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

May 23, 2024

The Council of Park City, Summit County, Utah, met in open meeting on May 23, 2024, at 2:30 p.m. in the City Council Chambers.

Council Member Toly moved to close the meeting to discuss property at 2:30 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

CLOSED SESSION

Council Member Dickey moved to adjourn from Closed Meeting at 3:50 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

WORK SESSION

<u>Public Service Contract Recommendations:</u>
Hans Jasperson, Budget Analyst, reviewed the City partnered with several nonprofit organizations for a variety of reasons. Service contracts were awarded to them historically to help with services the City could not provide. He reviewed the process and criteria for the non-profits as they applied for service contracts. He indicated his team wanted to make the selection process straightforward and transparent, identify nonprofit services for which there was a demonstrated need that aligned with the Council goals, identify services best obtained through the City's normal procurement process, and make the process more responsive to emerging community needs.

Jasperson displayed a list of services that aligned with the Council's goals and asked if they all met the standard of a community need. He explained contracts could go in one of three categories: a professional service agreement, a public service contract, or an emergent community needs grant. Council Member Rubell asked what the relevance was of a professional service agreement (PSA) for nonprofits. Jasperson stated in the past, many of the nonprofits were competing for special service contracts. The relevance of them being a non-profit was not necessary, but historically those were the entities that applied to fill the service. It was indicated a PSA did not have to be with a non-profit but the other two categories required a non-profit. Council Member Parigian asked how it was determined what contracts should be issued as PSAs and what contracts should be issued as public service contracts. Jasperson stated they filled a service need that City departments could not provide.

Jasperson recommended identifying the services and process and then identifying who the contracts went to. He proposed establishing a public contracts committee, comprised of members in the community who had experience in the nonprofit sector and who didn't have conflicts of interest, in order to make the process open and transparent. If the Council agreed, they could post a notice for applicants and have the committee ready to meet by this fall. He reviewed a proposed budget of $620,000 for FY26.

Council Member Rubell asked if an entity could have a fiscal sponsorship from a nonprofit to which Jasperson affirmed. Council Member Rubell asked how the categories applied to the Council's goals set earlier this year. Jasperson indicated housing and neighborhood issues were goals and they wanted to make sure they were represented in the categories. Council Member Toly noted the priorities changed with each new Council so she felt the categories should be flexible to change with Council priorities. Council Member Rubell stated the contracts should change as the Council goals changed. He thought this should follow the strategy defined last February and thought the requests should be weighted according to the priorities. Jasperson clarified the Council's top priorities should be mapped and the services should change according to the priorities.

Council Member Rubell indicated the Council didn't have a wholistic view of what service was being provided as they approved awards. Jasperson stated that could be built into the process. Council Member Rubell asked if there was a recommendation for the committee makeup and the extent of Council involvement. Jasperson indicated they envisioned having a non-voting Council liaison and a non-voting staff member. Council Member Rubell did not want to have Council liaisons and requested that this committee be independent. The recommendations would come to the Council for the final decision. Council Member Toly was against eliminating the Council liaisons. Council Member Dickey asked if the Recreation Advisory Board (RAB) committee had Council liaisons and it was indicated they didn't.

Council Member Parigian asked how big the committee would be, to which Jasperson stated five members. Council Member Parigian didn't think that was enough. He agreed there should not be Council liaisons. Council Member Ciraco asked which scenario would have purer outcomes with recommendations. Matt Dias, City Manager, stated the programs provided essential services and the Council had knowledge of the critical need for the non-profits, but he also saw the benefit of having an independent committee. Council Member Ciraco asked if it would preclude a Council member from being called in to give opinions. Dias stated if the Council did not want liaisons, then it wouldn't be appropriate for Council participation. Council Member Ciraco supported eliminating the Council liaisons from the committee. Council Member Toly stated she had been part of this process for the last year and a half, and she didn't want to leave staff to make decisions on the makeup of the committee. Dias stated this could come back as a staff communication report to inform the Council on the suggested makeup of the committee. Council Member Ciraco was more concerned about how the contracts and grants were being chosen. Council Member Rubell stated the process to create a committee was outlined and staff could come to the Council with questions, if needed.

Margaret Plane, City Attorney, stated committees were created by constitution, ordinance, resolution, or rule. When it was created, Council action would be required. This could be part of the budget policy as well. It would include the number of members, terms of service, resident requirements, and an outline of requirements on how the board would conduct their business, if the Council desired. Council Member Parigian asked how the new budget was allocated between categories. Jasperson stated a lot of the existing DEI services were around mental health, so when those contracts ended, the money would be moved to the Public Service Contracts category. The amount for Emergent Community Needs Grant was new and he felt it was a good amount to get that program off the ground. Council Member Parigian supported increasing the total budget to compensate for inflation. He asked if there was enough money to award if the same people applied. Jasperson stated there were some organizations getting more than one contract and they did not want that to continue under the new program.

Council Member Toly asked if the committee should define its own parameters. Jasperson indicated a lot of work was done to get a process in place. If the Council approved the board creation, they would come back with more details of the makeup and less details on how it would be administered. Council Member Toly suggested meeting with RAP Tax and Restaurant Tax committees to get their ideas on how those committees were formed. Council Member Rubell wanted to empower staff to bring back the level of detail they wanted. He didn't support copying a different program. Council Member Ciraco supported the Council liaisons being available to help get the committee set up. Council Member Parigian agreed. Council Member Rubell asked if $420,000 in Public Service Contracts and $200,000 in Emergent Community Needs were firm or if the committee should make the decision on how much funding should be in each category. Council Member Ciraco wanted a conversation on if the entity was in 84060 or within the school district. He suggested having some members of the committee from outside 84060.

<u>Discuss City-Owned Agricultural Open Space Parcels:</u>
Heinrich Deters, Trails and Open Space Manager, Cheryl Fox, Summit Land Conservancy, Clint McAffee, Public Utilities Manager, and Luke Cartin, Environmental Sustainability Manager, were present for this item. Deters stated the question before the Council was if they wanted to continue to have agriculture on this City-owned property. He reviewed the property was currently leased to provide services on the three

agricultural parcels. The main issue was that irrigation water needed to sustain the parcels.

Fox stated Summit Land Conservancy had a management plan for the McPolin farm from 1995. The citizens were clear that they wanted to see the barn and farm remain in its original form. Ten years later a conservation easement was placed on the property. She indicated water rights were transferred to the City when the property was purchased and those were used to maintain the property. In 2018, there was a fundraising campaign for the ecosystem. In 2021, there was a drought, and no watering took place on the property. In 2022, there was confusion among City staff on water availability for the property, but she indicated the State Engineer assured her there were water rights for the property.

Cartin stated in 2018 staff wanted to get out of a reactive mindset and get into an incremental improvement mindset. Many things took place on the property including Nordic skiing and kids' camps, and it was a complex property. He stated many options were available for it. He wanted feedback from the Council on putting some water rights on the property with terms or pulling back and letting the property go fallow. Council Member Dickey stated that historically lessees brought in their own water. McAffee indicated water used was metered and reported to the State Engineer, but water on this land was not metered or reported. He explained the water sources for different sections of the property. He stated there was water on the Richards parcel that could be diverted and used in the system. The other parcels downstream were fed by ditches and those couldn't be actively used.

Fox stated there was water, but a change application would need to be filed if it was used for something else. McAffee asserted they used the water right associated with the McPolin farm for other water sources. Council Member Dickey asked if the water appurtenant to the land was a water right that was owned and used by the City for distribution. Luke Henry stated the water came out of the ditch and the City filed a change application to use it for municipal use so it could be used anywhere in the City.

In response to Council Member Parigian's questions, Cartin stated if the City wanted to fill the ditch by McPolin Barn, they would tie a paper water right to the ditch. McAffee indicated any water that was diverted had to be metered. Council Member Dickey asked if the potentially diverted water would be sold, so the question was an opportunity cost. McAffee noted the water that fed into the Richards property could be put into the water system to supplement the other sources. Council Member Parigian thought that would come into play during a drought year, and stated now the water sources were in good shape. McAffee stated they hadn't discussed how much water would be diverted to the property, but in a drought year or emergency situations, the code had provisions for water usage.

Council Member Ciraco asked if the City reassigned the water right that was attached to the McPolin farm. McAffee stated a change application was filed for many smaller water rights and they received approved points of diversion for municipal use. He noted when agricultural water was transferred to municipal use, the water right was reduced. Council Member Ciraco wanted to understand what was negotiated in 1995. If conservation was the intent, then the City was at risk moving forward.

Council Member Dickey asked what the cost would be to provide water for McPolin, Richards Ranch, and the Peterson parcels. McAffee stated a meter would have to be placed there but it wasn't expensive. Council Member Dickey favored Option Two and thought the City should pay for the water. He noted the benefits of doing that and he didn't want to bill the City for it. McAffee stated an opportunity cost for the upper ditch would be that it could be delivered to other sources if it wasn't being diverted to these parcels.

Council Member Parigian asserted everyone loved the view of the entry corridor so he supported keeping water on those parcels. Council Member Toly agreed. Council Member Ciraco agreed the water should be provided and thought the City should pay for the water since it was for the entire City and was a community benefit. He also wanted to continue maintaining the land. Council Member Rubell agreed to keep the water flowing. Matt Dias asked if there was consensus on having McAffee look at a separate rate structure on active recreation water on those parcels, or if they wanted to pass over this and categorize it as conservation. Council Member Ciraco stated there was a rate being set for the golf course and noted the recreation use was different than the community use. McAffee stated he could have a policy discussion with the Council on that. Deters indicated an agreement would be drafted for water on the parcels moving forward. McAffee noted he had not analyzed the long-term sustainability of providing water to the land and would need to assess the quantity of water. Cartin stated they would work in an environmental drought and a system drought to the agreement, as well as charging for water that matched the SCADA system. Council Member Parigian asked to know how much water would be allocated to the parcels. McAffee explained the different options for irrigating the area. Council Member Ciraco asked for information on building a more efficient irrigation system for the property.

Mayor Worel opened public input.

Jeff Peterson 84060 stated he lived on the back of the Richards parcel. He indicated everyone knew where the McPolin farm was located and many people took pictures of that area. He referred to the management plan and stated if the use was changed, it would have to go back to the voters. He thought the Council made the right decision. He and Bill White maintained the land for reasons other than making money. He thought many people wanted to make sure the land stayed green.

Bill White stated he did a lot of agriculture in the East County and there was surface water to work with. He explained the process of diverting that water and the requirements for water on these parcels.

Mayor Worel closed public input.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	**Present**
None	**Excused**

II. PRESENTATIONS

1. Deer Valley Resort Ski Season Recap by Todd Bennett, President and CEO:
Todd Bennett and Hannah Tyler, Deer Valley, presented this item. Bennett reviewed that they spent the first part of the year determining who Deer Valley was. He discussed the expanded terrain and the ski lifts planned for this coming season. Skiers enjoyed the natural terrain this past season. They had 3,000 employees this season and added another 84 beds for their employees, which was a 20% increase. Regarding guests, they led Alterra in satisfaction scores. They began opening the resort at 8:00 a.m. and heard great reviews for that. They also opened lifts for locals (anyone in Utah). As for transportation, employee ridership on Transit was up 50% from last year. He thanked the City for the routes from Richardson Flat to the resort. Bennett stated they hosted the International Ski Competition for the 26th year. He was excited for the potential Olympic events coming to Deer Valley in 2034. Council Member Ciraco praised the early openings and hoped that change would continue.

2. Park City Mountain (PCM) Ski Season Recap by Deirdra Walsh, Vice President and COO:
Deirdra Walsh thanked the PCM employees as well as the City and county employees for making the season successful. She also expressed appreciation for the community. It was the resort's 60th anniversary and they celebrated with multiple events. They had record breaking snowfall in February and it was a great ski month. She reviewed the events throughout the season. They implemented new technology for ski passes that could be on a cellphone app. They improved pedestrian walkways and paths. This was the second year of paid parking and they saw increased carpooling and transit use. Regarding employee housing, 400 beds were occupied in February. This was high

density and appealing to the workforce. She stated the community programs and access to the mountain were the top priorities of the resort. She was honored to be selected as a venue for the potential 2034 Olympics.

Council Member Dickey thanked PCM for the transit circulation program and the improvements the resort made to parking. He also thanked them for the open communication. Council Member Toly stated ingress and egress through Old Town had improved greatly over the past two years.

3. Transmission Line Underground Study Update by Rocky Mountain Power:
Luke Cartin, Environmental Sustainability Manager, Dane McGrady, Power Engineers, and Andy Badger and Chris Wilder, Rocky Mountain Power (RMP), presented this item. Cartin reviewed this project would underground transmission lines. McGrady explained two different options to underground the lines behind Boot Hill, through the cemetery, across the Bonanza Park site and tie into the substation. A contract for a feasibility study was approved last November to see what would need to happen to achieve the underground lines. McGrady stated they reviewed the site and explained there were two options for routing the lines. Option A had a longer route and a higher cost, but it would reduce the visual impact and reduce wildfire risk exposure. The cost was just for the underground costs. Badger stated the next steps included a signed construction agreement with RMP. He reviewed the timeline which was a year out for design, engineering, and cable procurement. At that time, they would procure an installation contractor. Cartin reviewed the electrical cables would be below and between the water lines and other utilities in the ground.

Mayor Worel asked if the substation area would have to be enlarged. Badger stated there were talks of expanding the area by 10 feet. Mayor Worel asked if an art project could be put on the fence, to which Badger affirmed. Council Member Rubell asked if some of the other benefits to this project could be discussed. Badger stated the line could be upgraded. There was a line that was already installed underground to deal with wildfire risks and it was upgraded and waiting for the Park City connection to be upgraded. Wilder stated upgrading could triple the voltage capability in the future. Badger indicated the new structures along Boot Hill would be taller than the existing lines. Council Member Rubell noted the new poles that would replace the old poles would be a bit smaller than the proposed pole that would underground the lines. He also stated the substation would have a low profile structure. He asked about credits to the City for work that would not need to be done. Wilder indicated he was working on the credits now and he had gone back to 2019 to look at the projects. Council Member Rubell asked if that would include a capital credit if RMP needed more power here. Wilder indicated that would use a different conductor. Council Member Rubell asked about the real estate land value. Cartin indicated the City would gain airspace by moving the box. The aerial easement would also be moved at the cemetery which would open up 70 cemetery plots. Council Member Rubell asked about the timing of the project. Wilder stated there was an ability to phase the project so the material could be ordered and then they would work on the other agreements. Badger stated once the construction agreement was signed, the materials could be ordered, the engineering agreements would begin, etc. Cartin stated the materials could be ordered with an overage amount and then work on the other agreements or the engineering and design could be worked on and then the materials could be ordered with an accurate amount. Council Member Rubell asked when the street would be dug up. Badger thought the conduit could go in this fall.

Cartin stated the next steps would be to choose an option for line location. Council Member Rubell supported Option A. Council Member Dickey asked for more information regarding Options A and B. He also wanted to see the costs and benefits. Matt Dias added the cost recovery options should be included. Council Member Toly requested to walk the area where the lines would go. Cartin indicated a decision would need to be made by July. Wilder stated a wildfire mitigation project had been suspended since 2022 due to these requests. If this was not moving forward, RMP needed to move forward to complete the project this summer.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Toly participated in Running with Ed where they raised money for the schools, and she thought it was a wonderful event. Mayor Worel stated Park City was designated a Healthy Community by Healthy Utah and The Utah League of Cities and Towns (ULCT). This was proof the community was trying to do things to keep healthy. She noted the efforts made by the MARC to be more inclusive by opening up programs for all members of the community was a big part of receiving this award.

Staff Communication Report:

1. Bonanza Park 5-Acre Study Update:
Council Member Rubell asked for an update on this report. Matt Dias stated there were three deliverables that were being worked on. The first was putting out a request for statement of qualifications (RSOQ) and they hoped to have that out next week. This would attract interest from potential providers/development teams. A special meeting was planned for June 5th that would be a facilitated discussion. The information gained would go into the request for proposals (RFP) for the site.

IV. 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.

Lynn Ware Peek 84060 indicated she heard Matt Dias talk about Bonanza Park on the radio and heard words such as “legacy” and “iconic”. Currently, Bonanza Park was an eyesore. She walked the area and most people drove, walked, and biked around this area daily, and she thought it looked horrible. She distributed pictures of the broken and hazardous items on the property. She asked that the area get demolished. Council Member Dickey asked for an inventory of things that could be addressed in Bonanza Park. Dias stated they were looking at that and Public Works staff was currently doing cleanup in the area.

Sydney Johnson 84060 stated there was a drought in Park City. In California, the drought was severe. She did a study at school and saw that the water usage in Utah was greater than in California. She suggested that people get drought tolerant plants for their yards.

Mayor Worel closed the public input portion of the meeting.

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from April 25 and May 2, 2024:

Council Member Toly moved to approve the City Council meeting minutes from April 25 and May 2, 2024. Council Member Dickey seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

VI. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Black & McDonald L.L.C. to Install Fiber Conduit and Junction Boxes, Not to Exceed $222,789.00:

2. Request to Approve a Three-Year Professional Service Agreement and a Possible Two-Year Extension with Skyworx Drone Shows, LLC for a Fourth of July Drone Show Not to Exceed $45,000 Annually for a Total Amount of $135,000:

3. Request to Authorize the City Manager to Execute Contracts for Water System Electrical Services, in Forms Approved by the City Attorney's Office, with Skyline Electric Company INC. and Total Power & Controls LLC. in an Amount Not to Exceed $218,400 and $364,000 Respectively and Totaling $582,400:

4. Request to Approve Resolution 09-2024, a Resolution Proclaiming June 5, 2024, as Arbor Day and Celebrating Park City's 31st Anniversary as a Tree City USA Community:

Council Member Dickey moved to approve the Consent Agenda. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

VII. OLD BUSINESS

1. Water Fee Study Update and Discussion:
Clint McAffee, Public Utilities Manager, and Keith Larson, Bowen Collins and Associates, presented this item. Larson indicated he was assigned to look at the revenue needs of the Water Fund as well as how water was charged in the City to best capture the cost of providing water. The City faced three challenges: water quality, water supply and aging infrastructure; inflation; and conservation, which decreased revenue. He displayed a graph of inflation which showed a 265% increase in construction costs versus water costs and revenue.

Larson analyzed how much the City should invest to maintain the water infrastructure for 60 years, and stated the City should be spending $10 million-$17 million per year for maintenance. In looking at the system, he indicated the infrastructure needs cost estimate for the next 10 years totaled $110 million. He performed a revenue needs analysis and asserted the master plan for a sustainable funding plan was not aggressive.

Larson reviewed potential revenue streams: increase rates; increase rates and charge City facilities for water use; increase rates, charge City facilities, and receive grant money for capital projects; or increase rates and re-evaluate rate needs for FY2026 based on actual revenue from City-owned water charges and grant money received. McAffee explained there were 200 metered City-owned water accounts and there was no payment plan set up for those accounts. If those accounts were charged, it would generate $2 million in revenue. He noted some departments would not be able to afford to pay for water with their current budgets.

Larson indicated water rates would need to be increased by 10% each year for two years and then implement an annual rate increase of 3% if Council selected the first option. Council Member Dickey asked if the 10% increase was to catch up to inflation, to which Larson affirmed, and noted the fund's cash balance was quickly diminishing and it would run negative in the next couple years. Council Member Dickey asked if the cash balance decreased because of 3Kings Water Treatment Plant and stated he thought it was funded with bonds. McAffee stated the operating cash balance went down because of budgeting for future capital replacements. The biggest expense was the SR224 pipeline project in FY2026. It also went down as they used the bond cash to finish the 3Kings plant.

Council Member Rubell asked if the cash fund included budgeted spending, to which McAffee affirmed and explained the 3Kings money would be spent by the end of this year. The balance in FY25 would be for operating funds. Council Member Rubell asked if the fund included cash not committed to current capital projects. McAffee stated they had a goal of having 150 days of operating cash.

Larson explained Option Two was if the City departments were charged for water. The rate increase would be 5.5% for three years and then 3% annually after that. McAffee explained the three types of water distributed by the City. Larson explained Option Three assumed the City would receive a grant for $4 million, then the rate increase could be 4.5% for four years and then 3% after that. Option 1A could raise rates the first year by 10 % and then the revenue would be re-evaluated after receiving the grant and charging City departments.

McAffee was concerned about the fund having a negative balance and thought these options would ease that concern, but Option One was the most secure. Mindy Finlinson, Finance Manager, stated if the Water Enterprise Fund went into a negative balance, the General Fund could make a short-term loan to the Water Enterprise Fund to avoid scrutiny. Debt coverage had to be reported to the Municipal Securities Rulemaking Board (MSRB) for bonds. If it went to negative territory, the City's bond rating could be downgraded. McAffee clarified the fund had sufficient reserves for debt coverage, but not for a cash balance reserve. Council Member Dickey asked if a negative cash balance would affect a bond rating. Finlinson stated it would not but there would be an audit finding. Council Member Rubell indicated conserving water was successful, but now the City had less revenue. He asked what the risk was of not having water running in the pipes. McAffee stated if there was no rate increase, the fund would be negative in one year. Larson indicated in that scenario, maintenance would have to be postponed.

Briggs indicated the debt recovery ratio showed net operating revenue to debt. That money was really going to capital funding and that was the risk because capital maintenance would be reduced and then service issues would arise. Council Member Ciraco stated this was not a credit rating risk but was more an accounting function. He was concerned that increasing rates would incentivize conservation and thus the City would receive less revenue. McAffee didn't think a flat 10% rate increase would affect behavior. Council Member Ciraco wanted to use the City's financial flexibility and charge City-owned properties for water and then see how much those solutions helped the fund.

Council Member Parigian asked if the rate increase was across the board. McAffee said it would apply to all accounts. Council Member Parigian wanted to see if the City received the grant before increasing rates by 10%. He asked if the General Fund could make a loan to the Enterprise Fund with a repayment schedule for a certain amount of time, to which Briggs affirmed.

Council Member Toly asked if new development was calculated in this model, to which McAffee affirmed. Council Member Toly asked if this analysis included projects that could be entitled, to which McAffee affirmed.

McAffee stated there were two components to the study, the revenue needs analysis and the cost-of-service analysis. Last year a new rate structure was created for non-single-family users where the user could select where they wanted to be in that tier. The single-family only had one set of tiers, and they analyzed options to create other options for tiers. Council Member Rubell wanted to explore the single-family tiers. Larson stated the recommendation was to move from a single set of tiers to a customized set of tiers which would be accompanied by an increase in the base rate for larger meter sizes and properties. Council Member Rubell clarified the user would pay more in the base rate but would not be penalized until they got to a further point in the pricing. McAffee stated it was harder to implement the single-family tiers because currently they all had the same base rate. If customers could move wherever they wanted, there would be a risk they would all choose to move to the lower base rate and the City would lose revenue. He would design a rate structure that was net neutral so revenue would be stable, but there would be options for users to move around.

Council Member Ciraco indicated the City prioritized conservation and users decreased their water usage by 10%. With the proposed meter adoptability, more variability was being inserted into the price in the usage of the water and the variability would promote conservation. McAffee stated the variability concerned him. Council Member Dickey didn't know what the objective was if this was revenue neutral. McAffee stated that there were five different meter sizes and three different base rates for single-family users. Since some users had large properties, the Council wanted to see a rate structure they could step into. Council Member Rubell asserted the intent was to implement penalty pricing. McAffee explained the single-family rates and the pricing that was set to promote conservation. This policy shift would accommodate the big house with a big yard as well as the small house with no yard. McAffee indicated implementation would be difficult.

Mayor Worel opened public input.

Tom Schwenk, Fairway Village HOA Board, stated there was another tier issue which was the difference between the single-family rate and the roll up to an HOA rate. He asked for some consideration for that difference.

Mayor Worel closed public input.

Council Member Rubell stated there was a lot of revenue potential in the next year, including the grant, reduced expenditures, and potential charging of water to City departments. The reason to raise rates was to keep the fund balance healthy. There was a cushion in the General Fund to help the Water Fund. He proposed a rate increase of 0-3% for this year until the other revenue was known. He felt a rate increase might not be needed. McAffee stated if rates were not increased, the fund would get more behind and there would be a disproportionate burden on the General Fund. Council Member Rubell supported Option Three with a 3% rate increase. Council Member Toly agreed with Council Member Rubell but asked to discuss it further at another meeting. She did not want to implement rates for City departments without discussing it with them. Council Member Parigian supported a modified Option Three, which was 3%-4.5% rate increase and pay for City water from the General Fund instead of charging departments. Council Member Dickey supported Option Three and asked to look at single-family rates later. Council Member Ciraco supported Option Three and supported charging departments for water. Council Member Toly asked if those departments would have to alter their fee schedules. Council Member Ciraco stated they didn't have to increase fees as of Day One of the new fiscal year. He thought this would be subsidized by the General Fund.

Briggs indicated his team could come up with some financial strategies at the next meeting for charging departments for water. Council Member Rubell stated he would support Option Three. Mayor Worel summarized the majority of the Council supported Option Three and there was some support to discuss different tiers for residential rates at another time. Council Member Rubell wanted to be consistent with residential rates like the commercial rates were made consistent last year. Council Member Dickey thought it made sense, but he would like to discuss this again. Council Member Rubell asked about the timing for implementing the new rates. Briggs stated the budget would be adopted on June 20. Water rates could be adopted anytime, but the rates would impact the budget.

McAffee summarized he could bring back data on a 4.5% rate increase on June 6 and 20 along with a single-family tier structure. Council Member Rubell asked that the agreed to rate would be implemented this summer.

2. Discuss the E-Bike Community Survey, E-Bike Use and a Potential E-Bike Ordinance:
Heinrich Deters and Logan Jones, Trails and Open Space Department, and Sean Maher and Jimmy Howe, RRC Consulting, were present for this item. Howe displayed a graph of survey responses broken down by ebike owners versus non-ebike owners. Maher summarized the non-owners had very different perceptions of ebikes than ebike owners. All groups agreed there should be designated speed limits. Non-owners supported more enforcement. Ebike owners wanted more education, Emountainbike owners wanted improved signage.

Mayor Worel opened public input.

Sue Rosenberg, representing the Canyon Crossing HOA, was concerned with the Rail Trail ebike usage. She stated they supported the recommendations and thought they would improve safety and control the traffic on the Rail Trail.

Lora Anthony, Mountain Trails Foundation Executive Director, stated Mountain Trails' position for ebikes on single track trails was only on natural trails and soft surface trails. The emountain bike trails were designed differently than trails for non-motorized bikes. Park City's trails didn't meet the ebike standards because there were tight corridors and poor lines of sight, they lacked uphill speed calming features, and the bidirectional trails had a greater collision risk. Mountain Trails was building emountain bike friendly trails in zones that were safe, including in Clark Ranch and Sky Ridge. She noted Deer Valley East was also building emountain bike trails. They were working to connect trails to Deer Valley East. The ebike community was a minority compared to mountain bikes and hikers in the area. They wanted to see the mountain bike policy stay in place with regard to emountain bikes.

