 1 – 4, 2023
- **Labor/Miner's Day,** September 2 – 4, 2023

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Hours and Days of Operation

2nd PROPOSED UPDATE.

Add additional Federal & State holidays as restricted working days. For example:

- **Memorial day,** Friday, May 26 - Monday, May 29, 2023
- **Pioneer Day,** Friday July 21, - Monday, July 24, 2023
- **Indigenous Peoples/Columbus Day,** Friday October 6 - Monday, October 9, 2023
- **Veterans Day,** Friday November 10, - Saturday, November 11, 2023

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Hours and Days of Operation

3rd PROPOSED UPDATE.

Extend restriction from Historic District area only to all of Park City.

- **Kimball Arts Festival,** August TBD
- **Sundance Film Festival,** for the first weekend, January 19 – 22, 2023, then resume restriction for Old Town construction sites only, until January 29, 2023

NOTE: A restricted work date exception, subject to Building Department approval, can be requested.

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Construction Parking

Parking Plan requirements:

- Required on all jobsites
- No street parking allowed in the Historic District/Old Town
- Parking allowed in approved off street locations on jobsite
- Any vehicles in violation of the plan are subject to enforcement

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Construction Deliveries

Delivery requirements:

- Only during allowable construction working hours
- Traffic flaggers
  - -required when traffic flow impeded
  - -provide proof of traffic mitigation training
  - -wearing high visibility clothing
  - -have proper stop/slow signage
- Partial road closure permit required when traffic flow impeded

Construction Deliveries

Delivery requirements (continued):

- Full or partial road closure permit requests must comply with all the following:

  -submit application at least 5 days prior to road closure
  -at least 72-hour notice to properties within 100 feet (door hangers or proof of email)
  -Approved permit onsite during construction
  -Inspection required prior to closing road.

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Construction Deliveries

Delivery requirements (continued):

- For grading and excavation work:
  - -truck route(s) to be provided for City approval
  - -traffic to be monitored by Code Compliance team for compliance

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Outreach

For feedback on construction activity this past year:

- City Projects Open House – October 4, 2022
- Park City Area Home Builders Association (Govt. Affairs Liaison)
- Key neighborhoods and residents – ongoing
- Internal stakeholders and Community Development staff - ongoing

Common concerns focused on late construction hours, parking, road closure communication/management, enforcement and desire for additional restricted working days.

Council Direction

To facilitate compliance, the Code Compliance team seeks Council direction on additional enforcement tools. For example:

- Consider infractions
  -In addition to current: Criminal or Administrative Code Enforcement (ACE) citation
  -Work with Police Department to issue or modify code to allow Code Compliance Team to issue
- Consider Increasing fees for CMP violations
  -Current civil fee: $100 per violation per day.
  -Neighboring jurisdictions: $100 - $750 for violations.

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Community Code Compliance

Questions/Discussion

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