



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

June 6, 2024

The Council of Park City, Summit County, Utah, met in open meeting on June 6, 2024, at 3:00 p.m. in the City Council Chambers.

Council Member Toly moved to close the meeting to discuss property and advice of counsel at 3:00 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Parigian, Rubell, and Toly

EXCUSED: Council Member Ciraco

CLOSED SESSION

Council Member Ciraco arrived at 3:35 p.m.

Council Member Dickey moved to adjourn from Closed Meeting at 3:40 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

WORK SESSION

FY25 Budget Discussion:

Jessica Morgan, Hans Jasperson, and Penny Frates, Budget Department, presented this item. Smoot reviewed March was a historic sales tax revenue month. Sarah Mangano, Human Resources Director, reviewed the Council had asked for more information on some of the proposed pay grades. She indicated examples of employees in the lower pay bands were those doing snow removal and other frontline duties, and the biggest increases were made for those employees. She noted there was not a long tenure for these employees, and she felt higher pay could help.

Frates highlighted some operating fee changes and stated the budget was increased for Olympic planning and strategic communications. Council Member Rubell asked about a donations line in the report. Smoot reviewed there was a budget adjustment for Transit operations as direct service was added to the resorts. There was also a capital transit

budget adjustment for the Thaynes bike/pedestrian improvements project grant. Council Member Parigian asked how much the partners contributed to the direct transit lines, to which Smoot stated they contributed \$150,000 each. Council Member Rubell asked if the FY25 budget assumed the same situation, to which Smoot affirmed and indicated there would be a Council discussion on the winter Transit service in two weeks. Council Member Dickey stated there would be areas better served for fixed routes instead of microtransit. Frates stated the Transit budget for FY25 was the same as FY24, and included the funds previously used for microtransit. Council Member Dickey stated the City Hall remodel budget was reduced to include a bathroom and an ADA ramp. He asked when that discussion would come back. Matt Dias, City Manager, stated he would have to get back to Council. Council Member Dickey thought the remodel would include customer service enhancements and he asked for a discussion so that some of those features could be implemented. The Council agreed to have that discussion. Council Member Rubell wanted to understand what the current challenges were that justified a remodel.

Jasperson reviewed changes to the fee schedule since it was presented a couple months ago. There was a new fee for meter re-inspections. The Council discussed a 70% cost recovery goal for the Ice Arena. There was also a fee change to rent the Miners' Hospital. He recommended approving \$30,000 to conduct a comprehensive fee study in FY25. He thought the budget for the study would pay for itself as fees were adjusted in FY26.

Council Member Rubell asked about the \$600 for donations and thought the report was unclear. Briggs stated those donations were from Friends of the Farm and noted this was an accounting error that was originally reported as \$600,000. Council Member Rubell stated the significant increase in compensation was for the frontline employees. He asked if those employees were really being taken care of. Mangano reviewed event since the last compensation study was done in 2019. The City tried to keep up with raises with the information they had. Now they had a professional study to back up this compensation plan and she felt good about it. The changes made in the last two years were justified and appropriate and this study showed nobody was over their pay band. Council Member Rubell stated the study made pay whole and going forward the pay should be more consistent and not as dramatic. Mangano felt good about the wages and noted the only exception might be the Police Department. Council Member Rubell noted pay bands 11-15 were getting a bigger increase than pay bands 8-10. Mangano stated people in bands 8-10 came with limited experience. The City trained them and helped them gain experience. Oftentimes, the employees would leave once they gained those skills. The higher pay bands were employees with skills who typically stayed longer. Council Member Rubell asked about the 8% increase in pay bands 19-20. Mangano stated those were people at the higher end of their bands. They also reclassified the Economic Development Manager from 18 to 20. She explained the process used for determining the pay bands.

Council Member Parigian asked for more specifics on the lower pay bands. Mangano r noted the actual increases were shown in the staff report. Council Member Parigian thought Salt Lake City was a bigger competitor for employees than other ski resorts. Mangano stated transit drivers travelled all over to work for a season and the City was trying to keep them here. She noted the City's pay plan was competitive with Salt Lake City. Park City paid higher wages because of the travel time to get to work and other challenges. Council Member Toly noted one of the resorts increased base pay to \$20 per hour a few years ago, so the City had to adjust.