Tom 84098 wanted trails to be safe. He was shocked to see proposed changes to the trail usage and did not want to see a pilot program. He suggested the bike shops display the ebike ordinances. There was already a policy for those with mobility issues.

Roanne Mayer supported the previous comments and did not want a pilot program for the trails. She encouraged the support of existing rules. She thanked the Council for being forward thinking.

Doug Doditch thanked the Council for keeping the Rail Trail the same size. He noted the sled hill was now a jump for ebikes and he suggested signage for that area. He also wanted a sign on Wag'on Trail to not go into the neighborhood.

Ryan Goff 84098 stated he was in Pocatello, Idaho, and rode his ebike on a multiuse trail and it didn't matter. He thought all users could be on the same trail. He asked for clarity on mobility issues.

Tracey Meier 84060, National Ability Center Chief Program Advisor, stated one in four Americans had a disability. Inclusion should be top of mind. They provided ebike lessons to their patrons. With use of this equipment, access to trails was continuing to grow for disabled individuals. She encouraged improvements in trail design and signage for increased accessibility.

Jennifer Feikin 84098 indicated she hiked Round Valley regularly and she encouraged the Council to keep the code as-is. Ebikes could be hazardous on this trail due to narrowing, switchbacks and blind curves. There were people and dogs who could not get out of the way when confronted with fast moving ebikes.

Lynn Ware Peek agreed with the previous speaker and felt keeping the ordinance in place was best. Until there were directional trails, ebikes should be kept off the trails. She hoped there could be enforcement for speeding ebikes on paved trails.

Mayor Worel closed public input.

Council Member Rubell asked where current emountain bike trails were located, to which Deters stated Clark Ranch. Council Member Rubell asked about Deer Valley's ebike program. Deters stated he was made aware of that but he hadn't talked with them. He indicated Deer Valley bought some ebikes and the intent was to provide tours on the wider roads. He noted riders could take their bikes up the lift and use the trails to ride down. Council Member Rubell asked if the City's ordinance prohibited emountain bikes on City property only or on private property as well. Deters stated it was meant for City-owned trails. He thought there was public dedication of some developments and those were under the ordinance too. He didn't know about private property. Council Member Rubell was interested in learning from Deer Valley's experience. Deters stated they sold lift tickets to pay for the expensive trails. Council Member Rubell asked to hear from Deer Valley on this topic.

Questions for the Council:
1. Is the City Council supportive of a 15-mph speed limit on multi-use pathways, with the intent to continue pathway safety education and data collection prior to an enforcement resource discussion? Council Members Rubell, Ciraco, Dickey, and Toly supported this. Council Member Parigian wanted the speed limit lower than 15-mph.

2.Is the City Council interested in identifying additional public emountain bike trails located within Park City in Lower Deer Valley and Deer Crest area as a pilot project? Council Member Dickey was not in favor. Council Member Rubell was in support, and said he would focus on trails that would connect us and look at safety concerns. If Deer Valley allowed it and the City supported businesses, then he supported it. Council Member Ciraco favored this, but felt the timeline should be longer. He didn't want to expand at the expense of the current mountain bike trails. Council Member Toly was not in favor of this because they hadn't discussed it in-depth or considered other trail users. She asserted 50 miles of trails was being built at Deer Valley East. The current trails didn't meet ebike standards. Council Member Rubell thought some trails would make more sense then others for a pilot. Deters displayed a map of trails and explained the area. Council Member Parigian suggested doing a pilot program on one trail and stated that trail should connect to MIDA and Deer Valley. Deters stated the only trail that could do that was in Clark Ranch. He talked to Deer Valley and they didn't want it to go higher than Lower Deer Valley. Council Member Parigian only wanted it on one trail by Deer Valley.

Council Member Dickey stated this area couldn't be a pilot because of the trails in Wasatch County. The current code was self-enforcing through social pressure. Right now there were very few conflicts. He didn't want to change the policy for a minority of users. The problem with the trails was they were overcrowded on the weekends and ebikes would make them more crowded. He thought it worked well as-is. Council Member Rubell indicated the new technology would bring more users. Currently the code stated violators would be charged as a Class B Misdemeanor. He felt permissive management would always be a better strategy than banning something they were going to do anyway. By keeping the code the same, they would be harming businesses, lodging, and tourism. Deters stated the model that worked was at Clark Ranch. Council Member Rubell indicated it didn't accomplish the goal he proposed which was to connect with Deer Valley. Deters stated if the intent was to improve trails to Deer Valley

East for bikes, ebikes, and hikers, he could research it and come back to the Council. Council Member Rubell asked for piloting a single connection.

Council Member Toly stated the classic mountain bike trails were the reason businesses thrived in the summer. If Council Member Rubell wanted a trail that connected to Main Street then they needed a plan to connects trails to Main Street. Mayor Worel asked if there was a trailhead to Outlook to which Deters stated there was not. It was just an intersection. Council Member Dickey asked if the East trails could be ridden to which Deters affirmed. Council Member Dickey didn't see small businesses asking for ebikes on trails. He was not in favor of it. Council Member Rubell stated ebike shops were small businesses. Council Member Ciraco wanted to be consistent so ebike users could ride to Deer Valley East.

Mayor Worel summarized three Council members supported a single connection to Lower Deer Valley to the east side. Council Member Parigian stated ebike users were growing and we needed one trail to see if it worked.

<u>3. Is the City Council comfortable with preliminary enhancements to the Rail Trail and Wag'on Trail, including clearing vegetation along both trail corridors, directional and use signage, off-leash designation of Wag'on Trail, and continued monitoring?</u> All Council members supported the enhancements. Council Member Rubell asked Deters to pay attention to Wag'on Trail next to the complex.

<u>4. Does the City Council desire to explore additional regulations associated with helmet use in Park City?</u> Council Members Toly, Ciraco, Rubell, and Parigian supported this. Council Member Dickey did not favor this, but indicated he could explore it. He thought it was best for kids. Mayor Worel asked to take into consideration what would happen with Summit Bike Share.

<u>5. Does the City Council wish to dedicate resources to exploring additional educational/ certification courses aimed at young individuals and ebike use?</u> The Council supported this. Council Member Rubell stated this should also be bundled with following the permissive policy with rental shops. He asked if shops could issue permits for age and mobility. Deters indicated that request would involve more work so he would look into it if Council desired.

Mayor Worel asked what would happen if the Council wanted to divert from keeping the ordinance as-is. Deters indicated Clark Ranch was not in the City limits at the time the current ordinance was drafted. He would come back with information on amending that ordinance.

VIII. NEW BUSINESS

<u>1. Consideration to Approve the Proposed 2024 Park City Kimball Arts Festival Supplemental Plan and Level Five Special Event Permit:</u>

Chris Phinney, Special Events Coordinator, and John Stevenson and Hillary Gilson, Kimball Art Center (KAC), presented this item. Phinney reviewed requested changes to the plan which included a change of hours for the spirit garden, a fire lane adjustment, and parking rates. Gilson stated KAC needed Council's direction on the spirit garden hours and the long-term dining deck situation. Mayor Worel asked about the fire lane adjustment. Gilson indicated the size of the fire equipment had changed over time, so they had to adjust the booth layout. The booths north of 7th Street were moved to the side of the street. She noted there were no front doors on the buildings on that side of the street so the booths would not be blocking anything. The center lane would become the fire lane. Dave Thacker, Chief Building Official, indicated that area would look like the layout of Park Silly Sunday Market.

Council Member Rubell stated the current policy allowed that some fees could be waived. KAC asked that the City waive their current assessment of $10,000 permanently. There was also the issue of KAC having a voice in how the dining decks could stay on Main Street. Gilson indicated they didn't have a say of which decks could stay on the street, but they were concern that the program would continue expanding, which would result in a revenue loss due to fewer booths at the festival. They asked that Council consider helping KAC recuperate that loss of income, or at least have a conversation on how it would affect the layout of the festival. Council Member Rubell thought it would be similar to this year, in that the City would tell KAC how many dining decks would be on Main Street and KAC could make a request for an offset. Gilson stated for the remainder of the contract they requested not to pay City service fees and as additional dining decks were constructed, they needed to protect their revenue from the festival. Mayor Worel noted KAC used to collect a fee from the restaurants with dining decks and now the City was paying that $10,000. Margaret Plane stated these were contractual terms that needed to be worked out. The City was paying $10,000 to KAC to cover the decks and KAC was paying $10,000 for City service fees. Gilson noted this was originally for one year, but now the contract was coming back so the provisions could be adjusted permanently.

Council Rubell expressed frustration that when the contract was renewed, the Council made it clear they wanted to revisit how the dining decks were treated on Main Street. Now he learned the contract would have to be amended by both parties for a long-term solution for dining decks. Council Member Parigian asked for a compromise. Jenny Diersen, Special Events Manager, clarified KAC was willing to remove the dining deck language from the contract as long as they were no longer required to pay for City services. Council Member Dickey stated all that had to be done was to clarify the second bullet point. He suggested amending the contract with regard to the decks and the City service fee waiver and build in a notice provision to KAC if new dining decks applied to be on Main Street. Gilson asked to be compensated for space taken by dining decks since booth fees were a huge part of KAC's revenue.

Diersen summarized there was not a long-term agreement regarding what to do about dining decks and the cost scenario, but for 2024 the KAC would not charge dining decks to stay on the street, the City would not charge $10,000 for City service fees and it would pay KAC $2,000 as was agreed in March. She noted KAC would no longer charge dining decks, but they were asking for a long-term solution for that part of the contract. Council Member Rubell requested that the long-term solution part of the contract not be considered tonight. The Council was only considering this year's event.

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

Council Member Dickey moved to approve the 2024 Park City Kimball Arts Festival Supplemental Plan and Level Five Special Event Permit. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

2. Consideration of Ordinance No. 2024-10, an Ordinance Amending the Land Management Code Residential Maximum Lot Size for the Recreation Commercial Zoning District:

Rebecca Ward, Planning Director, reviewed the Planning Commission established a maximum lot size last year and they wanted to expand it to many of the transition zones in the City. She noted this would not impact commercial uses.

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

Council Member Ciraco moved to approve Ordinance No. 2024-10, an ordinance amending the Land Management Code residential maximum lot size for the Recreation Commercial Zoning District. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

3. Consideration to Approve Ordinance No. 2024-11, an Ordinance Enacting Land Management Code Section 15-13-10 Standards for Temporary Structures in Historic Districts and Amending Section 15-15-1 Definitions Regarding Temporary Structures in Historic Districts:

Rebecca Ward, Planning Director, reviewed that during the pandemic the City supported businesses by allowing temporary structures in the historic districts. The Historic Preservation Board (HPB) established design regulations and consistent standards for winter and summer structures. The Historic Park City Alliance (HPCA) supported the amendments. Council Member Parigian clarified that current structures that had an expiration date on their permit could apply for a new permit that would last for five years. Council Member Ciraco asked if this applied to dining decks to which Ward stated it did not.

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

Council Member Rubell thought it was silly to ban yurts in a mountain ski town historic district and felt it was overregulating. Council Member Ciraco asked if the ban was only for the historic district to which Ward affirmed and noted currently there was one installed yurt and they were planning on building a different structure anyway. Council Member Rubell asked if this would apply to the Marriott Plaza to which Ward affirmed. Mayor Worel asked if the bubble structures were considered yurts. Ward stated globes were allowed.

Council Member Rubell moved to approve Ordinance No. 2024-11, an ordinance enacting Land Management Code Section 15-13-10 Standards for Temporary Structures in Historic Districts and amending Section 15-15-1 Definitions regarding temporary structures in historic districts, with an amendment to also permit yurts with the other overly specific classifications of outdoor dining structures. Motion died for the lack of a second.

Council Member Ciraco moved to approve Ordinance No. 2024-11, an ordinance enacting Land Management Code Section 15-13-10 Standards for Temporary Structures in Historic Districts and amending Section 15-15-1 Definitions regarding temporary structures in historic districts. Council Member Dickey seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, and Toly
NAY: Council Member Rubell

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

PUBLIC SERVICE CONRACTS

Recommendations for Process Improvement

WORK SESSION GOALS

- We will discuss recommendations for improving the Public Service Contract process

- We seek Council input on:
  - Identifying essential nonprofit services aligned with Council goals
  - Identifying the best processes for contracting with nonprofits
  - Creating a Nonprofit Services Advisory Committee to help create and evaluate proposal criteria and make funding recommendations to Council

PARK CITY
1884

NONPROFIT PARTNERSHIPS

PCMC SUPPORTS NONPROFITS

- Staff and Council volunteerism & nonprofit board participation
- Fee waivers for special events
- Subsidies for renting City-owned property
- Grant programs
- Public Service Contracts (aka Special Service Contracts)

PARK CITY
1884

CURRENT PUBLIC SERVICE CONTRACTS

Regular Service Contracts

- Awarded to 7 nonprofits
- Four-year term, FY21-FY24
- Services include Food Pantry, Emergency Assistance, Childcare, Medical Treatment, & Safe Haven (Domestic Violence Shelter)

Diversity, Equity, & Inclusion

- Awarded to 16 nonprofits
- Two-year term, FY24-FY25

Mental Health Services

- Awarded to 9 nonprofits
- Two-year term, FY24-25

PARK CITY 1884

CURRENT PROCESS

- Applicants must meet eligibility criteria
- Subcommittee (liaisons and staff) issue RFP
- Subcommittee reviews applications & makes recommendations to Council
- Award recipients provide performance measures

PARK CITY 1884

PUBLIC SERVICE CONTRACT HIGHLIGHTS

CHRISTIAN CENTER OF PARK CITY – FOOD PANTRY

- 460,000 lbs of food rescued
- 945 Park City households served

PC TOTS – CHILDCARE

- 67 PC families provided childcare subsidies
- More planned for 2024, through PC Library partnership

PEOPLE’S HEALTH CLINIC – MEDICAL & MENTAL HEALTH

- Increased mental health appointment availability from 1 to 4 days/week
- Decreased wait times for treatment

PARK CITY
1884

PROCESS REVAMP GOALS

- Make the selection process more straightforward and more transparent
- Identify nonprofit services for which there is a demonstrated need in the community that aligns with Council goals
- Identify services best obtained through the City's normal procurement process (i.e., should not be part of the Public Service Contract process)
- Make the process more responsive to emerging community needs

PARK CITY 1884

RECOMMENDATIONS

1. Identify essential nonprofit services aligned with Council goals

2. Identify the best process for obtaining essential nonprofit services

3. Create a Nonprofit Services Advisory Committee to help create and evaluate proposal criteria and make funding recommendations to Council

PARK CITY 1884

IDENTIFY ESSENTIAL NONPROFIT SERVICES

These are services that align with Council goals and meet a demonstrated community need

- Arts & Culture
- Childcare & Youth Services
- Emergency Assistance
- Food Pantry
- Housing Affordability
- Legal Mediation Services
- Main Street Business District Services
- Medical Treatment
- Mental Health Services
- PC History & Visitor Services
- Safe Haven
- Senior Services
- Sister City Administration
- Trails Management
- Waste/Recycling Management

PARK CITY
1884

IDENTIFY BEST PROCESS

- Does the service augment or enhance an existing City function?
- Should the service receive funding for the foreseeable future because it addresses an ongoing community need?
- Should the service receive limited funding because it targets an acute need?
- Is the provider launching a new or innovative program to address a need and looking for seed funding to get started?

PROFESSIONAL SERVICE AGREEMENTS

Nonprofit	Service Category	Department	Annual Contract Amount	Description
Mountain Mediation	Legal Mediation	City Attorney's Office	$16,500	Mediation services for City residents, such as landlord/tenant
Mountain Trails Foundation	Trails Management	Trails & Open Space	$135,000	Winter trail grooming
Park City Historical Society & Museum	History Services	Planning	$25,000	Historical tours & historic registry
Park City Sister City Association	Sister City Administration	Executive	$8,550	Coordinates activities with Sister City, Courchevel, France
Recycle Utah	Recycling Management	Environmental Sustainability	$50,000	Recycling center, education, & outreach
Historic Park City Alliance	Main Street Business District Services	Special Events	$80,000	Communications, education, & outreach to merchants

PARK CITY 1884

Park City Funding for Nonprofit Services

To be considered for funding, nonprofit services must align with council goals and priorities and must meet a demonstrated need in the community

Services Council would likely fund for the foreseeable future

1) Professional Service Agreement

Best obtained through the City's normal procurement process (e.g. winter trail grooming contract)

Contract terms and scope of service determined by project manager, following City procurement guidelines

Funding allocated to relevant City department as part of annual budget process

2) Public Service Contract

Best obtained through Public Service Contract process (evaluated by the Advisory Committee and approved by full Council)

Contracts are fixed length (recommend 4 years)

Separate budget line item for Public Service Contracts set by Council as part of annual budget process

Services likely to receive targeted or limited funding

3) Emergent Community Needs Grant

Best funded through a competitive grant process (evaluated by the Advisory Committee and approved by full Council)

Contracts are fixed length (recommend 1-2 years)

Separate budget line item for grants set by Council as part of annual budget process

PARK CITY 1884

NONPROFIT SERVICES ADVISORY COMMITTEE

- Consists of members of the public, with appointments subject to Council approval, to serve for a predefined term
- Evaluates applications for Public Service Contracts and makes funding recommendations to Council every four years, beginning in FY25
- Evaluates applications for Emergent Community Needs Grants and makes funding recommendations to Council
- Would be subject to Utah Open Public Meetings Act (OPMA)

PARK CITY
1884

IMPLEMENTATION PROCESS & TIMELINE

- Return to Council with authorizing ordinance or resolution for approval
- Create a webpage and post a request for volunteers
- Council liaisons and staff interview candidates
- Council approves committee member selection
- New member orientation and OPMA training
- Committee meets to elect officers and establish bylaws
- New Committee begins RFP process for FY25-28 Public Service Contracts in Fall of 2024
- The committee would refine the guidelines for the new Emergent Community Needs Grants, which would begin in FY26

PROPOSED BUDGET

Category	FY25	FY26	FY27	FY28
Public Service Contracts (Essential Services)	$250,000	$420,000	$420,000	$420,000
Emergent Community Needs Grant	$0	$200,000	$200,000	$200,000
DEI Special Service	$250,000	$0	$0	$0
Mental Health Special Service	$120,000	$0	$0	$0
Total Public Service Budget	**$620,000**	**$620,000**	**$620,000**	**$620,000**

City-Owned Agricultural Properties

McPolin Farm, Peterson and Richards Ranch

QUESTION FOR COUNCIL:

Whether to, for the first time, provide water to McPolin Farm, Richards Ranch, and Peterson parcels to allow agriculture to continue and under what conditions **or;**

Alternatively, to allow the parcels to revert to their natural habitat.

IF the Council is interested in providing water if irrigation is provided on best terms to the City, including but not limited to:

-A lower priority level than community water demand (e.g., during periods of drought or scarcity, agricultural water would be discontinued first.);

-It does not impact surplus water leases;

-All permitting requirements are met; and

-More efficient irrigation method and monitoring principals are implemented.

Park City
Water Rate Updates

Bowen Collins & Associates

Keith Larson, P.E.

BOWEN COLLINS & ASSOCIATES

Water System Financial Challenges

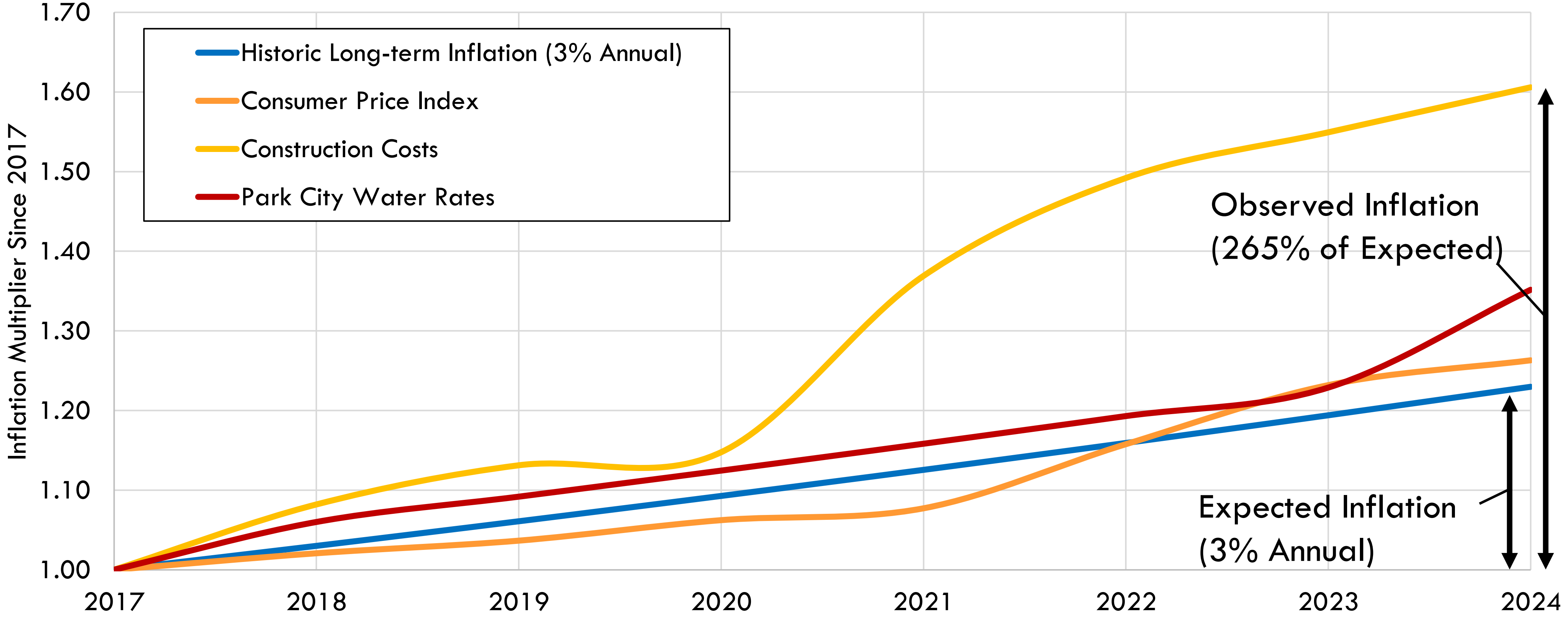
Water Quality, Water Supply, and Aging Infrastructure

Inflation
(Increased Cost)

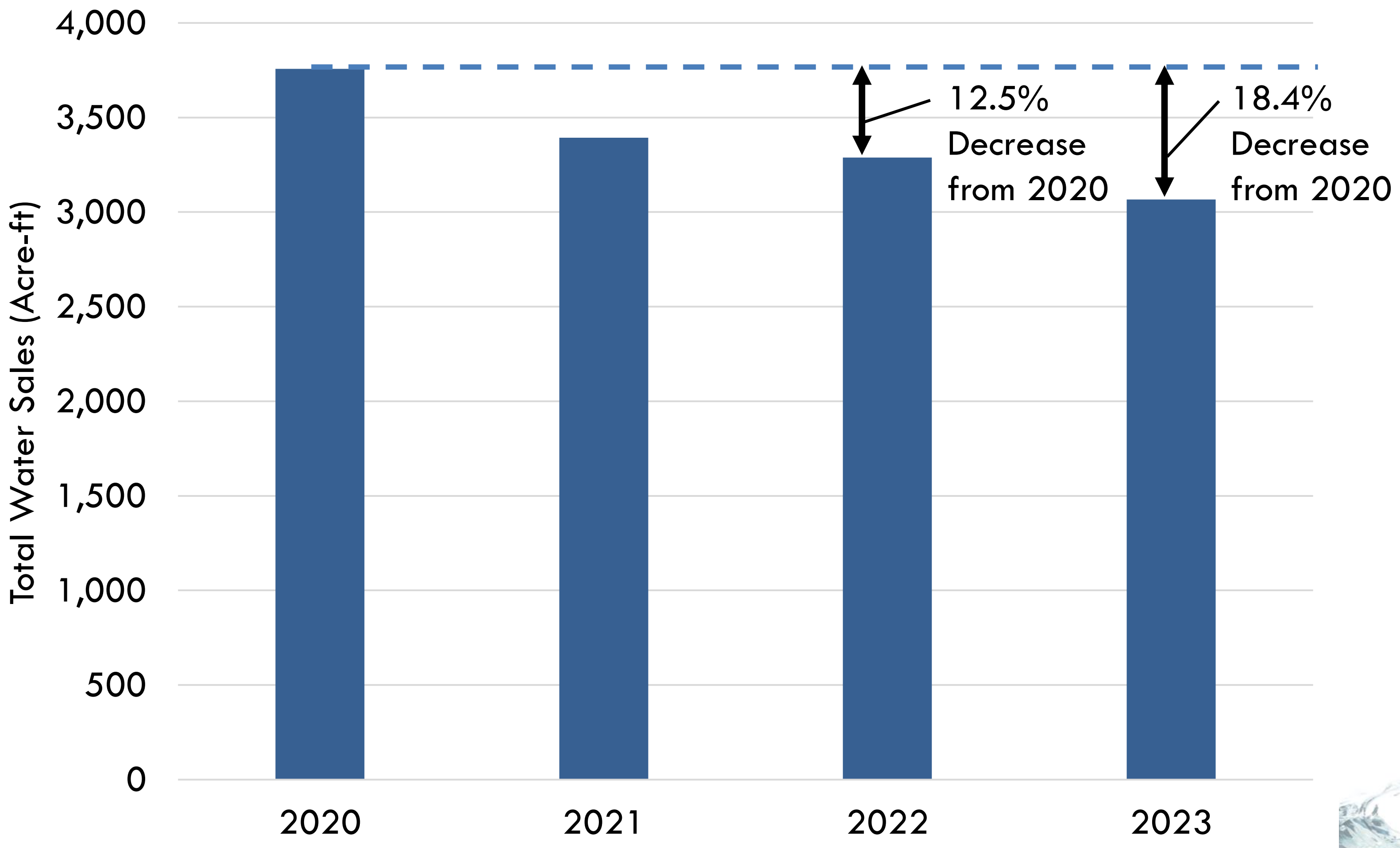
Conservation
(Decreased Revenue)

Revenue Needs Analysis

Inflation



Conservation



Recommended System Investment

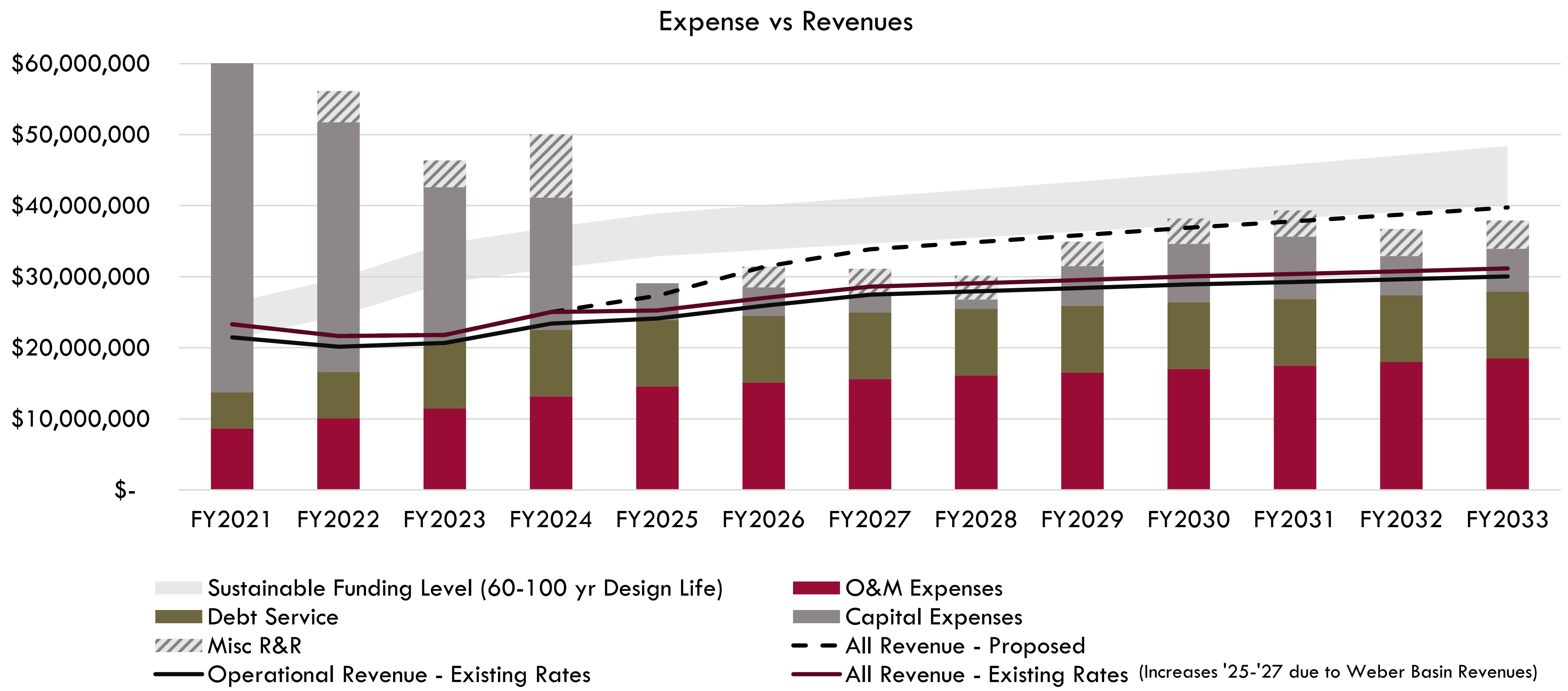
System Component	Replacement Value (2024 Dollars)	Annual Investment Range (60–100-year Design Life)	
Source/Treatment	$175,200,000	$2,900,000	$1,800,000
Storage	$90,000,000	$1,500,000	$900,000
Pump Stations	$25,000,000	$400,000	$300,000
Conveyance	$633,600,000	$10,600,000	$6,300,000
Misc. System Appurtenance's (Vaults, Meters, Hydrants, etc.)	$112,500,000	$1,900,000	$1,100,000
Total	**$1,036,300,000**	**$17,300,000**	**$10,400,000**

Recommended 10-yr CIP

System Improvements	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	TOTAL
Master Planned Projects	$4,500,000	$1,600,000	$700,000	$900,000	$400,000	$5,400,000	$3,800,000	$3,800,000	$0	$500,000	**$21,600,000**
Other Planned Projects	$14,100,000	$900,000	$3,300,000	$1,600,000	$1,000,000	$200,000	$6,000,000	$6,600,000	$7,200,000	$7,100,000	**$48,000,000**
Misc. Rehab & Replacement	$8,900,000	$2,700,000	$2,900,000	$3,600,000	$3,300,000	$3,400,000	$3,600,000	$3,700,000	$3,800,000	$4,000,000	**$39,900,000**
TOTAL	**$27,500,000**	**$5,200,000**	**$6,900,000**	**$6,100,000**	**$4,700,000**	**$9,000,000**	**$13,400,000**	**$14,100,000**	**$11,000,000**	**$11,600,000**	**$109,500,000**

Revenue Needs Analysis

Recommended 10-yr CIP



BOWEN COLLINS & ASSOCIATES

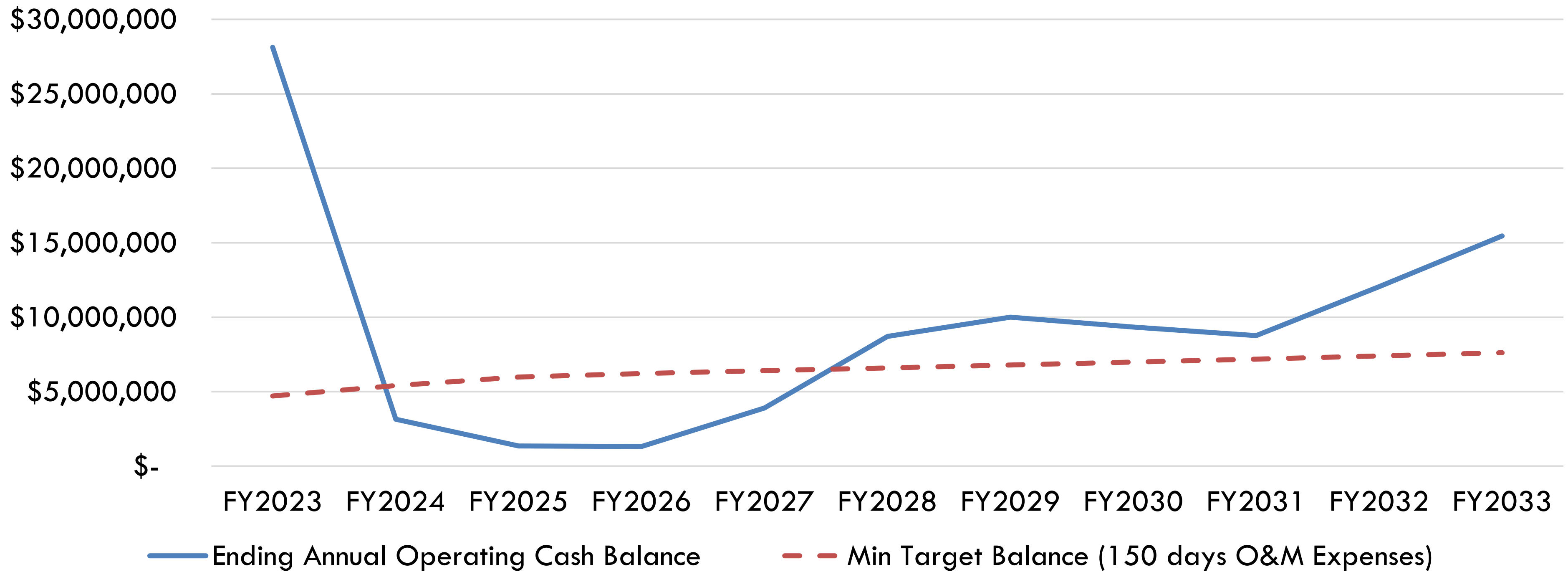
Potential Revenue Streams

1. **Option 1**
   a. Increase rates
2. **Option 2**
   a. Increase rates
   b. Begin charging City-owned facilities for water use (~$1M annually)
3. **Option 3**
   a. Increase rates
   b. Begin charging City-owned facilities for water use (~$1M annually)
   c. Receive grant money for capital projects (~$4M)
4. **Option 1a**
   1. Option 1 rate increase in FY2025
   2. Re-evaluate rate needs for FY2026 based on actual revenue from City owned water charges and grant money received

Revenue Needs Analysis

Projected Cash Flow

Recommended Rate Increases (Option 1)



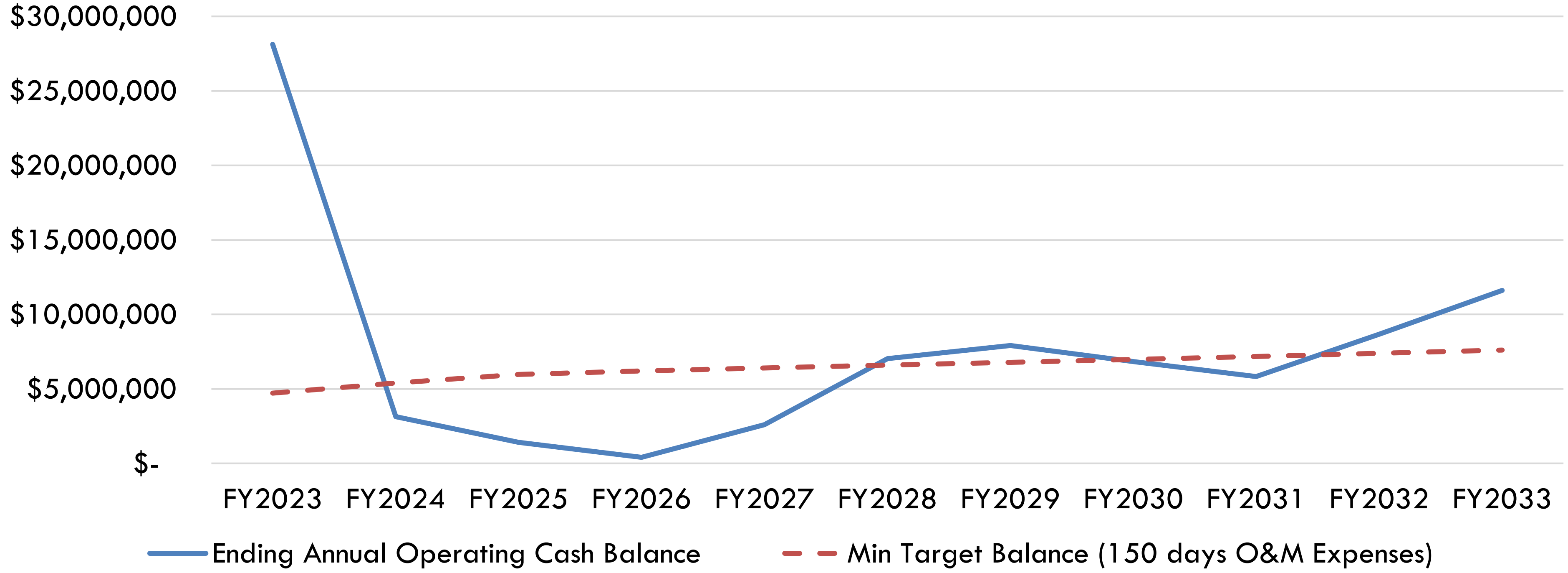
	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
% Rate Increase	10%	10%	3%	3%	3%	3%	3%	3%	3%
FY Starting Cash Balance	$1,353,000	$1,306,000	$4,048,000	$8,766,000	$9,686,000	$8,384,000	$6,866,000	$8,892,000	$10,714,000

BOWEN COLLINS & ASSOCIATES

Revenue Needs Analysis

Projected Cash Flow

Option 2

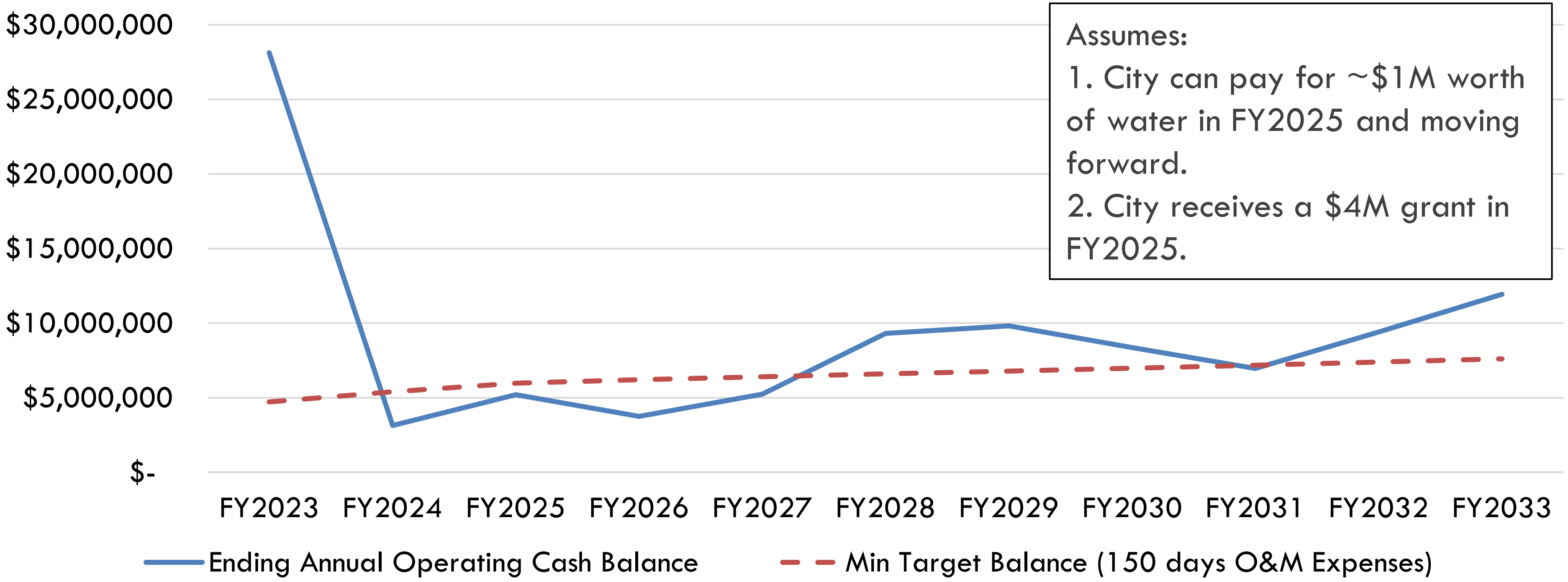


	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
% Rate Increase	5.5%	5.5%	5.5%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
FY Starting Cash Balance	$1,418,000	$410,000	$2,610,000	$7,030,000	$7,909,000	$6,836,000	$5,830,000	$8,665,000	$11,609,000

Revenue Needs Analysis

Projected Cash Flow

Option 3



Assumes:
1. City can pay for ~$1M worth of water in FY2025 and moving forward.
2. City receives a $4M grant in FY2025.

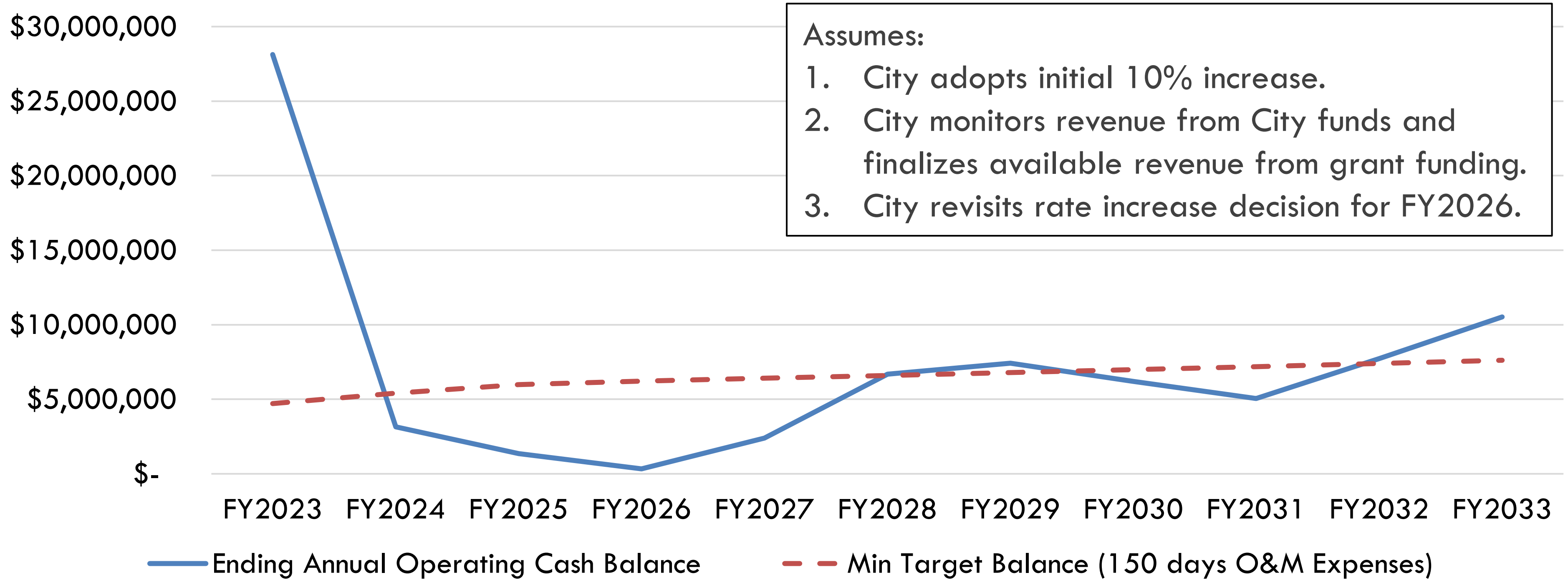
	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
% Rate Increase	4.5%	4.5%	4.5%	4.5%	3.0%	3.0%	3.0%	3.0%	3.0%
FY Starting Cash Balance	$5,210,000	$3,756,000	$5,248,000	$9,310,000	$9,821,000	$8,368,000	$6,972,000	$9,404,000	$11,934,000

BOWEN COLLINS & ASSOCIATES

Revenue Needs Analysis

Projected Cash Flow

Option 1a



Assumes:
1. City adopts initial 10% increase.
2. City monitors revenue from City funds and finalizes available revenue from grant funding.
3. City revisits rate increase decision for FY2026.

	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
% Rate Increase	10.0%	3-10%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
FY Starting Cash Balance	$1,353,000	$320,000	$2,389,000	$6,674,000	$7,414,000	$6,197,000	$5,044,000	$7,727,000	$10,514,000

Summary of Alternative Revenue Increases

	FY2025	FY2026	FY2027	FY2028	FY2029
Option 1	10.0%	10.0%	3.0%	3.0%	3.0%
Option 2	5.5%	5.5%	5.5%	3.0%	3.0%
Option 3	4.5%	4.5%	4.5%	4.5%	3.0%
Option 1a	10.0%	3-10%	3.0%	3.0%	3.0%

Revenue Needs Analysis

How Would This Impact Monthly Bills?

	Observed FY 2023*	Projected FY 2024	Projected FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029
Option 1	$104	$107	$118	$129	$134	$137	$139
Option 2	$104	$107	$113	$119	$126	$129	$133
Option 3	$104	$107	$112	$117	$122	$127	$131
Option 1a**	$104	$107	$118	$121	$125	$129	$132

**Estimates are based Average monthly billings (3/4" meter) as identified in the FY2023 Comprehensive Annual Financial Report with no structural rate changes in FY2025*

***Assumes rate 3% increase in FY2026*

BOWEN COLLINS & ASSOCIATES

RATE DESIGN AND COST OF SERVICE

Cost of Service Analysis

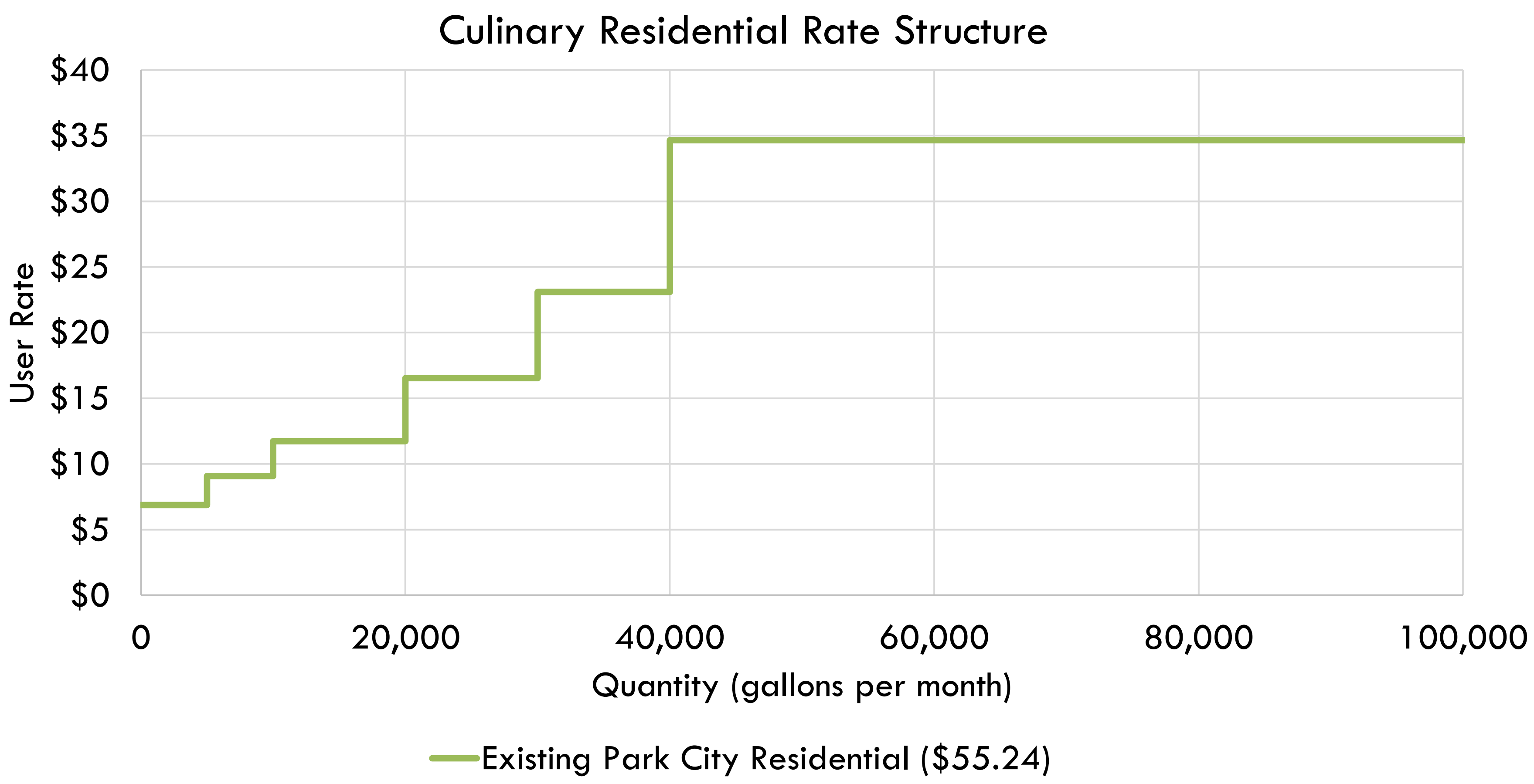
- Current structure evaluated using AWWA cost of service principles
- Overall Results – Projected Revenue vs. Actual Cost of Service

Commercial	Irrigation	Multi-Family	Residential
104.3%	97.0%	102.1%	96.9%

- Base rates:
  - – Commercial, Multi-Family, and Irrigation: Currently provide an option to select meter size to best match tiers to use
  - – Residential: Single set of tiers for all property sizes. Could consider adopting similar approach to other customer classes