Water Rate Update

Clint McAfee, Public Utilities Manager, and Keith Larson, Bowen Collins and Associates, presented this item. Larson reviewed the Council favored increasing water rates by 4.5% for the next four years and 3% for each year after that, charging City departments for water usage, and assuming the City would receive a \$4 million grant. He noted the risk if some of these assumptions were not realities, and showed the rate increase needed to keep the Water Fund whole. With regard to changing rate structures, he proposed not implementing those until January 1, 2025. McAfee explained the public outreach needed with the non-residential structure changes, and he felt time was needed to do that same outreach for residential changes.

Larson displayed the actual rates with a 4.5% rate increase. He recommended implementing a 4.5% pump surcharge fee as well. Regarding impact fees, Larson stated he was working with the City staff on those and he would return this summer with recommendations, but he projected those would double. He thought the impact fee increase could affect future water rate increases. Council Member Rubell indicated risk management was wise, but he wanted to take it as it came. He supported the 4.5% increase for this year, but he didn't want people to think the rate increase would be higher in the following year if the grant was not received because the City had other resources that could be used. Larson stated the presentation was to help Council understand potential outcomes. Council Member Ciraco indicated the Weber Basin lease expired the end of 2028, and asked if McAfee thought that contract could end. McAfee stated he didn't see any changes for the near future.

Mayor Worel asked for information on how other communities determined impact fees for new businesses that would not discourage those businesses from coming to the community. McAfee stated he would come back to Council to discuss the residential structure changes in more depth and review a public outreach plan with implementation beginning in January 1, 2025.

McAfee reviewed charging the City departments for water and noted the assessments would not begin immediately. Morgan indicated there were 100 City-owned meters and many departments could not afford to pay for the water. She proposed options for the water structure. The Golf Fund and General Fund used raw water and they would be charged for the raw water coming from Rockport. Option One would charge those funds 50% of retail, Option Two would charge them 100% of retail, and Option Three would

charge them 25% of retail. Morgan stated these accounts were mostly enterprise funds, and she recommended phasing in the water charge. It was indicated all the other meters would be assessed the retail rate. In 2025, the General Fund would pay \$1 million, in 2026 the other funds would pay for one third of their water usage, in 2027 they would pay two-thirds, and in 2028 they would pay their full usage amount. The water rate would be based on what amount of water each department used. She referred to the Golf Fund and stated it was the most impacted by this policy change. She displayed a chart and noted Golf would need to increase their fees by 10% per year to cover the cost of irrigation water. She noted the MARC and the ice arena used a lesser amount of water and she would work with them to see what they could do.

Council Member Dickey asked where the library fit in the graph, to which Morgan stated the General Fund. Briggs indicated the playing fields and parks used raw water. Council Member Rubell asked how the options were determined. McAfee stated the 25% was the lowest cost water coming from Rockport and didn't include servicing the meter and staff time. The 50% cost was for water coming from the Spiro Tunnel and the 100% rate was the treated water retail rate. Council Member Rubell asked if a policy stance could be the City would charge the lowest cost water it had. McAfee stated this was a policy discussion because currently the departments weren't charged at all, but 25% was the lowest cost of water in the City. Council Member Dickey asked if all the demand could be filled with Rockport water. McAfee stated they had the ability to provide water from Rockport but in reality, the golf course water and the fields came from a few different sources. Council Member Rubell indicated the policy could tie the charge to the lowest cost of water. If the cost changed, the charge to departments would change. McAfee thought they could look at the impact to the Golf Fund and assess how much they wanted to increase user fees. Council Member Rubell stated the question was if City departments should be charged for water and if so, how much they should be charged. Then there was the question of user fee increases or making the cost up in other ways.

Council Member Ciraco didn't think \$1 million was a target, but there was a subsidy given for water and he thought it should be accounted for and measured. He asserted water was a utility service and it should be paid for. He asserted they could consider subsidizing Golf like they did with the MARC and ice arena and felt it would be more transparent. The goal over time should be to set the rates and charge departments for their usage. He was fine if the General Fund needed to subsidize this for a while and supported phasing in the water payments per department over the next four to five years. He noted if only one third of the cost was being paid in 2026, the General Fund should subsidize the difference to make the Water Department whole. Council Member Rubell asked if the water should be set to the lowest acquisition cost. Council Member Ciraco was okay with that as long as the City was transparent in subsidizing water for Golf.