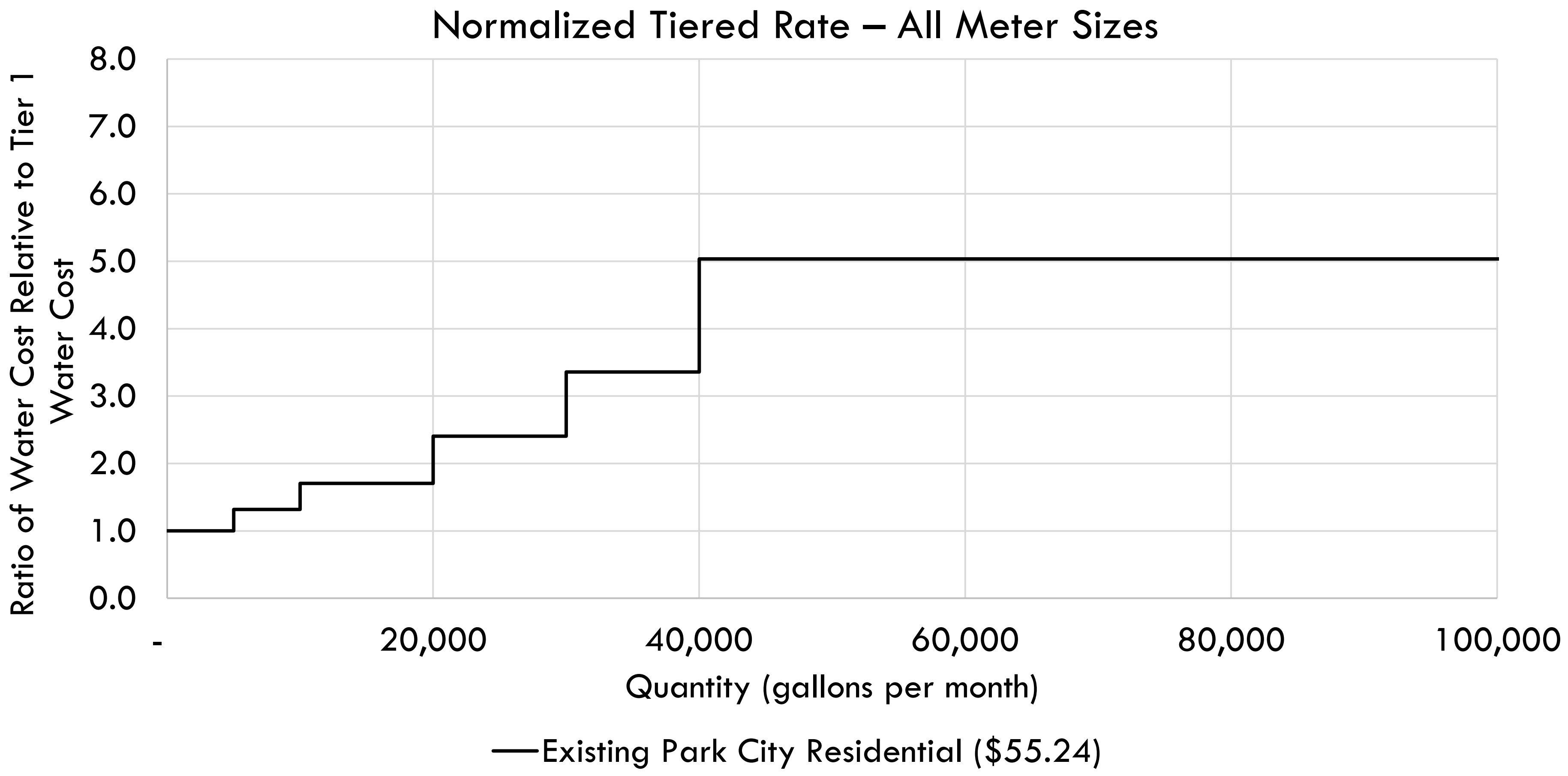
Existing Water Rates

Single Family Residential



Existing Water Rates

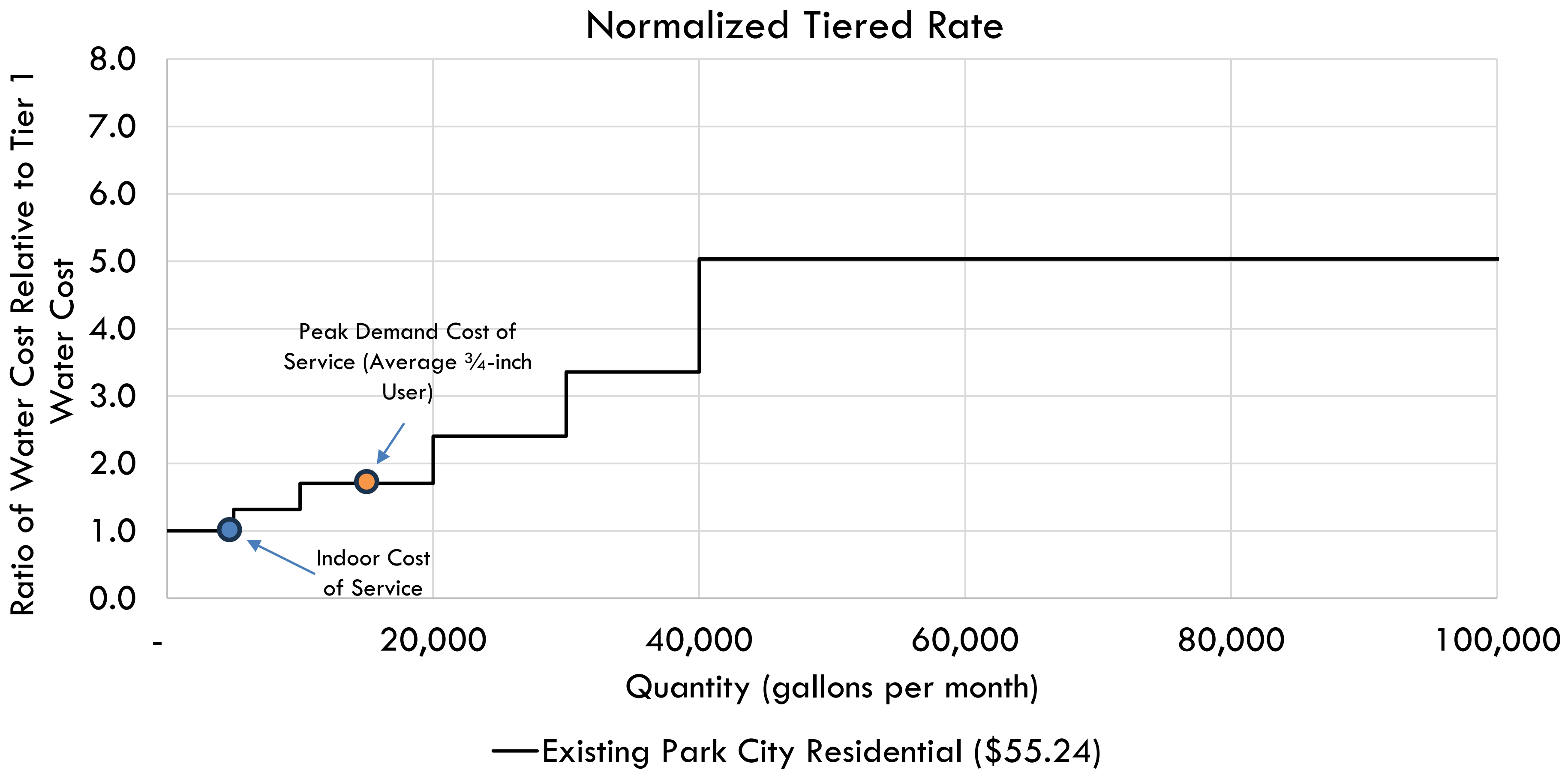
Single Family Residential



Rate Design and Cost of Service Analysis

Existing Water Rates

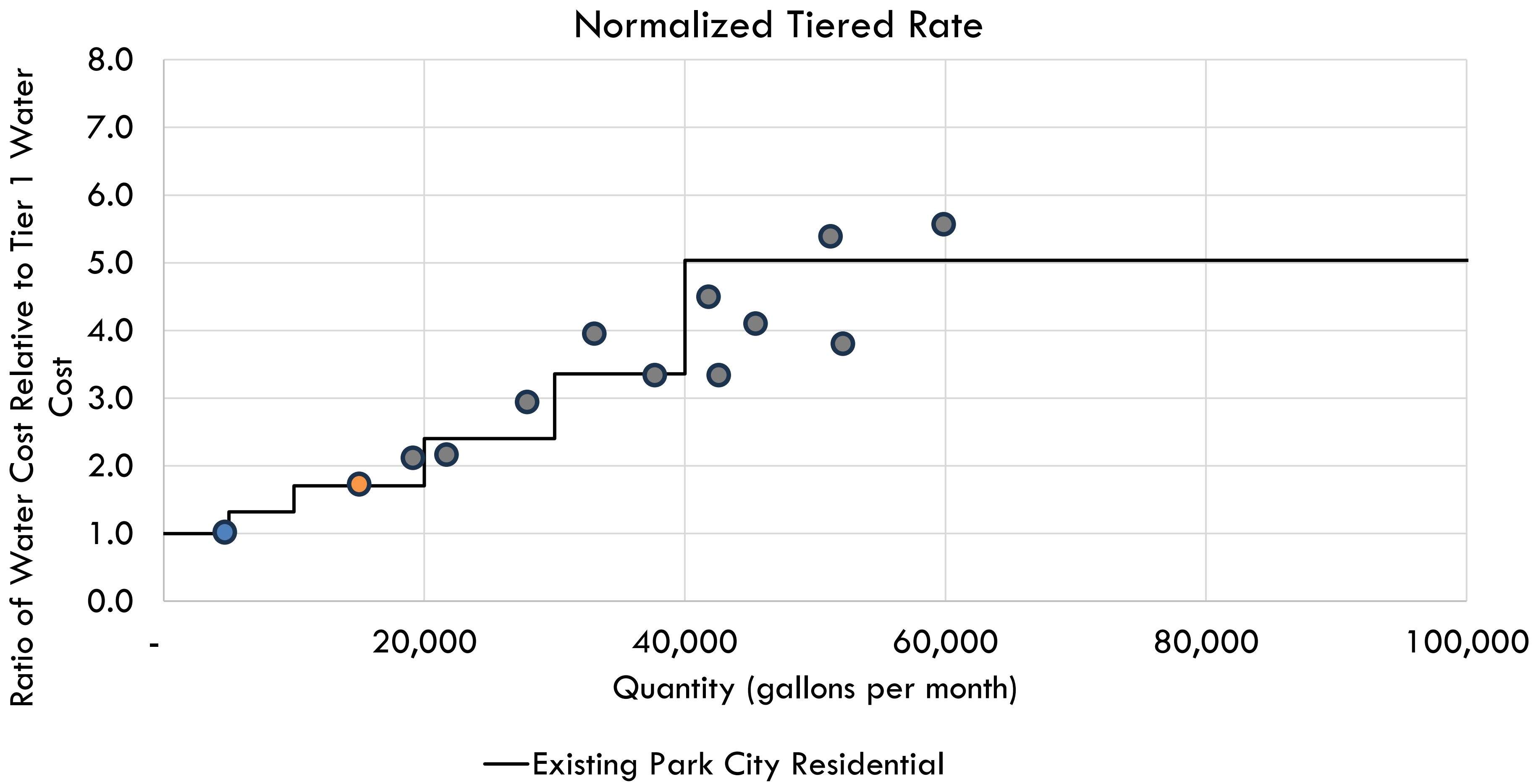
Single Family Residential



Rate Design and Cost of Service Analysis

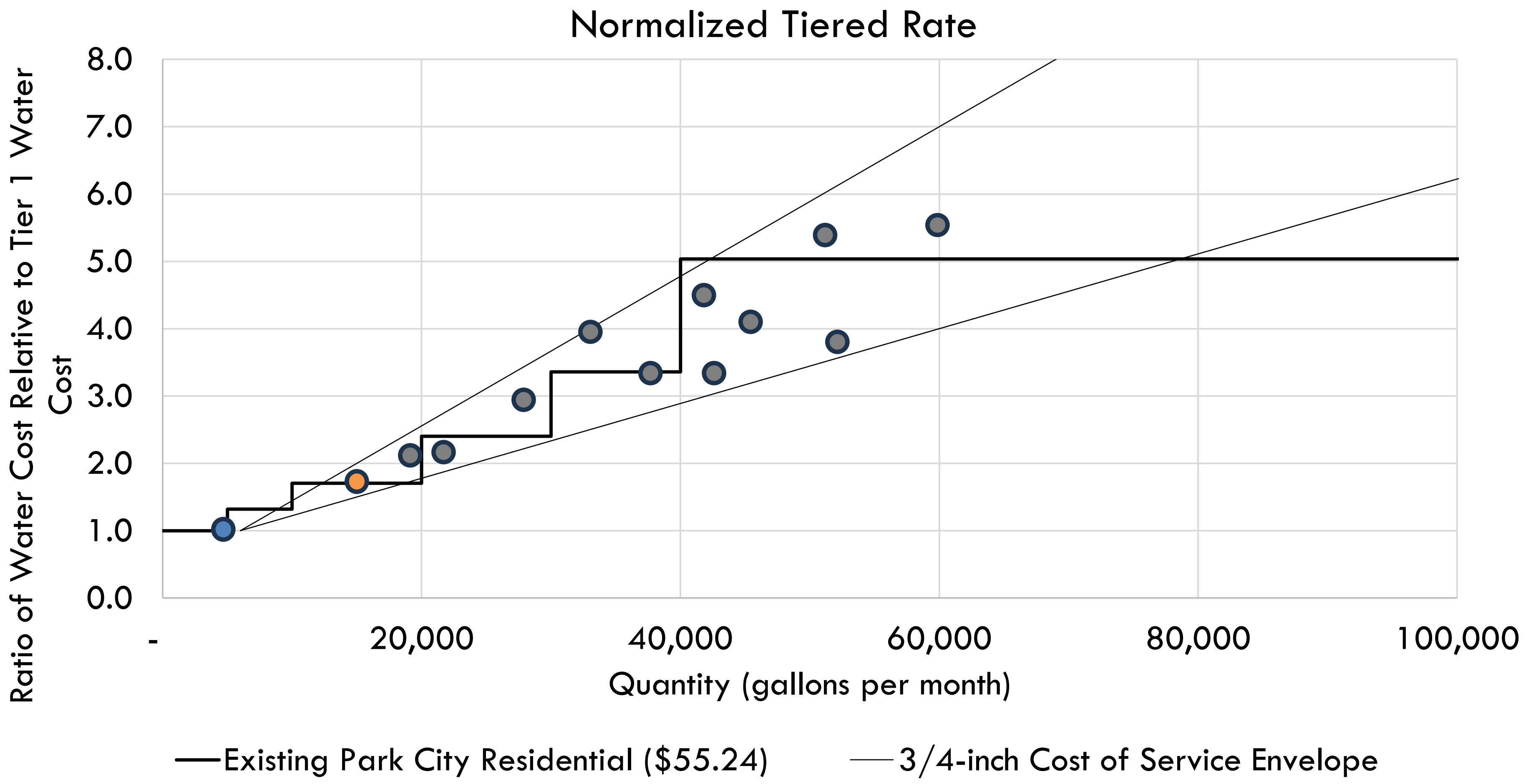
Existing Water Rates

Single Family Residential



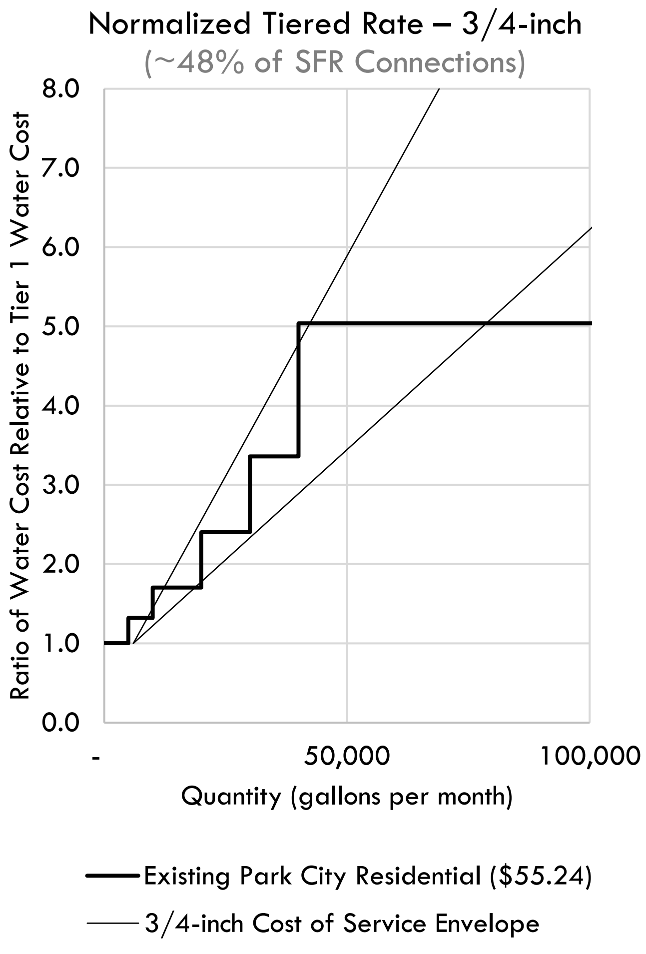
Cost of Service

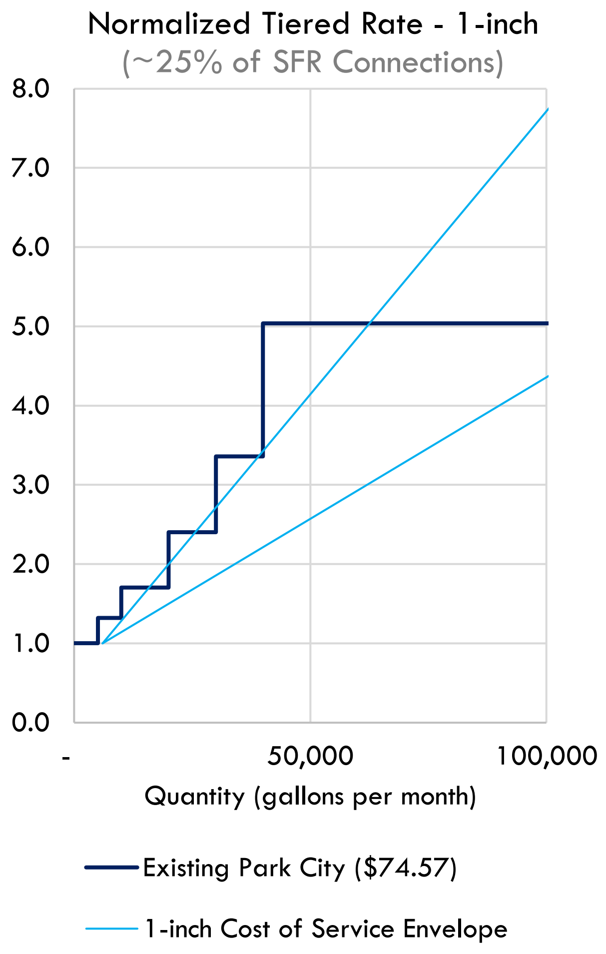
Single Family Residential

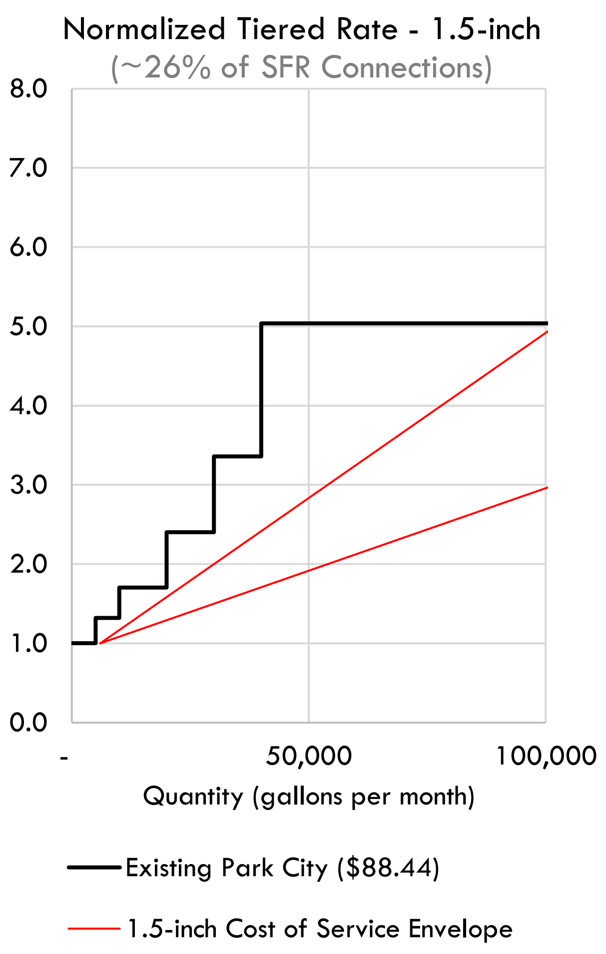


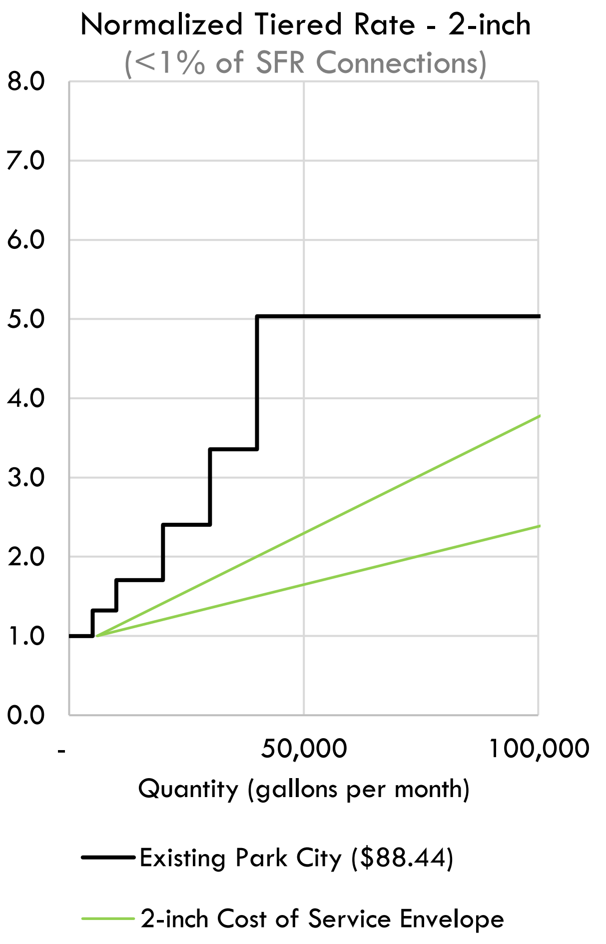
Rate Design and Cost of Service Analysis

Cost of Service Ranges By Meter Size





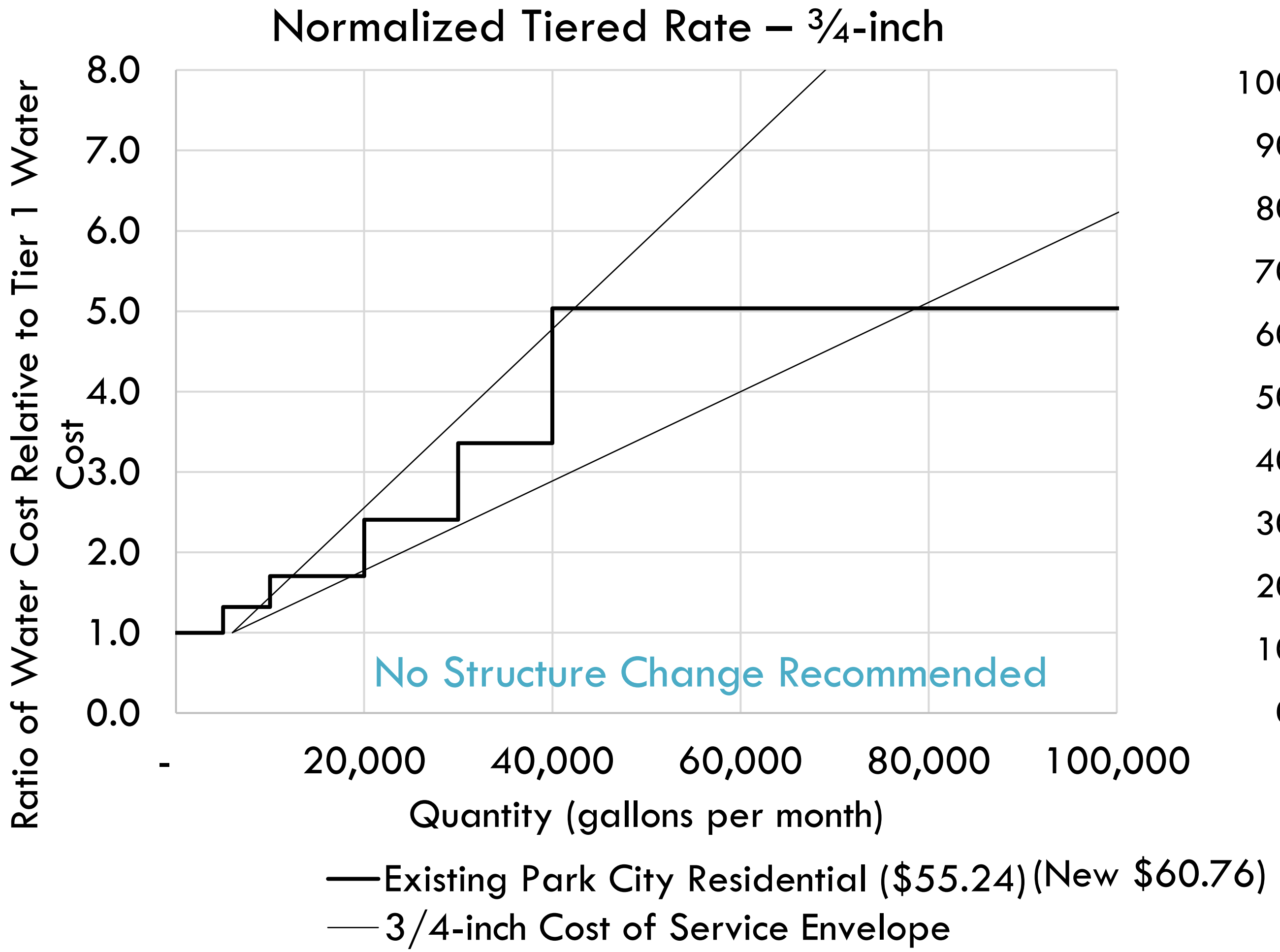


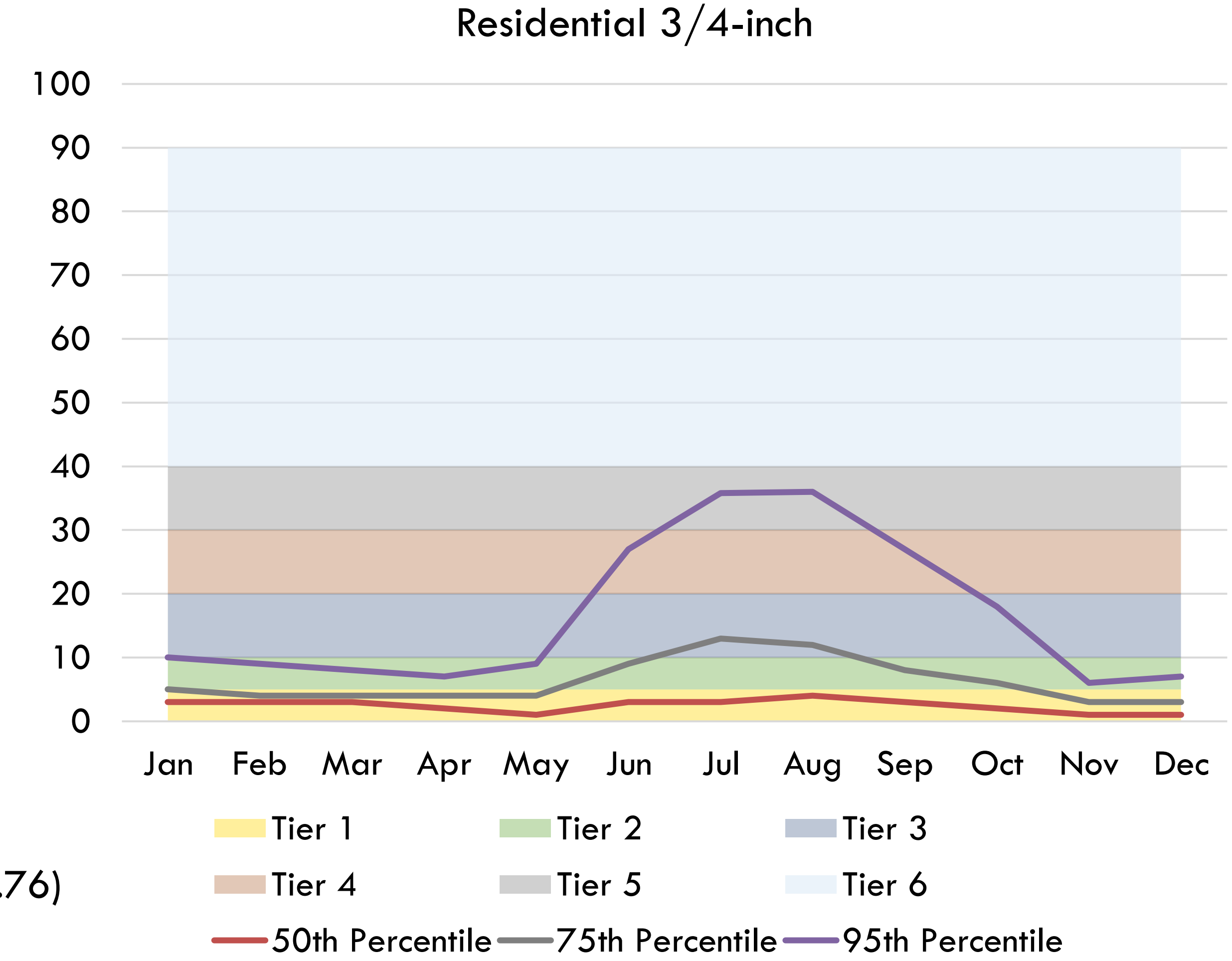


Recommended Rate Changes

Rate Recommendations

SFR ¾” Meters

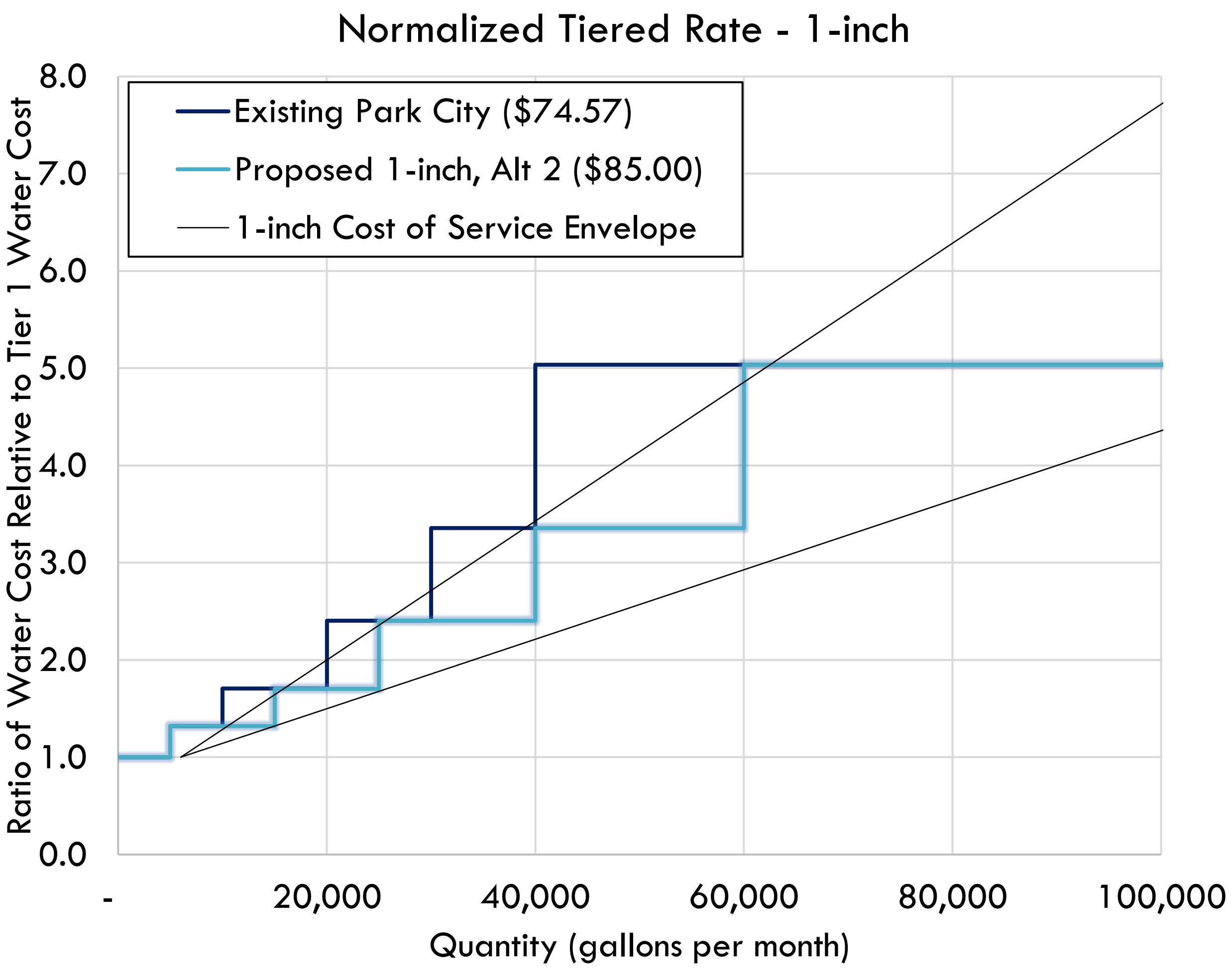


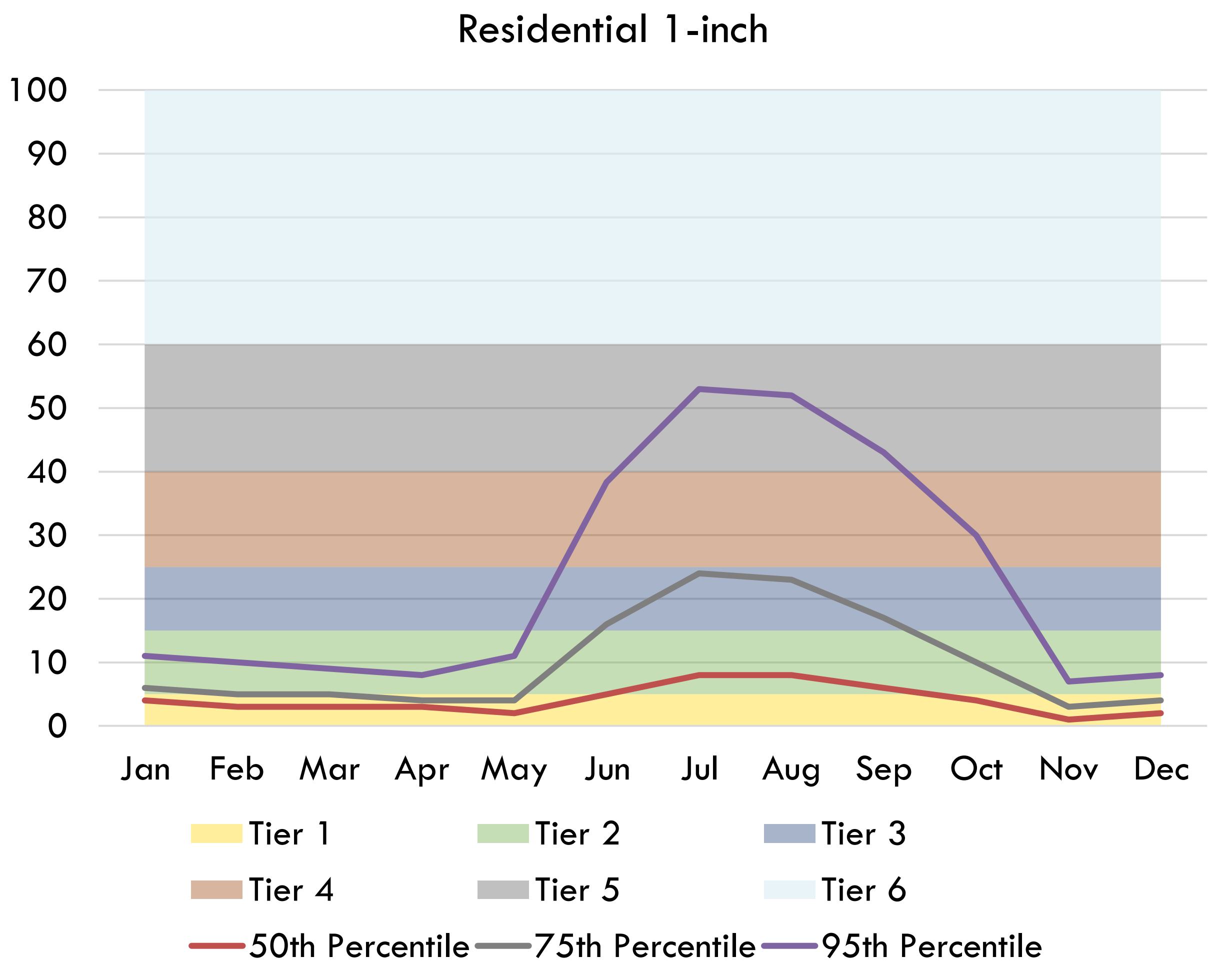


Recommended Rate Changes

Rate Recommendations

SFR 1-inch Meters



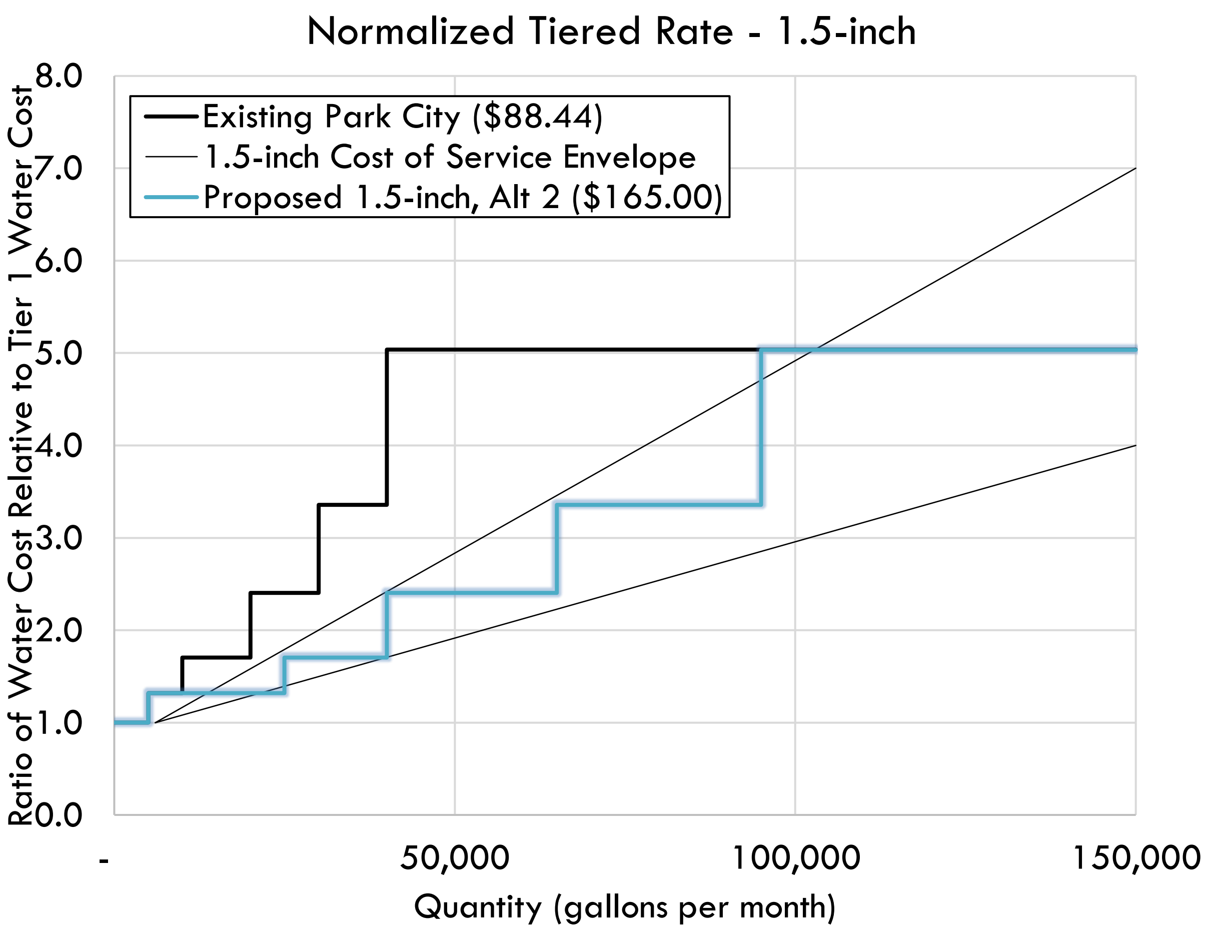


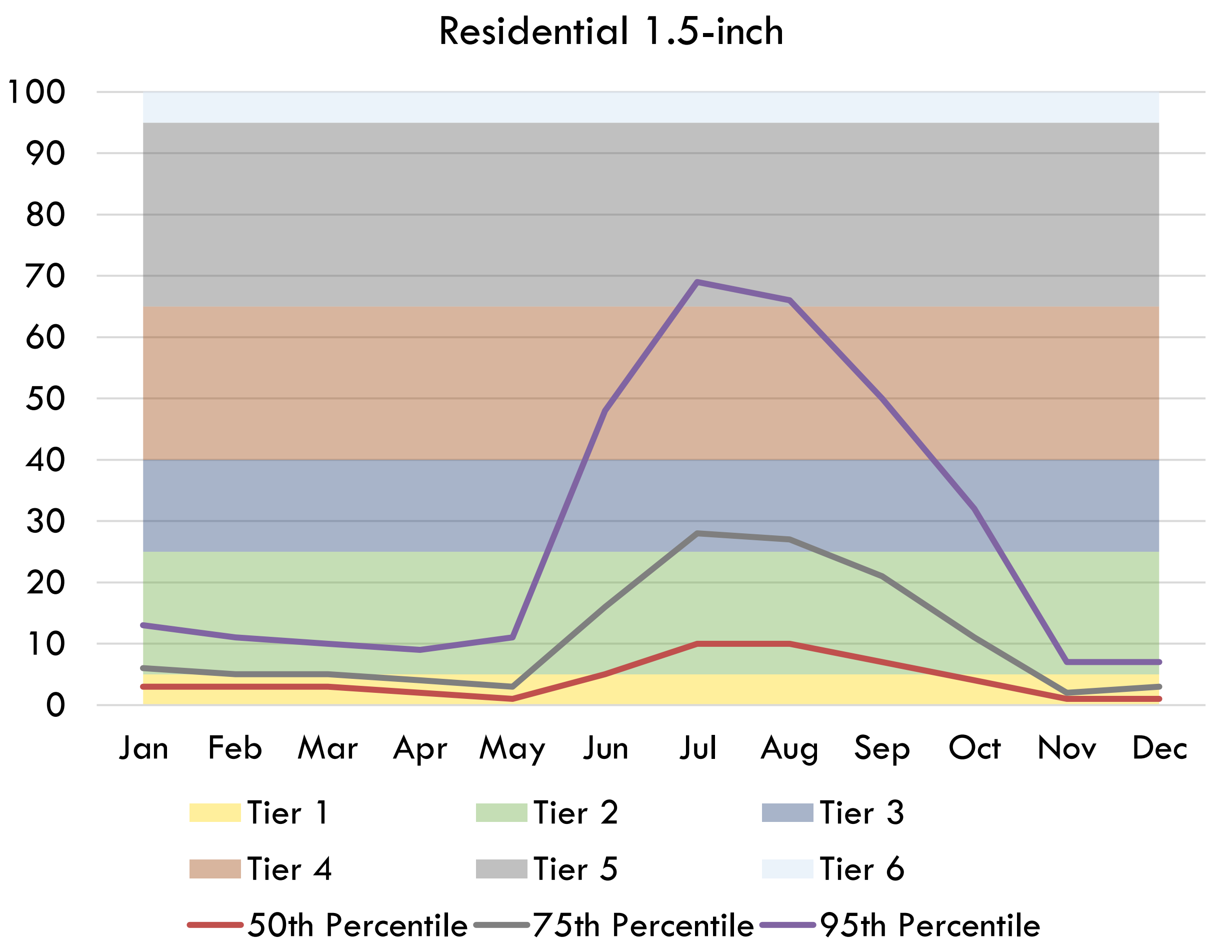
BOWEN COLLINS & ASSOCIATES

Recommended Rate Changes

Rate Recommendations

SFR 1.5-inch Meters

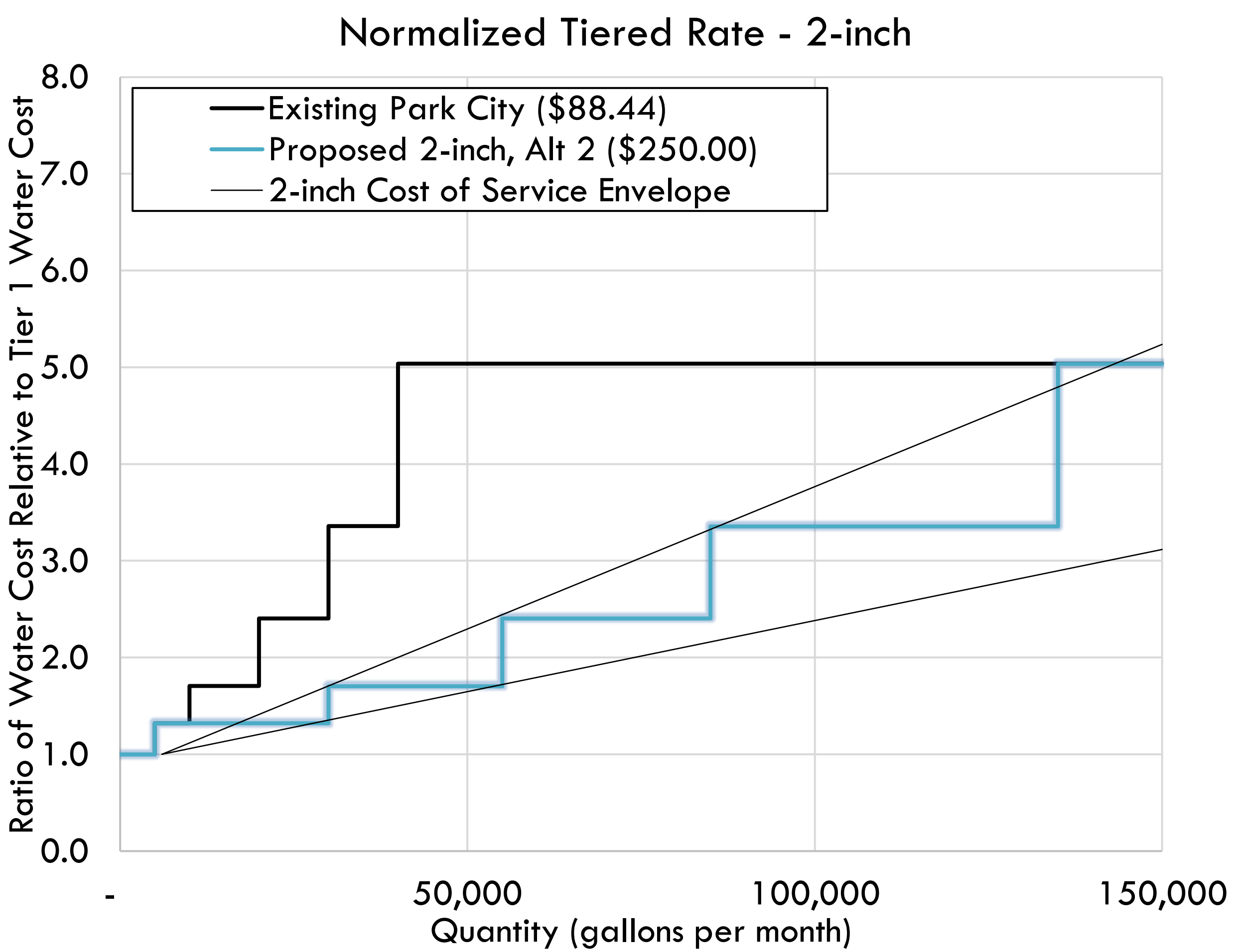


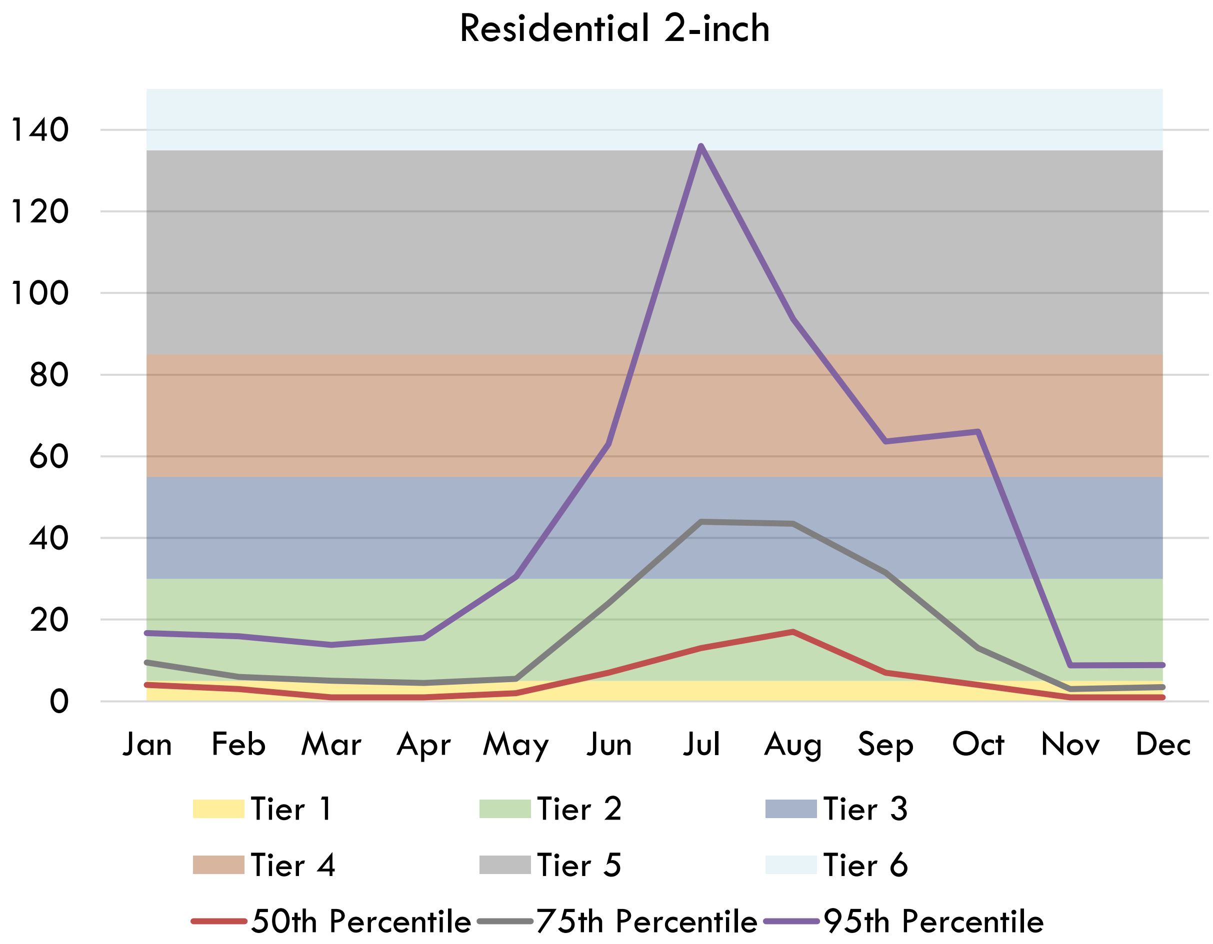


Recommended Rate Changes

Rate Recommendations

SFR 2-inch Meters





Proposed New SFR Rates

Existing SFR				
	3/4-inch	1-inch	1.5-inch	2-inch
Base Rates	$55.24	$74.57	$88.44	$88.44
Volumetric Tier Definitions – All Meters (Price per Thousand Gallon)				
Tier 1 ($6.88)	0 - 5			
Tier 2 ($9.08)	5 - 10			
Tier 3 ($11.73)	10 - 20			
Tier 4 ($16.54)	20 - 30			
Tier 5 ($23.10)	30 - 40			
Tier 6 ($34.65)	> 40			

Draft Proposed SFR*				
	3/4-inch	1-inch	1.5-inch	2-inch
Base Rates	$60.76	$85.00	$165.00	$250.00
Volumetric Tier Definitions (Price per Thousand Gallon)				
Tier 1 ($7.57)	0 - 5	0 - 5	0 - 5	0 - 5
Tier 2 ($9.99)	5 - 10	5 - 15	5 - 25	5 - 30
Tier 3 ($12.9)	10 - 20	15 - 25	25 - 40	30 - 55
Tier 4 ($18.19)	20 - 30	25 - 40	40 - 65	55 - 85
Tier 5 ($25.41)	30 - 40	40 - 60	65 – 95	85 - 135
Tier 6 ($38.12)	> 40	> 60	> 95	> 135

**Subject to adjustments to optimize expected revenues based on SFR virtual meter optimization*

Summary of Recommendations

- Consider adjusting SFR meter blocks as discussed
- Significantly increase base rates for larger SFR meters
- No recommended structural changes at this time to:
  - Commercial rate structure
  - Multifamily rate structure
  - Irrigation rate structure
- Increase all rate categories overall to generate additional 10% total revenue in FY2025

Questions?

PARK CITY E-BIKE SURVEY

Cross-Tabulations by Ownership of E-bikes

Questions for Council

1. Is the City Council supportive of a 15mph speed limit on multi-use pathways, with the intent to continue pathway safety education and data collection prior to an enforcement resource discussion?

2. Is the City Council interested in identifying additional public E-MTB trails located within Park City in Lower Deer Valley and Deer Crest area as a pilot project?

3. Is the City Council comfortable with preliminary enhancements to the Rail Trail and Wag 'on Trail outlined below (clearing vegetation along both trail corridors, directional and use signage, off-leash designation of Wag 'on Trail, and continued monitoring) within the report?

4. Does the City Council desire to explore additional regulations associated with helmet use in Park City?

5. Does the City Council wish to dedicate resources to exploring additional educational/certification courses aimed at young individuals and e-bike use?

RRC

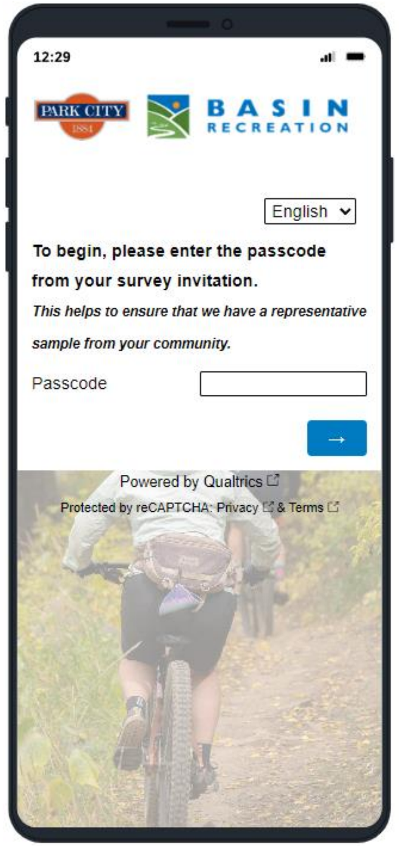
METHODOLOGY

Statistically Valid Survey

- Link to online survey mailed to 11,907 households in Park City and the Recreation District.
- Survey open from March 1 to April 1.
- 1,053 total surveys: **310 responses from Park City** and 743 from the Recreation District.