Council Member Dickey agreed with the philosophy of transparency, but he didn't want to subsidize the Golf Fund. He asked if the \$1 million subsidy from the General Fund was needed in 2025 if the City water rates were increasing by 4.5%. Council Member

Ciraco indicated the \$1 million was needed based on 4.5% rate increase. Council Member Parigian didn't want the enterprise funds to be harmed by a policy decision. He wanted to transfer the water at the raw water rate. To make the Water Department whole, he supported subsidizing it out of the General Fund. McAfee summarized Option Three was preferred. Dias stated this would give the users time and the Council could check on it through the budget process. He indicated the General Fund would take the burden and fill the gap for 2025 and then that subsidy would decrease every year as the departments were able to pay for their water usage by using their budget or by increasing their user fees. Briggs stated the \$1 million would be coming out of the fund balance since this was not budgeted in the General Fund.

Council Member Parigian only wanted to reimburse Water for their actual cost. McAfee stated there was no profit in Water, they only charged the actual cost. They proposed phasing in a plan where 25% of the retail rate would be charged to raw water users and 100% to all other users. Briggs stated 10% (the original water rate increase proposal), represented \$2 million, which was the cost of providing the service of water, and the \$1 million was the one-time infusion to get the fund to 10%.

Morgan displayed a chart on potential golf fee increases and noted Option Three would be the least impactful. Council Member Rubell noted the fees would increase in the first year by \$3. He stated other things could impact this such as constructing a new irrigation system that would increase efficiency. Morgan indicated the green fees were where users would see the increase. Council Member Ciraco asked if an interfund transfer from the Water Department to the General Fund for services was different than water used by City departments, to which Briggs stated no. Council Member Ciraco stated this process was more logical and accountable.

McAfee summarized they would implement Option Three, a 4.5% rate increase for water. Council Member Rubell requested to tie charging City Departments for water to the lowest cost of charging water. From a policy perspective, tie it to real numbers. Council Member Toly noted there would be a continued conversation on possibly increasing user fees at the golf course. McAfee stated the first hit to the enterprise funds would be FY26. They would come back for future discussions. Council Member Rubell noted the cost increase to golfers would be \$3. Dias indicated the Golf Department was thinking of creative solutions to offset the cost. McAfee stated they would also come back to discuss the residential water rate structure options.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey	Present

Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	
None	Excused

Mayor Worel indicated the agenda would be discussed out of order as follows:

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

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

III. OLD BUSINESS

1. 2024 Sundance Film Festival Debrief:

Jenny, Diersen, Special Events Manager, and Robert Dick, Laurice Marier, and Amanda Kelso, Sundance Film Institute, were present for this item. Diersen stated this was the 40th anniversary of the Sundance Film Festival being in Park City and she was grateful for the partnership the City had with Sundance. She thanked the many teams who made the festival successful. She highlighted the Emergency Operations Center (EOC) operations partnership for communications and real time collaboration for incidents. She noted there were 144,000 transit riders which was 30,000 more than at any other time. She heard this was one of the best operating Sundance festivals and many departments reported improved traffic flow. The Kane Security personnel was very helpful as well. Based on feedback, they didn't anticipate any major changes for next year's festival. She noted the 40th anniversary celebration was a great way to come together to celebrate the festival.

Kelso, acting CEO for Sundance, thanked the City for all the support over the years. Marier stated the EOC was a great success and that would be a permanent feature moving forward. She reviewed this was a record year for film submissions. The filmmakers were diverse. Social media grew by 39% this year. They continued with their sustainable efforts and were proud of their achievements in this area.

Dick stated it was important to have Park City as a partner. They had 20 sponsor venues on Main Street and six partners activated in private venues. Marier reviewed the economic impact to the City. She noted the festival was offered online as well as in-person. She indicated Y2 Analytics performed the economic impact analysis. There were surveys given as well as in-person interviews to determine spending during the

patrons' visit. She shared the preliminary numbers with the overall impact being estimated at \$132 million. The state and local tax revenue was \$13.8 million and jobs supported was 1,730.

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

Council Member Ciraco was impressed by the number of submissions, and he asked what the driver was for that many submissions. Marier stated Sundance created a market for artists who wanted to express their viewpoints and the festival was an outlet for these projects. She felt the numbers would continue to increase because of what Sundance provided to the artists.