Open Link Survey

- Promoted via press releases, local radio and social media to all residents and trail users.
- Open from March 14 to April 1.
- 1,175 completed surveys



2,228

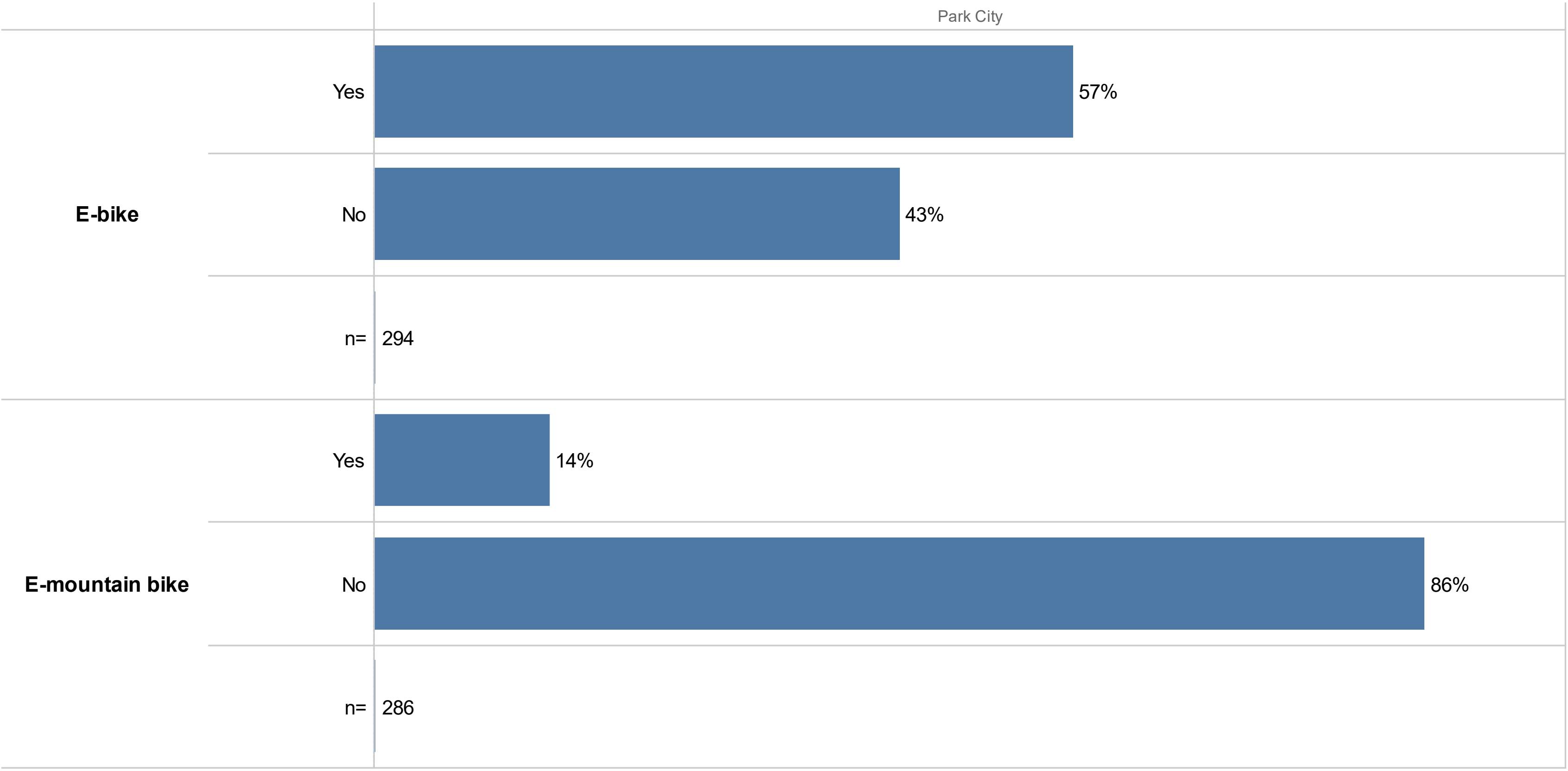
Total Surveys Completed

RESPONDENT CHARACTERISTICS

E-BIKE OWNERSHIP

E-bike ownership is high among respondents while a much smaller number report owning a e-mountain bike. SBSRD respondents who did own e-bikes were more likely to own e-mountain bikes than those from Park City.

Do you own an e-bike or e-mountain bike?



Source: RRC

RRC

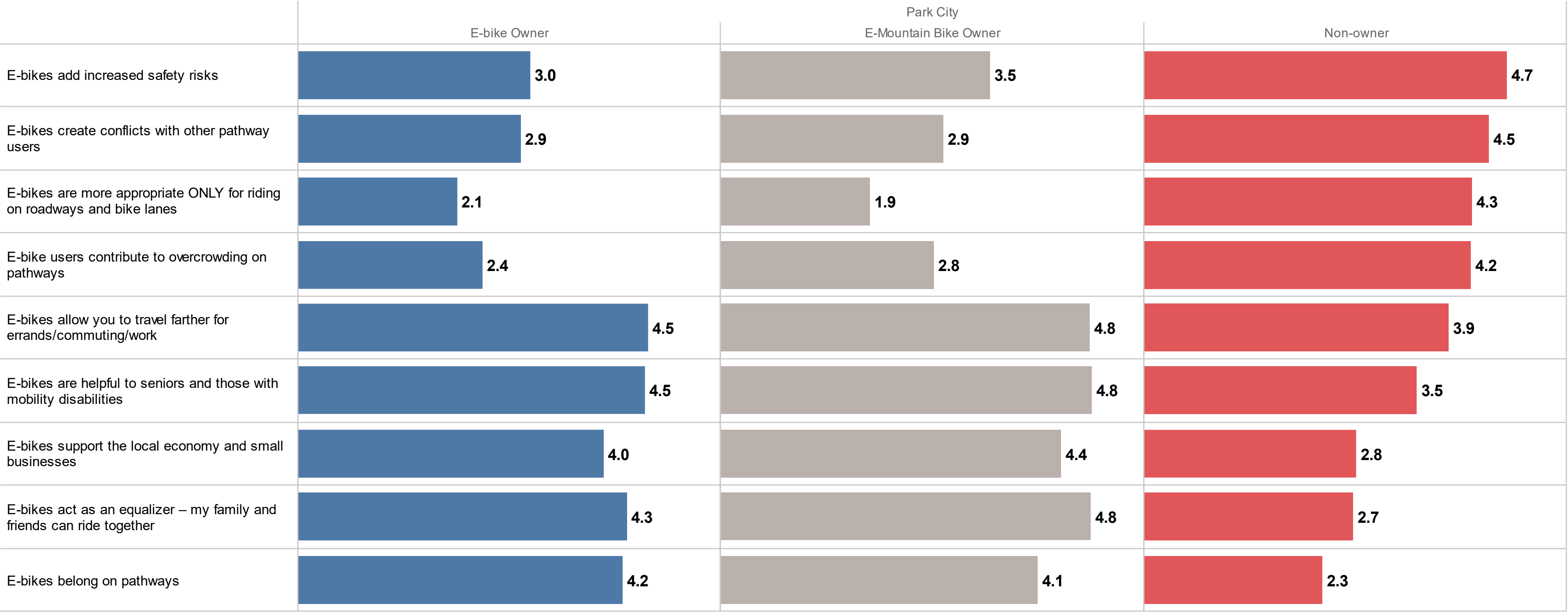
E-BIKES ON PATHWAYS

E-BIKE USE ON PATHWAYS
RATINGS ON USE

Non-owners have noticeably different perceptions than e-bike owners. They were **much more likely** to see e-bikes as a safety risk, source of conflict and cause of overcrowding on pathways. E-bike owners are more positive overall and supportive of allowing e-bikes on pathways.

On a scale of 1 to 5 where 1 is strongly disagree and 5 is strongly agree…

Please indicate the extent to which you agree or disagree with each of the following statements.

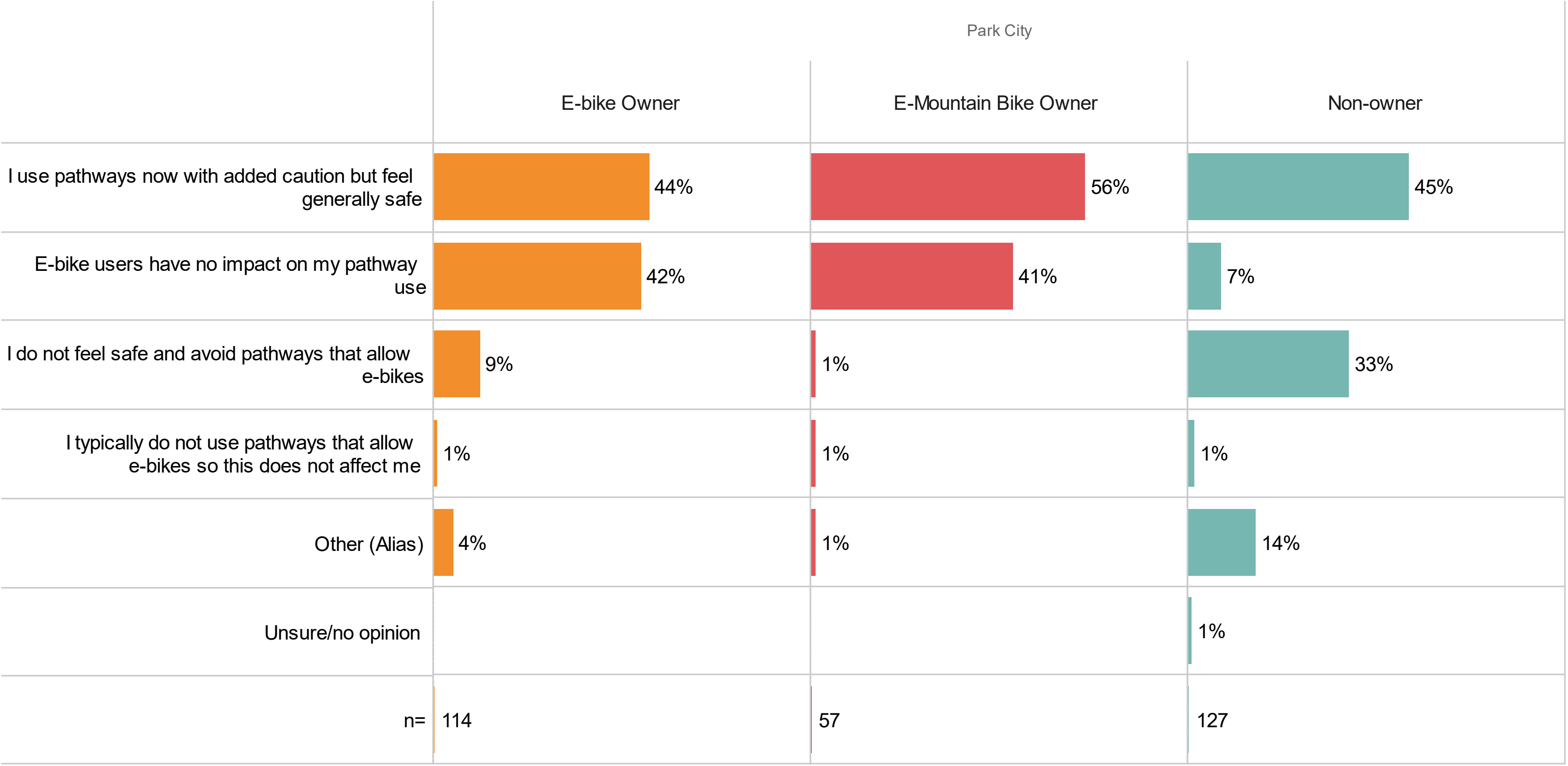


Source: RRC

PATHWAY SAFETY

A third of non-owners do not feel safe on pathways that allow e-bikes compared to just 9% of e-bike and 1% of e-mountain bike owners. The plurality of all owner types generally feel safe but use pathways with more caution.

Given the current level of e-bike use in the Park City area, how safe do you feel sharing pathways with e-bike users?

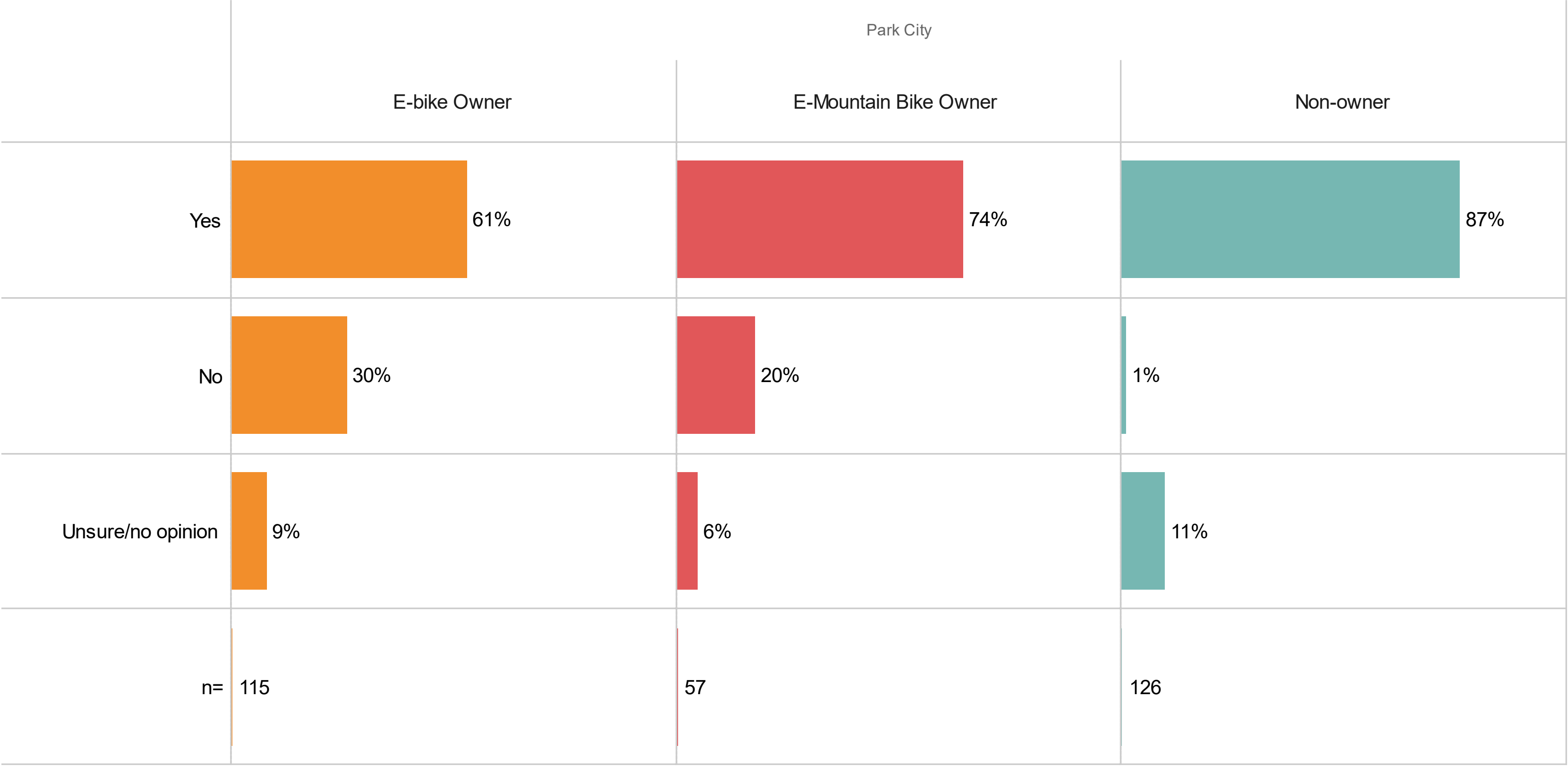


Source: RRC

SPEED LIMITS ON PATHWAYS

Speed limits on pathways are supported by both owners and non-owners. Predictably, non-owner support is particularly strong for limiting speed.

Should pathways have designated speed limits?



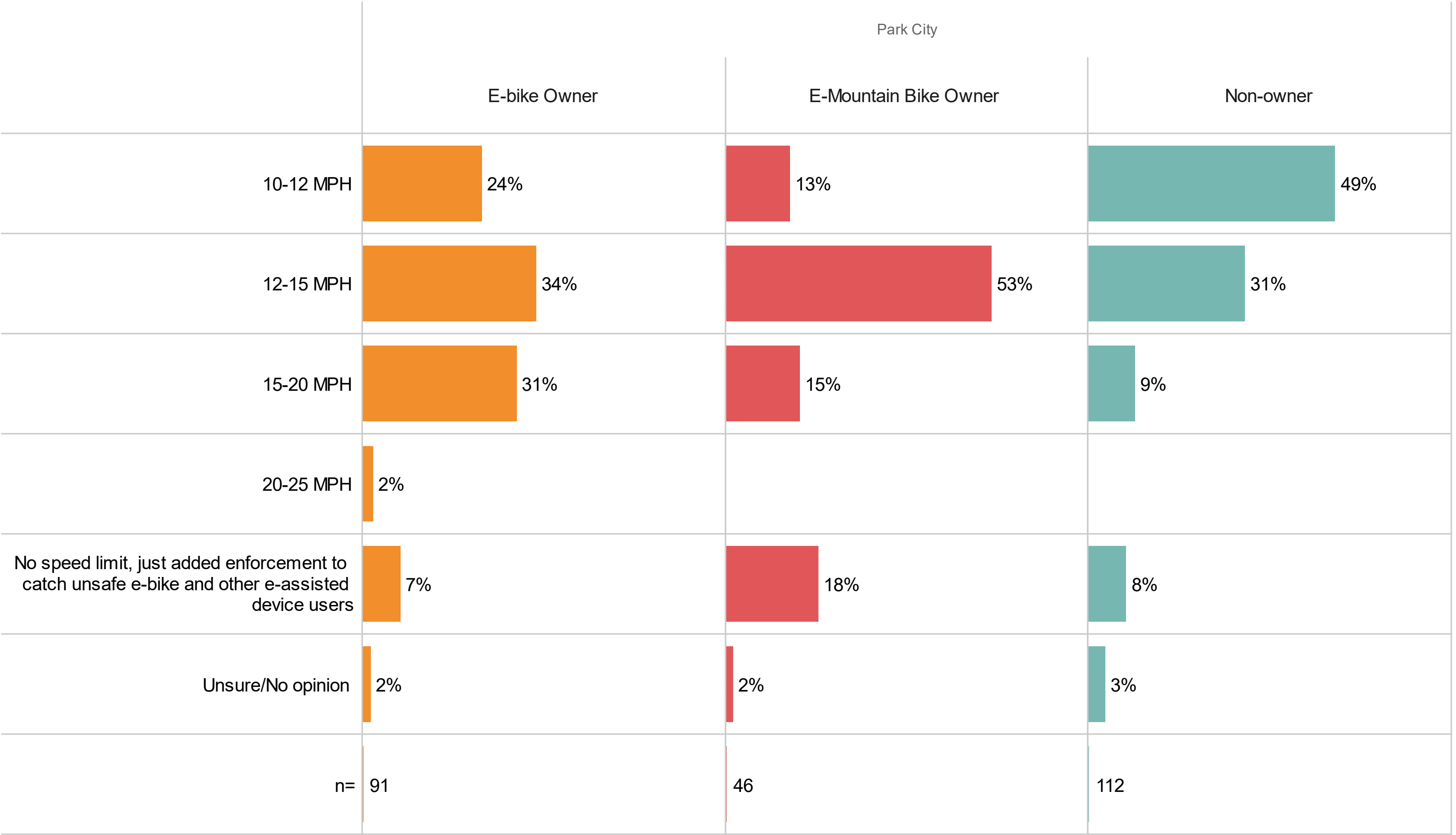
Source: RRC

RRC

SPEED LIMITS ON PATHWAYS

While all groups supported speed limits, owners of e-bikes generally coalesced around speed limits of 12-15 MPH while non-owners supported a lower limit of 10-12 mph.

What level of speed do you feel is adequate on Park City area pathways?



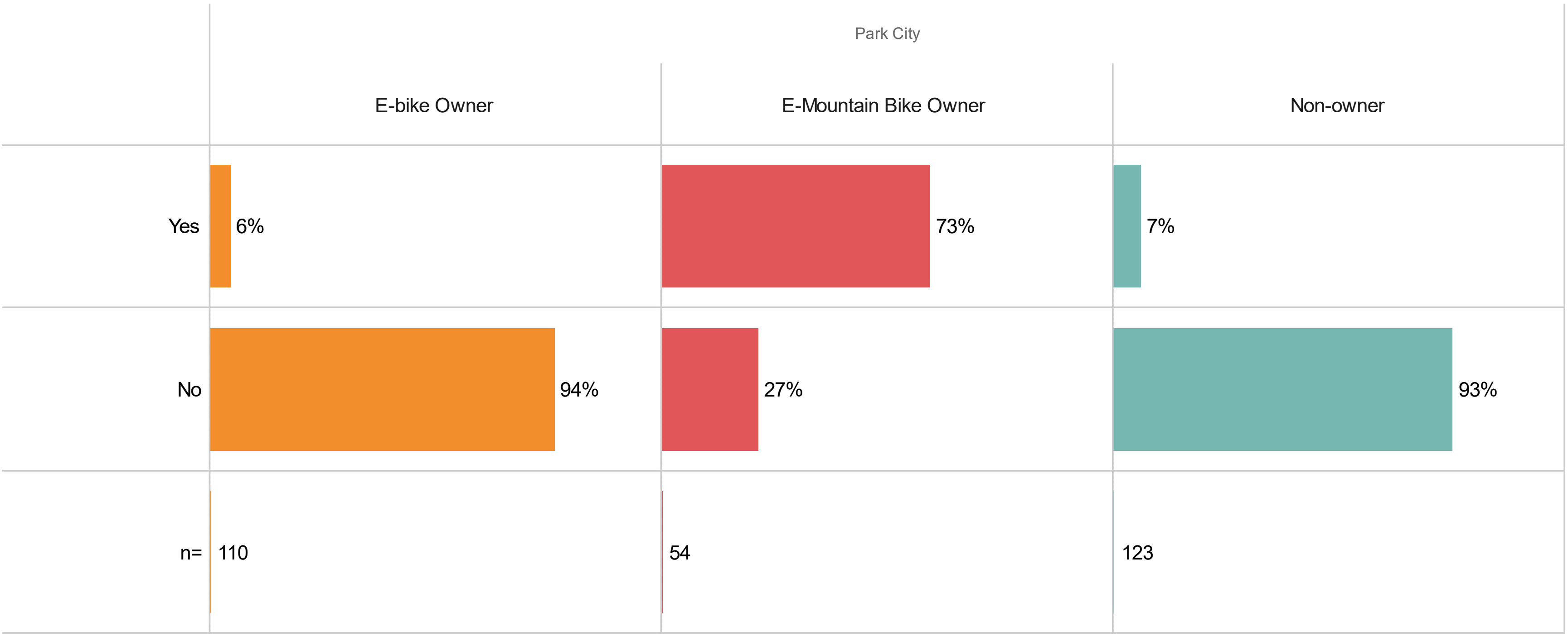
Source: RRC

E-BIKES ON NATURAL SURFACE TRAILS

E-MOUNTAIN BIKE USE ON TRAILS

E-mountain bike use on single track was largely limited to e-mountain bike owners, with just 6-7% of e-bike owners and non-owners having reported use of an e-mountain bike.

Have you ever ridden an e-mountain bike on single track trails?

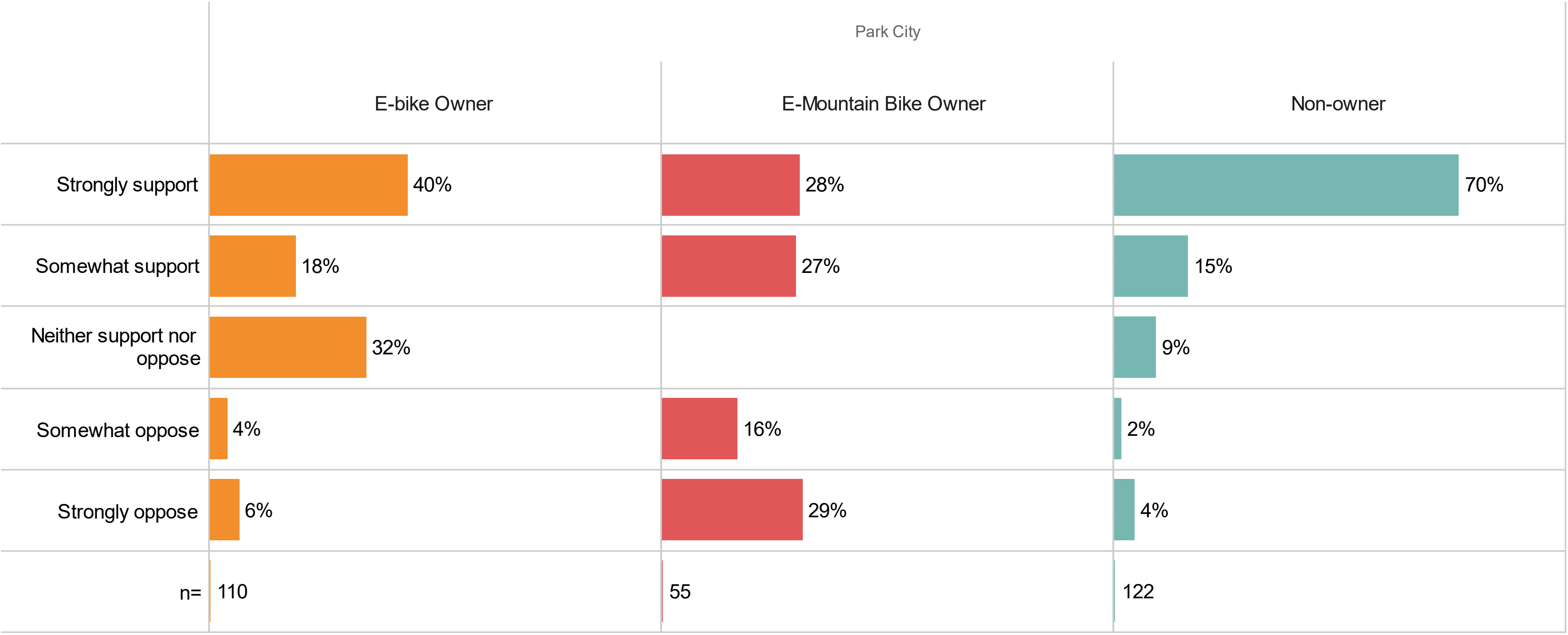


Source: RRC

SINGLE TRACK REGULATIONS

While non-owners are extremely supportive, a majority of all three ownership groups at least “somewhat support” the existing PCMC ordinance that bans e-mountain bikes except with 65+ and those with mobility issues.

Do you support or oppose the current PCMC Ordinances which prohibit the use of e-mountain bikes on single track trails except in the case of mobility disabilities and users aged 65 and older?



Source: RRC

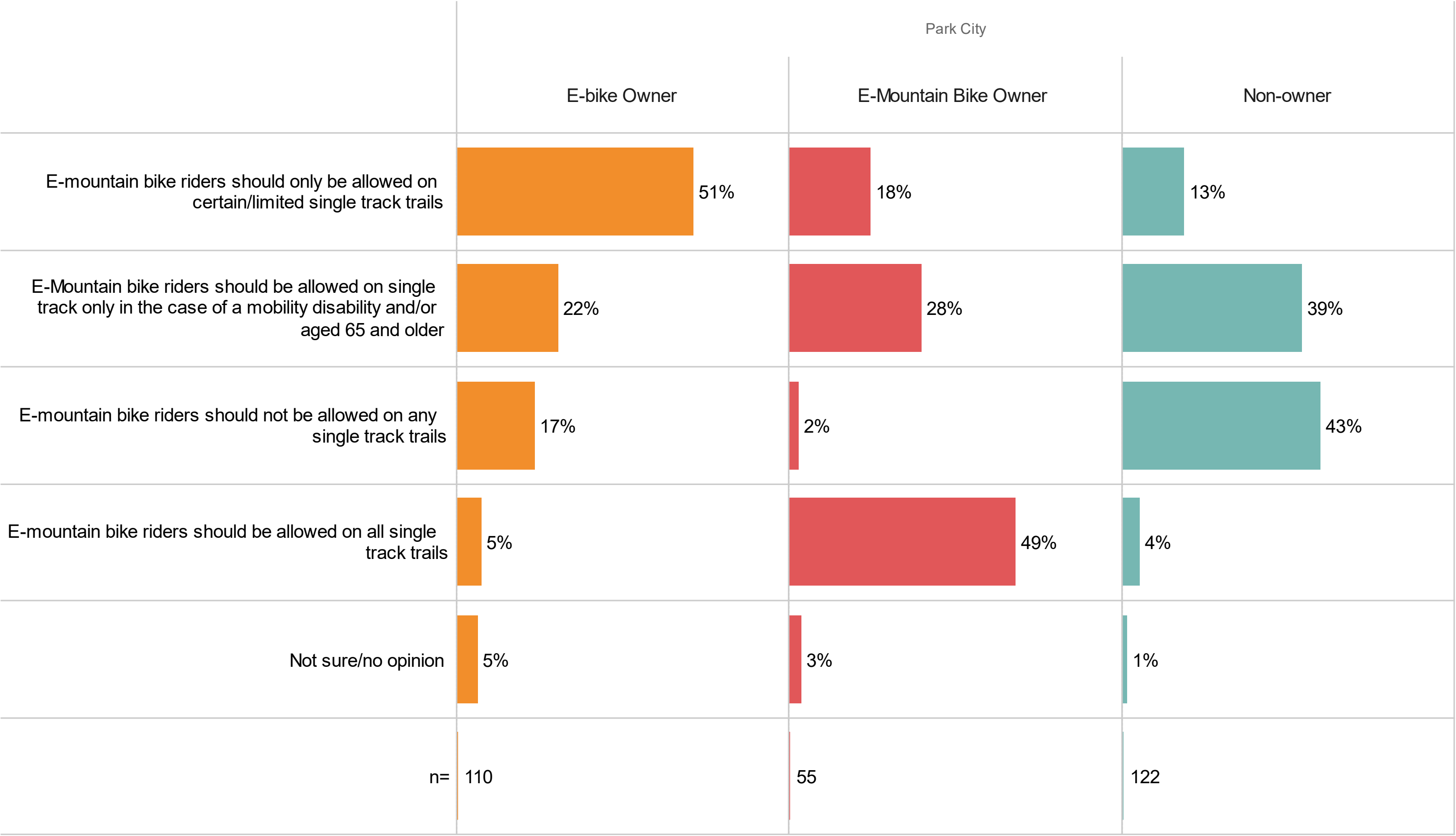
RRC

PARK CITY 1884
BASIN RECREATION

SINGLE TRACK REGULATIONS

Unsurprisingly, e-mountain bike owners had the most favorable view of e-mountain bike use on single track—nearly half of these respondents would like to see **all** Park City Area trails open to their use. Conversely, non-owners want the strongest restrictions while e-bike owners support limited use.

If the Park City area were to allow for additional e-mountain bike use on single track trails, beyond those currently permitted, which of the following best represents your opinion regarding the use of Class I e-mountain bikes on single track trails in the Park City Area?



Source: RRC

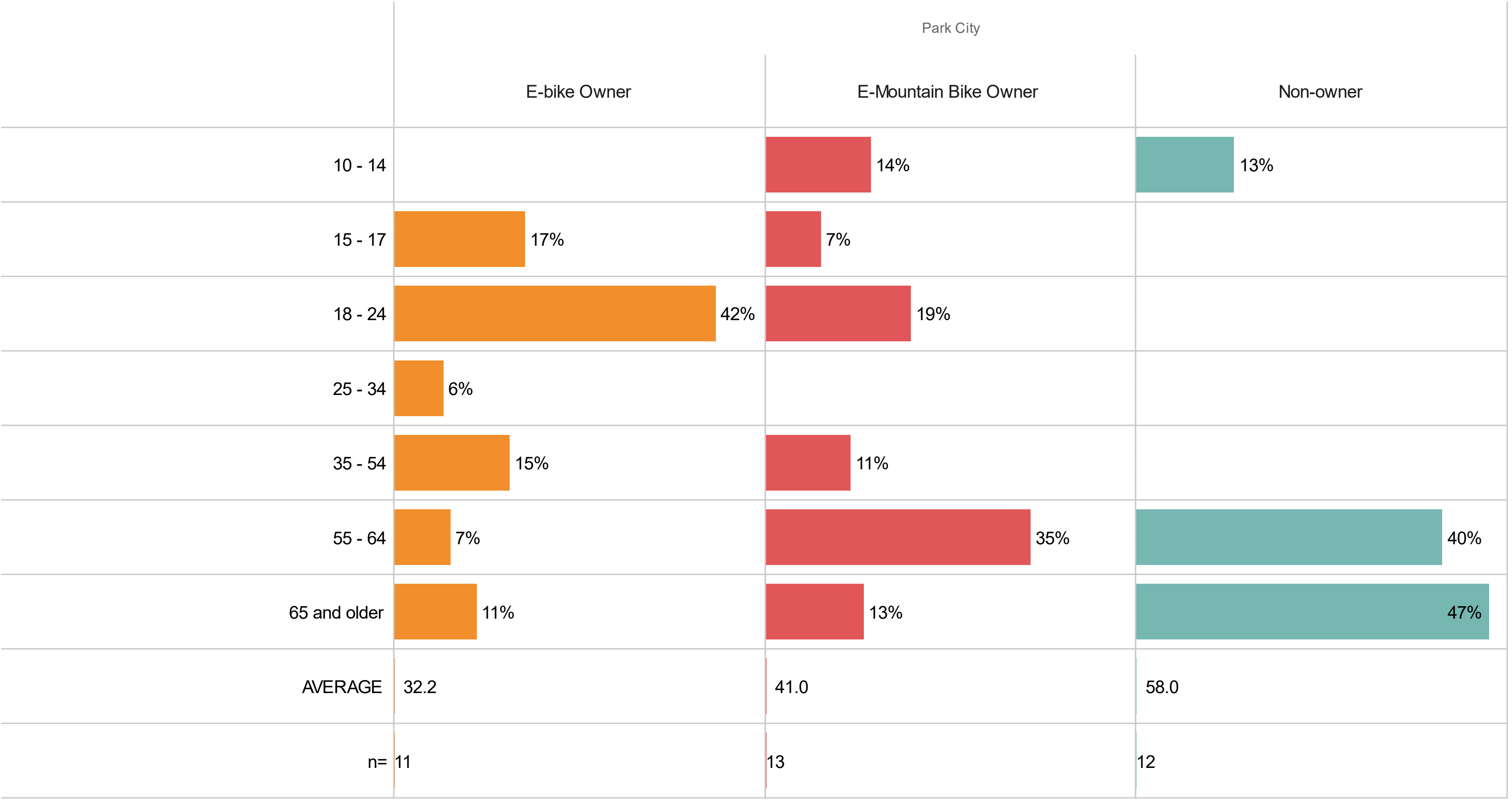
Preference for deregulation persisted within e-mountain bike owners when considering opinions on age restrictions, while non-owners doubled down on not allowing any e-mountain bike use on single track trails. Overall, about a third of all respondent types supported existing age regulations.

Which of the following best represents your opinion regarding the use of e-mountain bikes on natural surface, single track trails in the Park City area in relation to age?

Source: RRC

Of the respondents who specified an alternative minimum age they would like e-mountain bike regulations to allow, e-bike owners suggested the lowest average age (32) while non-owners suggested the highest (58). Note the small sample sizes limit reliability of results in this graph.

Please specify the minimum age you believe should be allowed:



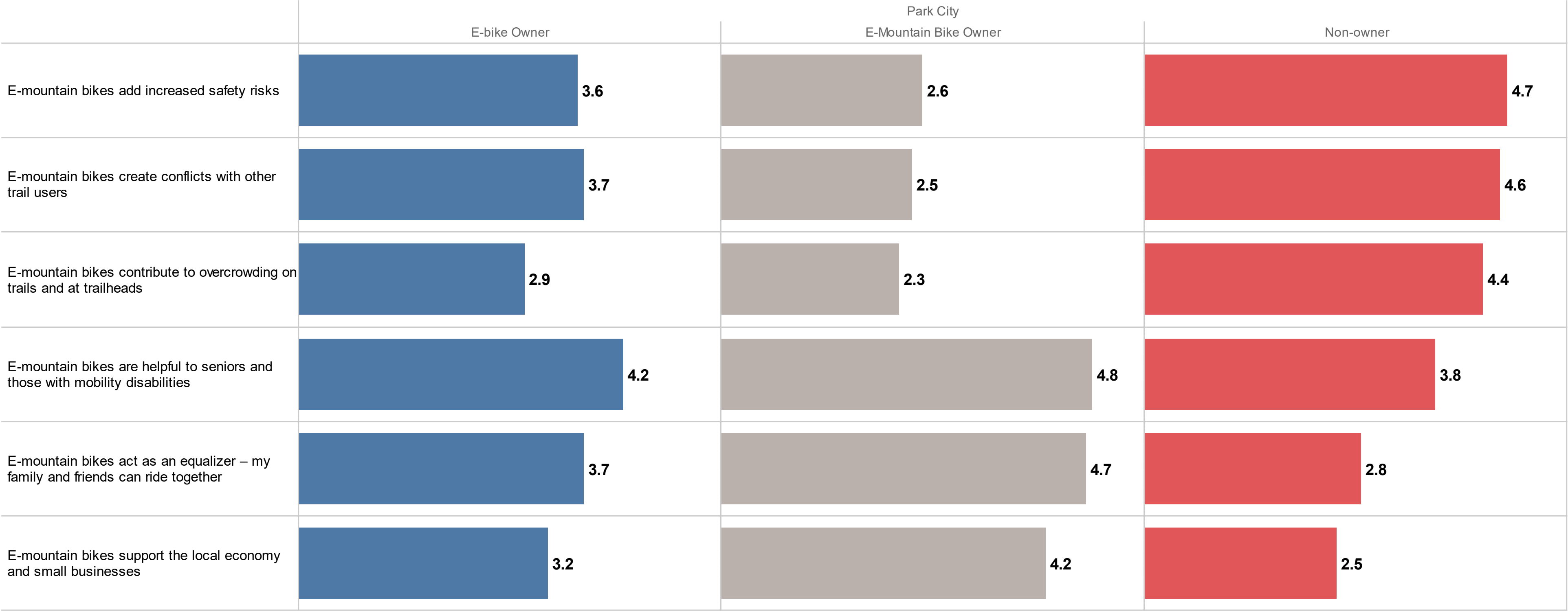
Source: RRC

E-BIKE USE ON SINGLE TRACK
RATINGS ON USE

Perception of e-mountain bike use on singletrack across ownership types was consistent with that of e-bikes on pathways Non-owners feel the most negative about their use and owners are more positive. As would be expected, e-mountain bike riders are the most supportive group.

On a scale of 1 to 5 where 1 is strongly disagree and 5 is strongly agree…

Below you will see several statements that various parties have made regarding e-mountain bike use on natural surface, single track trails. Please indicate the extent to which you agree or disagree with each of the following statements.



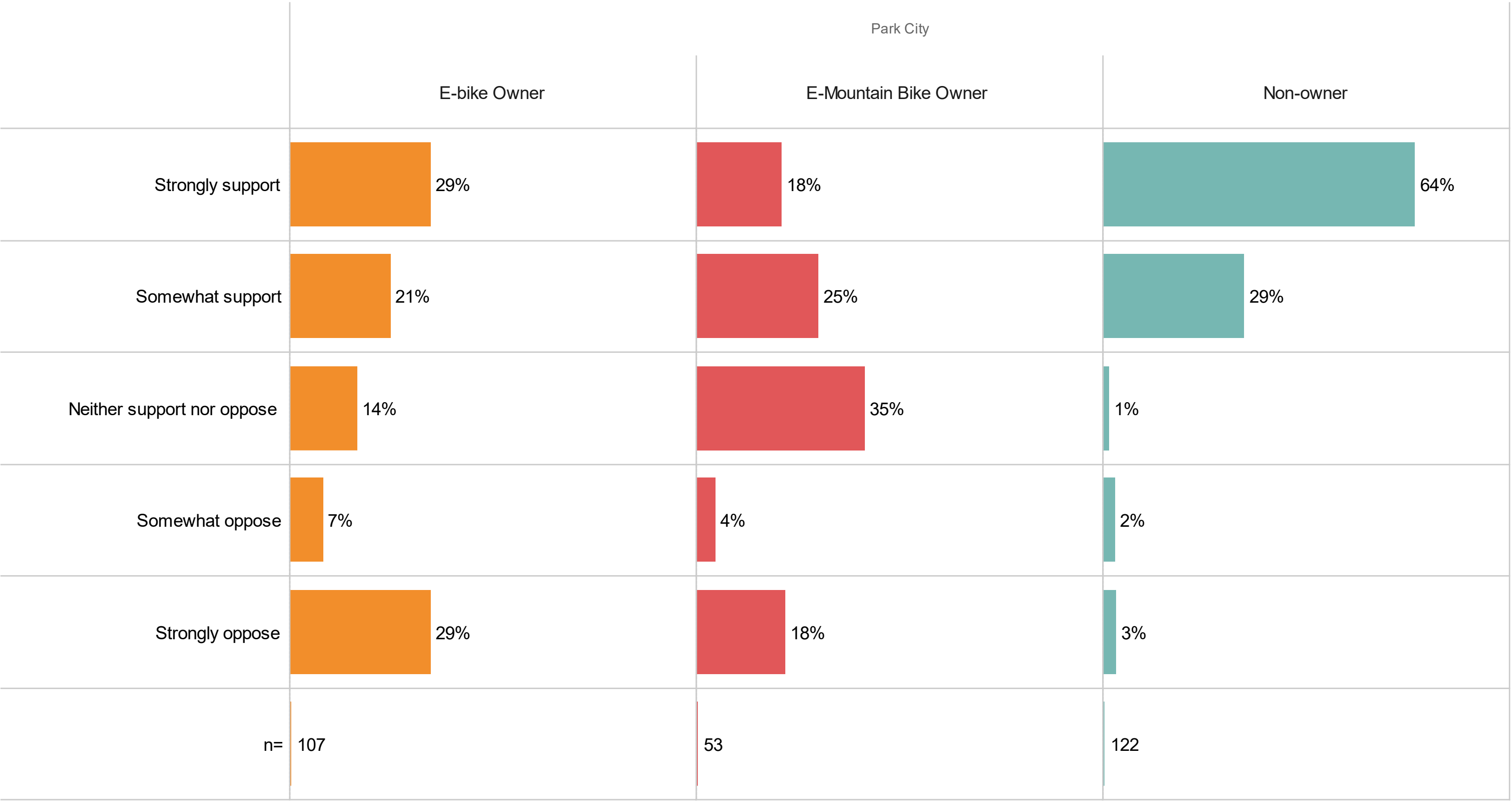
Source: RRC

E-BIKE POLICIES & COMMUNICATION

CURRENT ORDINANCE SUPPORT

Support for increased e-bike enforcement in the overall Park City results was driven by the responses of non-owners (93%), with owners less supportive of added enforcement. However, note that a minority of all three groups expressed opposition to increasing enforcement.

Considering the existing Ordinance as it currently stands, would you support the Park City area allocating increased resources to the enforcement of this e-bike and e-mountain bike ordinance?



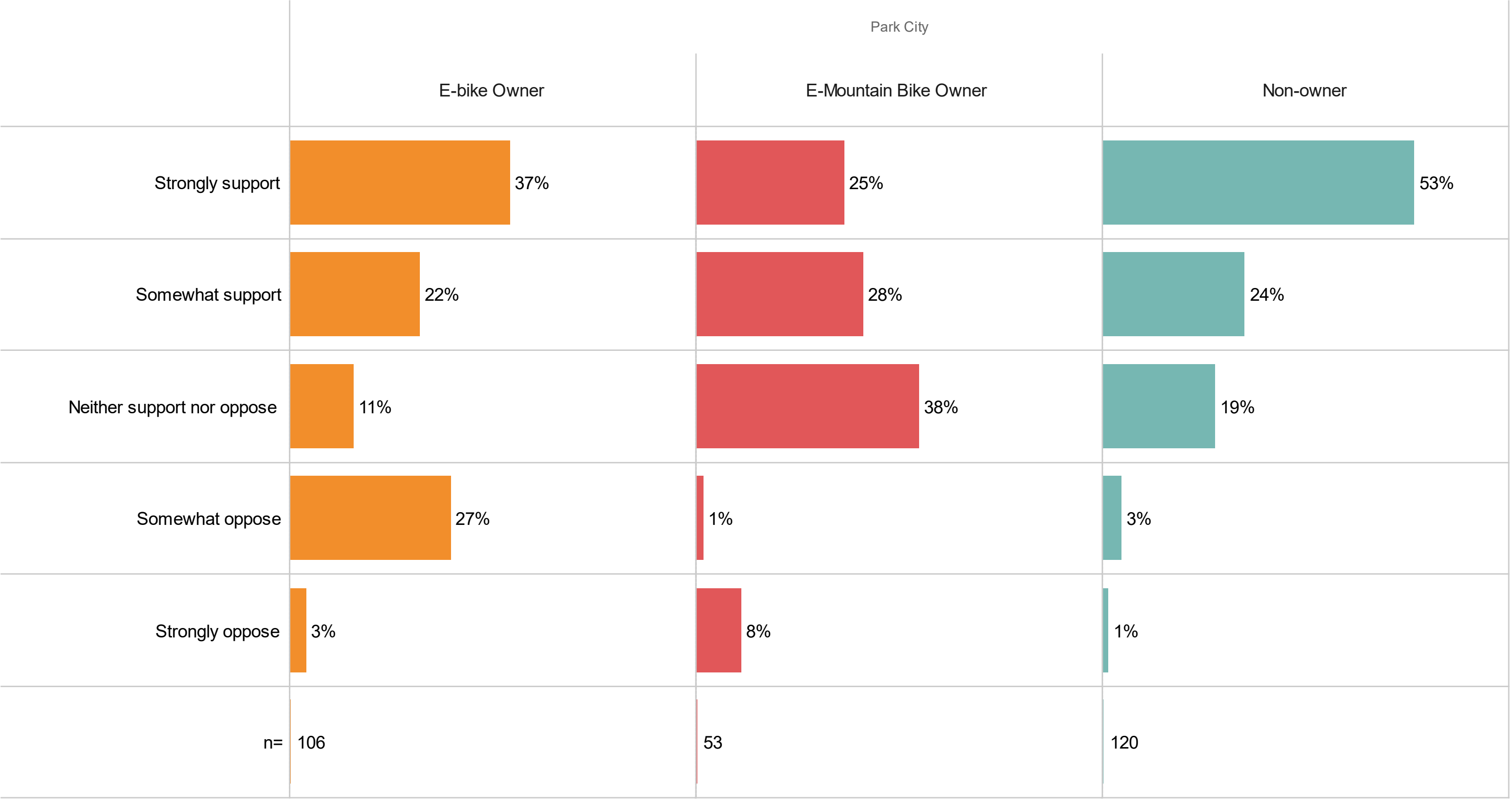
Source: RRC

RRC

ADDITIONAL ORDINANCE SUPPORT

Non-owners were the strongest supporters of more resources. However, a majority of all three groups somewhat or strongly support additional resources to address e-bike policies.

Would you support the jurisdictions providing additional resources to address e-bike and e-mountain bike related policies and issues?

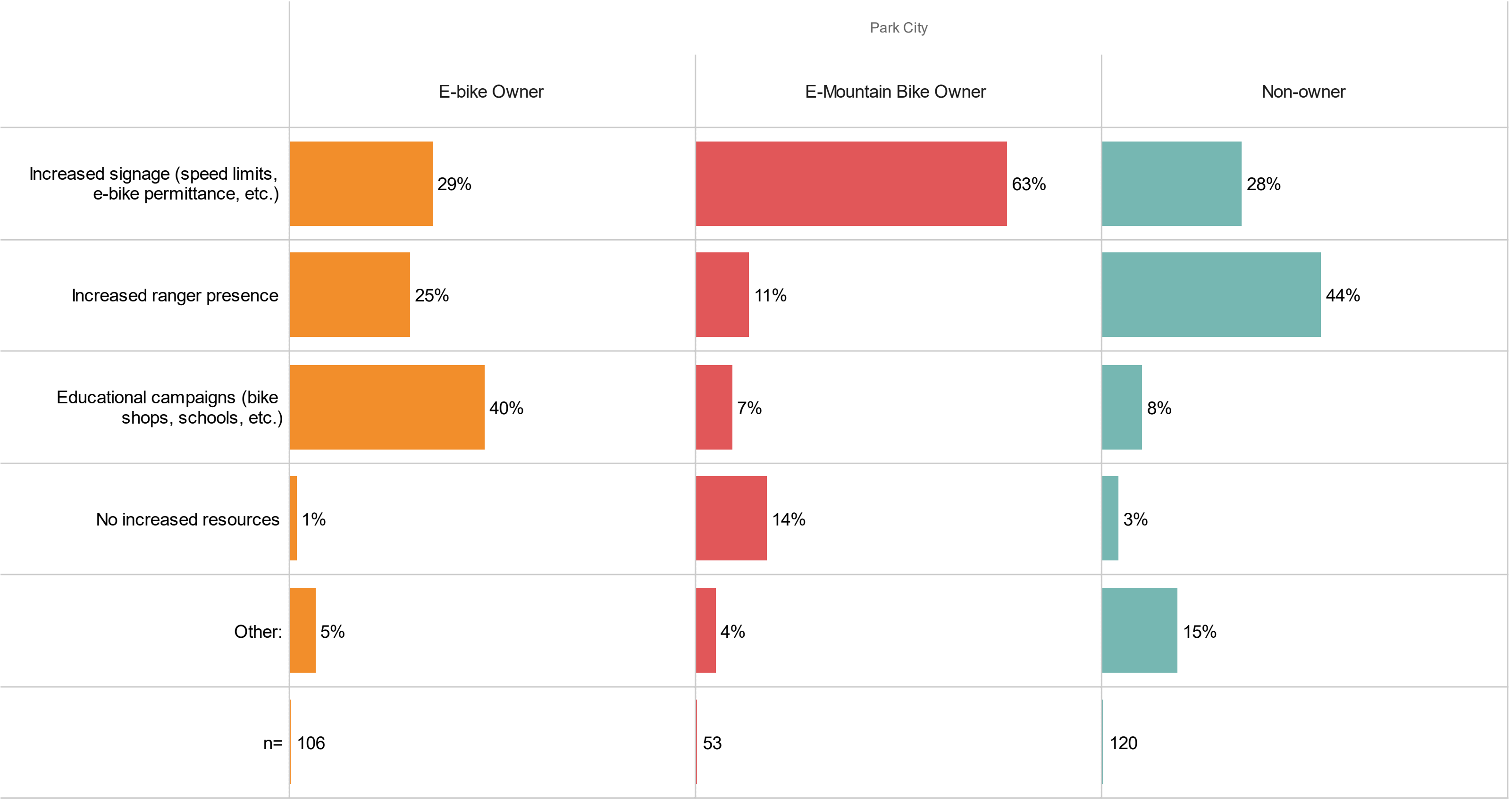


Source: RRC

E-BIKE ORDINANCE ENFORCEMENT

All three groups differed in their preferences for what types of enforcement resources are needed. The option that came closest to consensus support is increased signage.

What resources do you think would be most beneficial to enforce e-bike and e-mountain bike policies?



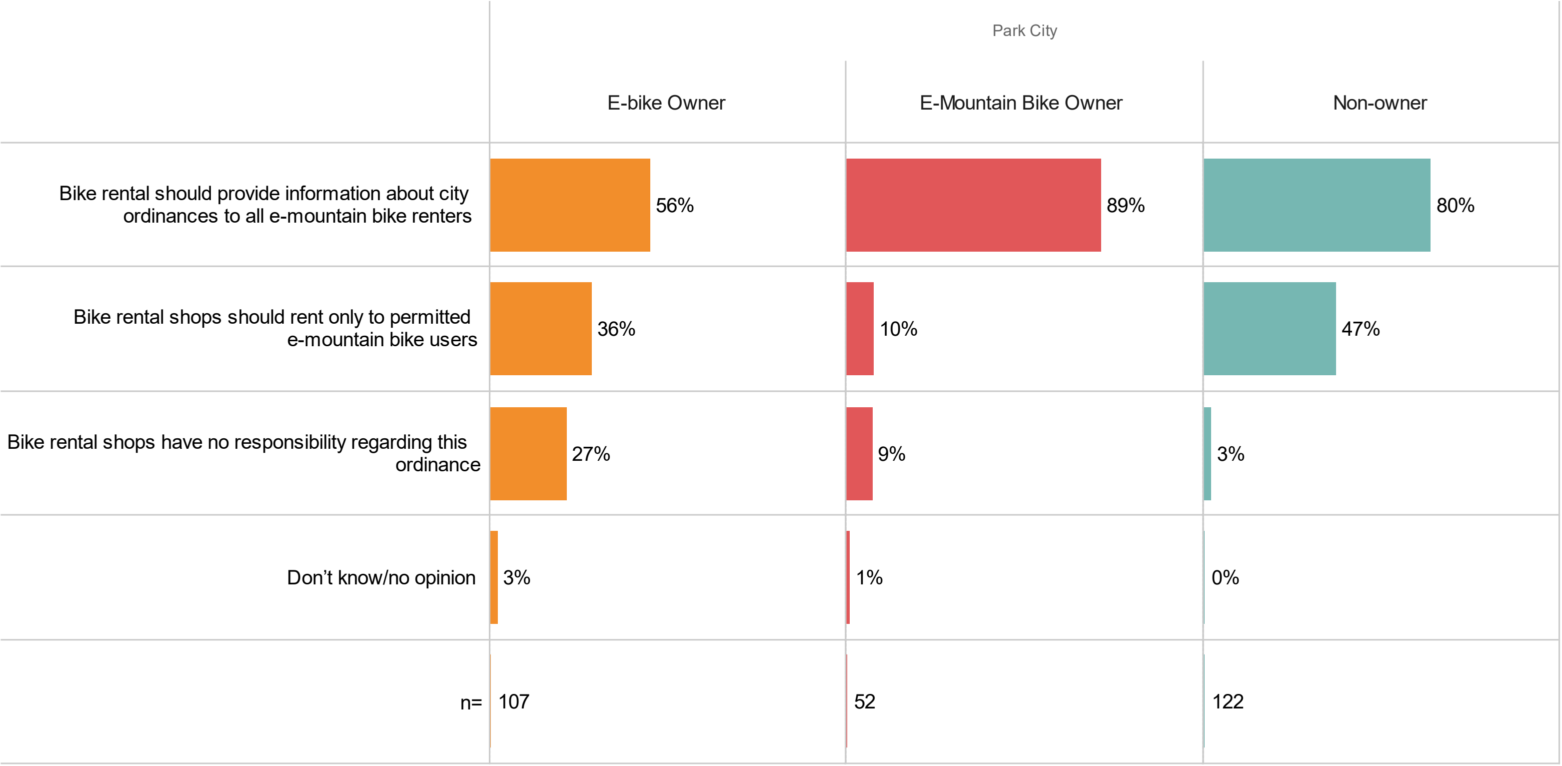
Source: RRC

RRC

ROLE OF BIKE SHOPS

Consistent with the overall results, the importance of bike rental shops providing ordinance information is supported by all ownership types.

In your opinion, what should the role of bike shops be regarding an e-bike and e-mountain bike ordinance? CHECK ALL THAT APPLY



Source: RRC


KEY FINDINGS

KEY FINDINGS

PARK CITY OWNERSHIP RESULTS

Non-owners have noticeably different perceptions of e-bikes than owners. They feel e-bikes constitute a safety risk, contribute to user conflict and cause overcrowding. They do not want e-bikes on pathways or single track. Predictably, owners feel very differently on e-bike challenges and support e-bikes on pathways.

Despite differing perceptions on e-bike use on pathways, all groups agreed they should have designated speed limits. Owners generally indicated support for a speed limit of 12-20 mph while non-owners prefer 10-12 mph.

Predictably, opinions of what trails should allow e-mountain bikes were sharply different across ownership types. Non-owners heavily favored no or very limited access while half of e-mountain bike owners support no limitations. E-bike owners were in the middle and more likely to support access to certain trails or sticking with the current age and mobility exceptions.

KEY FINDINGS

PARK CITY OWNERSHIP RESULTS

Additional enforcement of the current PCMC ordinance is supported by over 90% of non-owners but just 43% of e-mountain bike owners. E-bike owners were more split with half supporting more enforcement.

E-bike owners prefer educational campaigns to enforce policies while e-mountain bike owners prefer increased signage. Non-owners want more rangers on pathways and trails. While all three groups had different top priorities, there seemed to be some consensus around adding more signage.

Questions for Council

1. Is the City Council supportive of a 15mph speed limit on multi-use pathways, with the intent to continue pathway safety education and data collection prior to an enforcement resource discussion?

2. Is the City Council interested in identifying additional public E-MTB trails located within park City in Lower Deer Valley and Deer Crest area as a pilot project?

3. Is the City Council comfortable with preliminary enhancements to the Rail Trail and Wag ‘on Trail outlined below (clearing vegetation along both trail corridors, directional and use signage, off-leash designation of Wag ‘on Trail, and continued monitoring) within the report?

4. Does the City Council desire to explore additional regulations associated with helmet use in Park City?

5. Does the City Council wish to dedicate resources to exploring additional educational/certification courses aimed at young individuals and e-bike use?

RRC

THANK YOU!

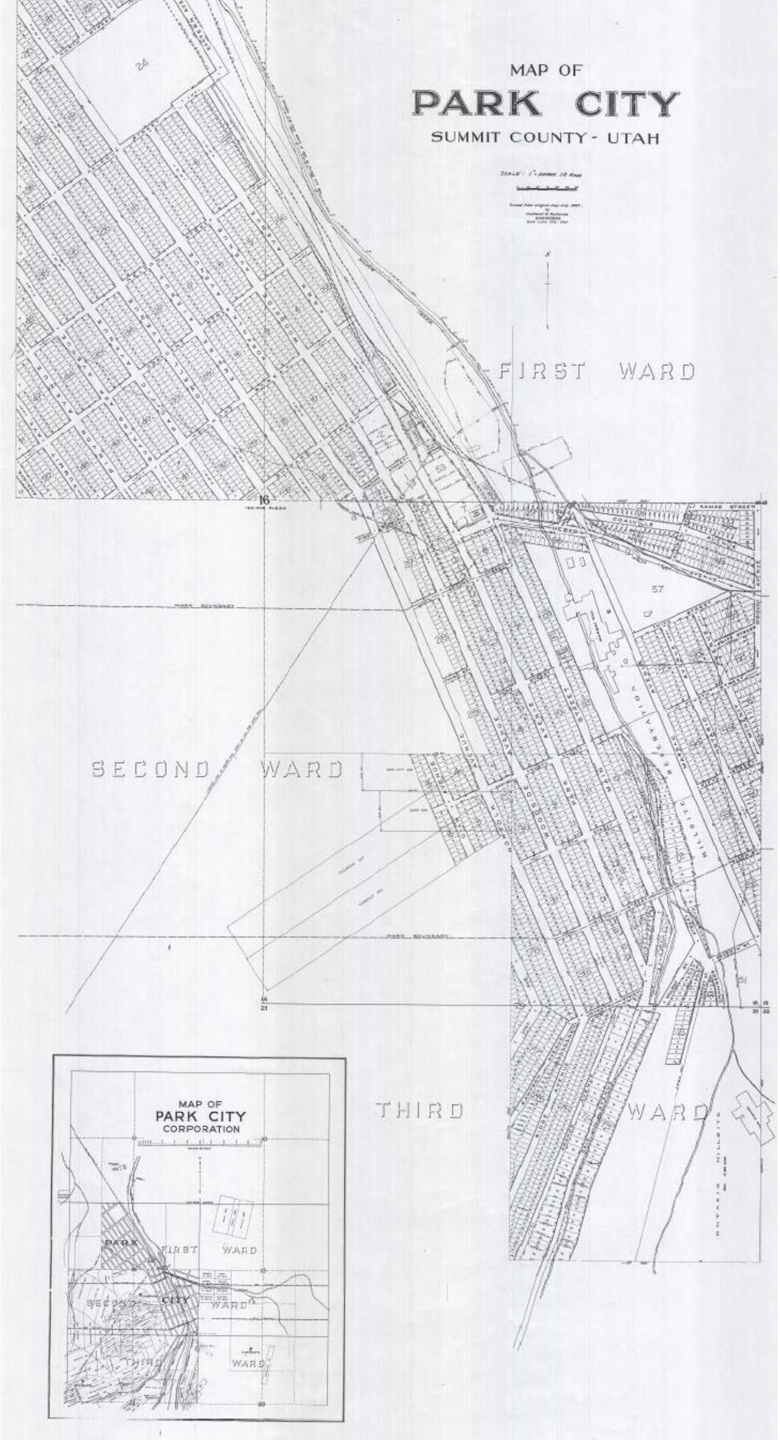
RRC

RRC ASSOCIATES
4770 Baseline Road, Suite 355
Boulder, CO 80303

rrcassociates.com
(303) 449-6558

LOT COMBINATIONS

RECREATION COMMERCIAL ZONE



BACKGROUND

Old Town lots were platted as 25- by 75-foot lots.

This pattern is prevalent in the residential Historic Districts.

In 2023, the Planning Commission prioritized establishing a maximum lot size in the residential Historic Districts for single-family, duplex, and triplex units.

The City Council adopted Ordinance No. 2023-50 to codify a maximum lot size.

MAXIMUM LOT SIZES

RESIDENTIAL HISTORIC DISTRICTS

There is one outlier Zoning District – the Recreation Commercial.

This includes the Park City Mountain Resort, and several Old Town residential blocks.

The Land Management Code applies the same regulations to single-family, duplexes, and triplexes in this Zoning District that are applied in the residential Historic Districts.

MAXIMUM LOT SIZES

RESIDENTIAL HISTORIC DISTRICTS

The Planning Commission unanimously recommends the proposed amendments.

Staff recommends the Council open a public hearing and consider adopting Ordinance No. 2024-10 to expand the maximum lot size for residential lots in the Recreation Commercial Zoning District.

TEMPORARY STRUCTURES

IN HISTORIC DISTRICTS

TEMPORARY STRUCTURES

HISTORIC DISTRICTS

In the current Land Management Code, Temporary Structures are allowed in the Historic Districts through an administrative permit (staff-level review). However, there are no design regulations for these Temporary Structures.

To support businesses with social distancing during the pandemic, the City Council allowed for streamlined review and flexibility for Temporary Structures.

There was an increase in Temporary Structure installations, especially in the Historic Districts.

TEMPORARY STRUCTURES

HISTORIC DISTRICTS

In a joint work session, the Historic Preservation Board and Planning Commission identified a need for baseline design regulations for temporary structures in Historic Districts and directed staff to draft Land Management Code amendments.

TEMPORARY STRUCTURES

HISTORIC DISTRICTS

Staff researched best practices and drafted amendments.

The Board and Commission conducted work sessions and provided input:

December 6 – Historic Preservation Board

December 13 – Planning Commission, including walking tour of Main Street with the Historic Preservation Board to review Temporary Structures.

PARK CITY 1884

TEMPORARY STRUCTURES

HISTORIC DISTRICTS

Staff incorporated Board and Commission input and reached out to stakeholders for input, including property owners with Temporary Structure installations in the Historic Districts.

Staff presented the draft amendments to the Historic Park City Alliance on February 20 and provided an opportunity for additional input.

TEMPORARY STRUCTURES

HISTORIC DISTRICTS

On March 6, the Historic Preservation Board held a public hearing and unanimously forwarded a positive recommendation on the proposed amendments.

On March 27, the Planning Commission held a public hearing, and a majority of Commissioners forwarded a positive recommendation, amending the regulations to prohibit yurts. Two voted against the amendments because they support yurts in the Historic Districts.

On April 18, the Planning team met with the applicant proposing yurt installations. The applicant is supportive of removing yurts and has alternate plans for temporary structures.

TEMPORARY STRUCTURES

HISTORIC DISTRICTS

The amendments:

- Require high-quality, durable materials.
- Outline compatibility standards.
- Define temporary structure types.
- Establish a timeframe for temporary structure installations.

TEMPORARY STRUCTURES

HISTORIC DISTRICTS

Recommendation

Open a public hearing and consider approving Ordinance No. 2024-11 enacting regulations for Temporary Structures in Historic Districts.

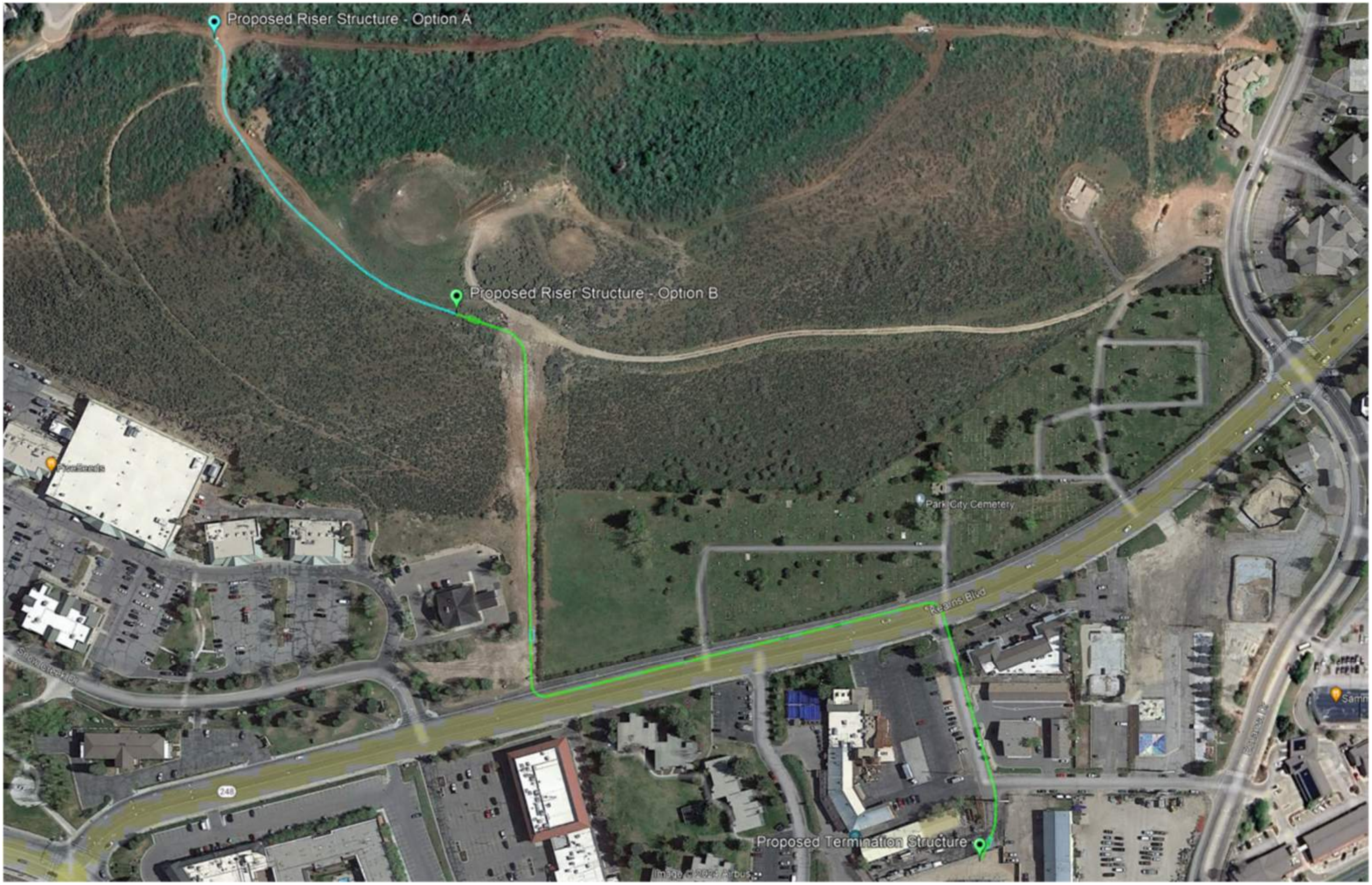
Park City Feasibility Study 138kV Underground Transmission line

2024

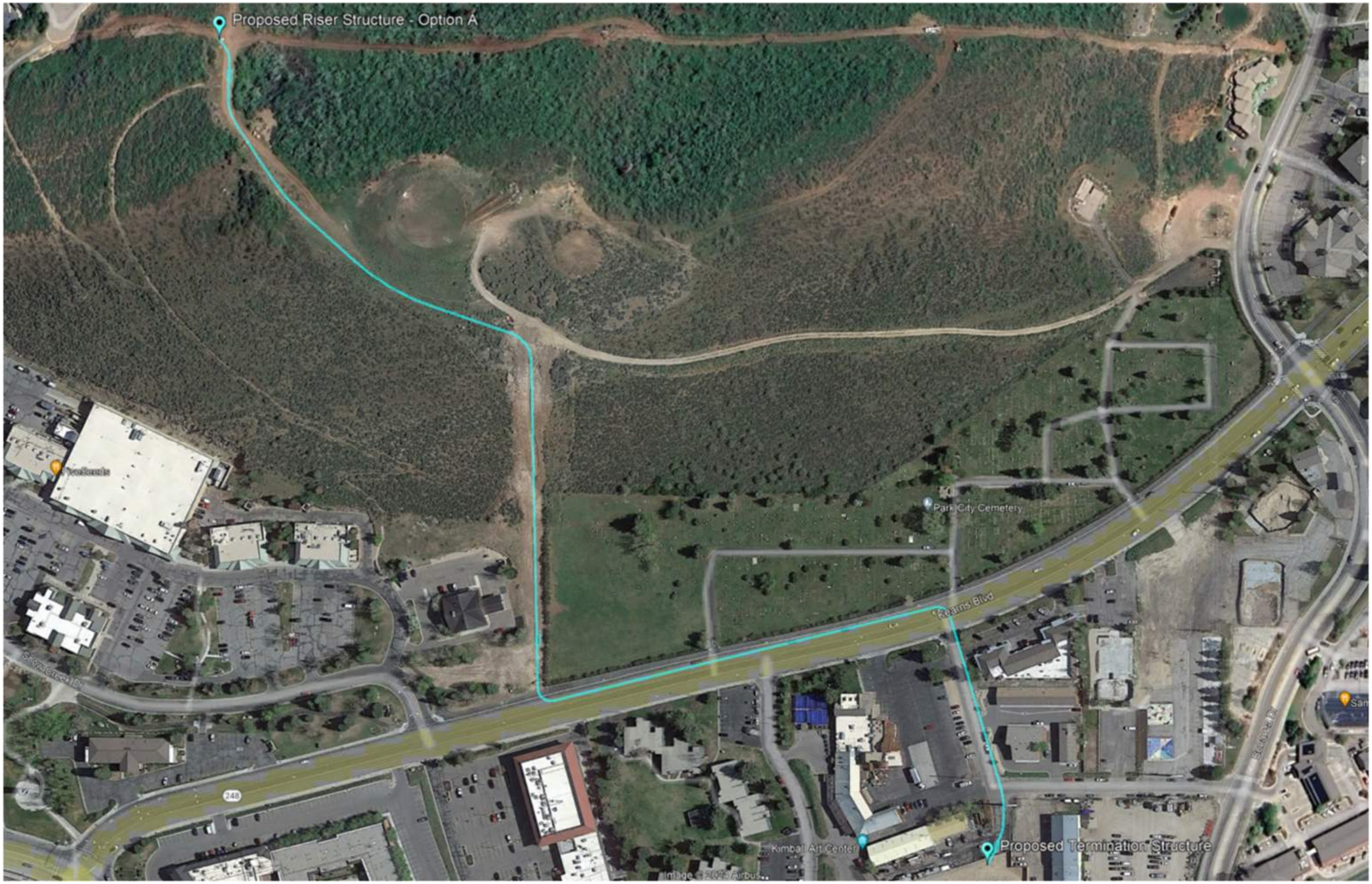
    

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

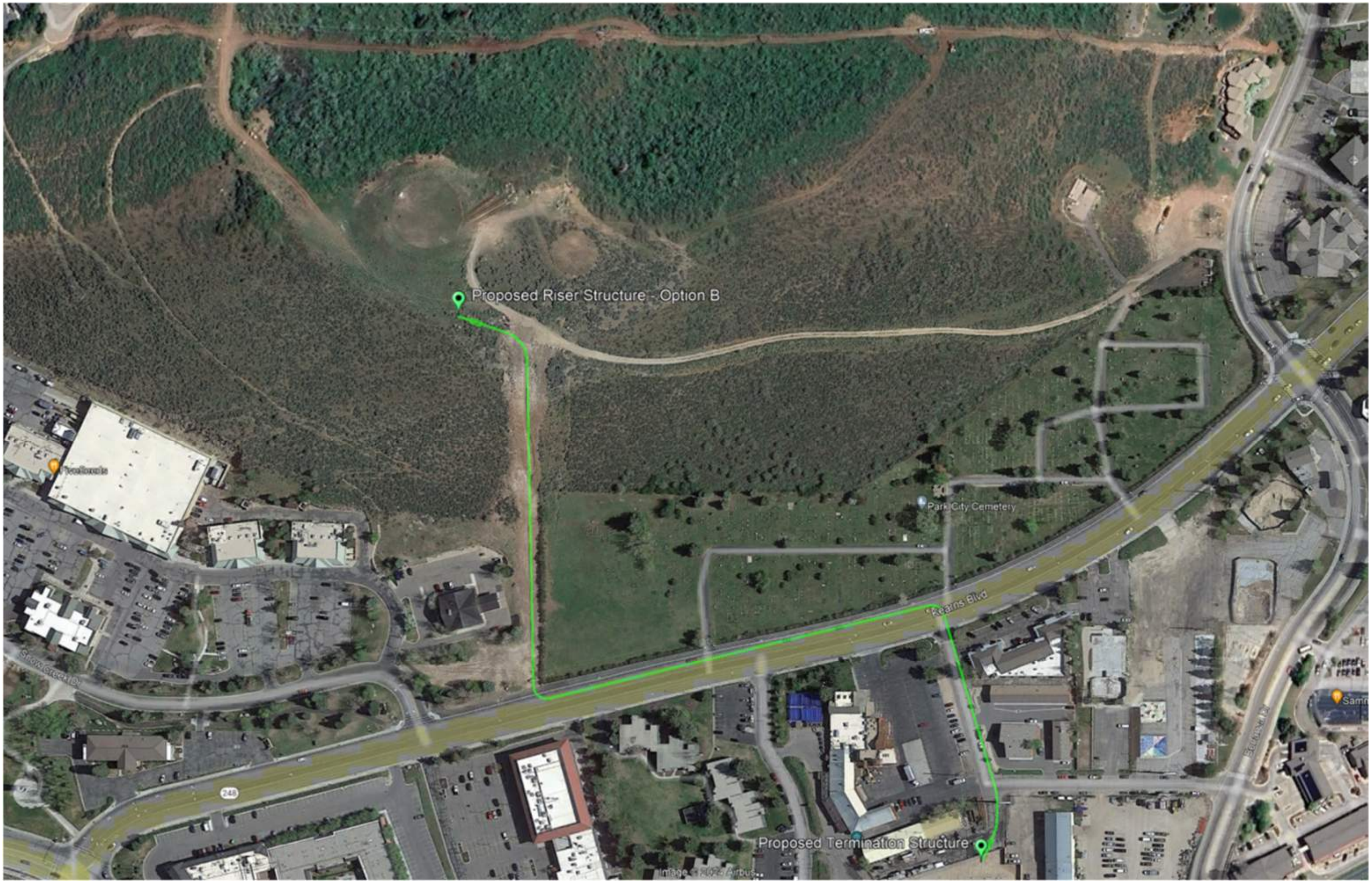
Park City Feasibility Study – Option A & Option B



Park City Feasibility Study – Option A



Park City Feasibility Study – Option B



Park City Feasibility Study – Options A & B Comparison

- Option A
  - Route Length - 3,125 ft.
  - Cable Length - 12,500 ft.
  - Estimated Cost - $6,615,000

- Option B
  - Route Length - 2,350 ft.
  - Cable Length - 9,400 ft.
  - Estimated Cost - $5,591,000

Underground costs only and includes 30% contingency.

PROS & CONS:

- Option A
  - Reduced visual impact
  - Reduced wildfire risk exposure
  - More costly
- Option B
  - Transition pole visible on top of hill
  - Increased wildfire risk due to additional overhead poles

Park City Feasibility Study – Route Review

Park City Feasibility Study – Route Review

Park City Feasibility Study – Route Review

Park City Feasibility Study – Structure Design

Park City Feasibility Study – Manhole Design

POWERING YOUR GREATNESS

Next Steps

- Sign Rocky Mountain Power Construction Agreement
- Engineering
  - Topography & utility survey
  - Develop underground design
  - Coordinate with Park City & UDOT
  - Pothole/soft-dig verify existing utility alignments
- Preliminary design approximately 8-10 weeks after receipt of survey.
- Detailed engineering approximately 6-8 weeks after receipt of pothole data
- Cable procurement approximately 46-52 weeks
  - Material Volatility (copper, conduit, etc.)
- Civil Furnish and Install Contractor
- Follow up with council to present final/remaining project costs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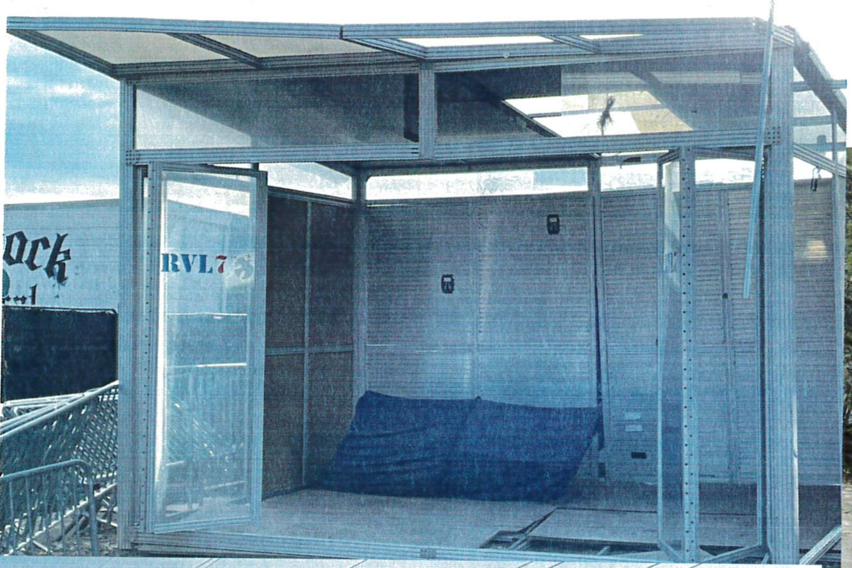
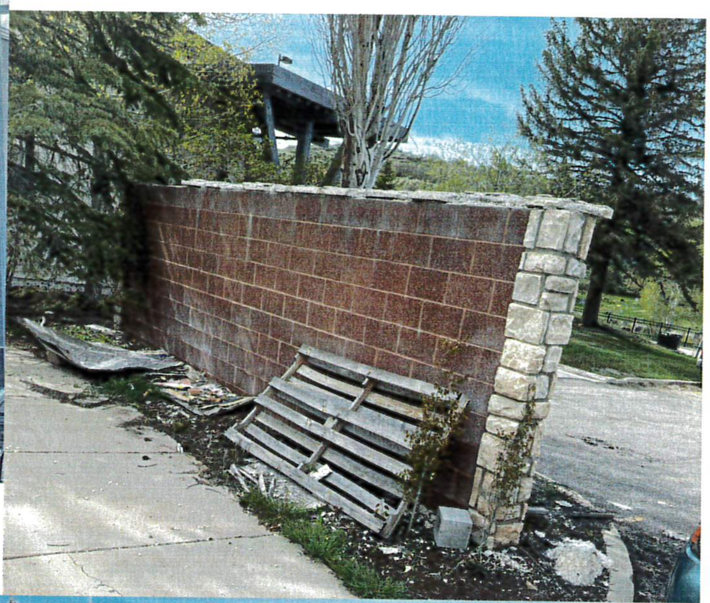
HAULAWAY
888.822.8211


RVL7

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