Council Member Rubell felt Sundance was part of the Park City community and he looked forward to next year's festival. Council Member Parigian stated he had seen awesome movies since 2006 and he looked forward to more. Mayor Worel thanked Sundance for their partnership.

2. Bonanza Park Project Update:

Matt Wetli and Justin Carney, Development Strategies, led the discussion on this item. Wetli indicated there had been some conversation about locating a city hall on this site. He asked if the Council wanted to seriously consider this. Council Member Ciraco stated the Council directed staff to consider all City-owned properties as possible sites for a new city hall. He asked how it would impact the process. Wetli stated it would impact the process significantly. This was not their expertise so some experts would need to be called on to assess square footage needs. Carney didn't want an RFP that left the question open because the goal was to limit the guessing. Council Member Toly thought the community didn't envision a city hall on this site and therefore was not in favor of including this. Council Member Parigian agreed.

Council Member Rubell asked when answers were needed regarding the KAC building/property, to which Carney stated they would need those facts by the end of July. Council Member Rubell indicated the City had other property in this area and he wanted staff to look at the property. Matt Dias indicated there would be a study session on the value of the current city hall and the assessment of other properties. Council Member Rubell asked to see the study session on an upcoming meeting agenda. Council Member Dickey felt the July 31st RFP timeline was unrealistic and stated the proposals discussed last night would require huge subsidies, so he was interested in seeing numbers for those options. He preferred having a sound financial model and a realistic project in mind before the RFP went out. He thought parking and housing would need to be modified and there needed to be commercial. He agreed city hall should not be on that site. Wetli indicated they would give Council a variety of numbers and options to look at by June 27th. Council Member Dickey didn't want to send an RFP out that the City couldn't support financially. Council Member Rubell wanted to move forward with purpose. Carney indicated they would present numbers tied to the different concepts

discussed yesterday. They would present five or six concepts with varying degrees of affordability, retail, parking, etc. and discuss the amount the Council was comfortable spending. It was indicated none of the scenarios would include a city hall. Wetli asked if the land would be sold to the developer or if the City would own the land and give a long-term ground lease, with the developer owning the vertical real estate. He noted choosing either option would not make a material difference. The Council agreed the land would be owned by the City and leased to a developer.

Wetli summarized they would come back with three to six scenarios with an estimate of overall cost, and they would discuss how much of the cost would be privately financeable. They would break down some of the individual costs such as parking. The session would be brief, but it would have a lot of numbers that would lead to a good conversation. Carney added that they would ask the Council what level of gap between costs and revenues they would support and if there needed to be further defining of what they would be supporting it for. Council Member Rubell also asked to discuss opportunities to generate additional revenues and gave the example of what would be the result if the AMPD was amended.

Wetli indicated the City's financial strategy didn't need to be completely figured out when the RFP was issued. Council Member Dickey stated they needed to know how to finance the gap. Dias indicated the City's financial team would continue to do a financial analysis and offer solutions.

Mayor Worel opened public input.

Aldy Milliken, KAC Executive Director, thought this two-day session had been productive. KAC would add a lot of value to the property because it was income generating and a stable partner. They worked for the citizens of this region. He didn't want the Council to think they were giving up an acre because KAC was a partner in developing this site. This would be different from Main Street, and it would offer things other resort communities couldn't. They needed clarity and commitment from the City so they could start fundraising and planning. He thought by working together, they could make something great.

Bob Peek stated the soul of town would be enhanced by putting KAC in that space. He also valued building the maker spaces. He used to run KAC part time and having those spaces available to artists would be valuable. The trail system from town to Park Meadows had nowhere else to go and he thought trails through Bonanza Park would be a great connection.

Megan McKenna 84060, Mountainlands Community Housing Trust, stated there were two workforce employees who came to her today and stated they were homeless. She hoped funds could be dedicated to housing as this site was developed. There was a lot of feedback and support for community housing in this area.

Mitch Bedke, 84098, stated this had been a long journey for the five-acre parcel. The community wanted a walkable community space that contained art. He felt the proposal last night to distribute art throughout the site would accomplish this desire. This aspect would give the vibe the community needed.

Kelly Gallagher 84098 listened to the conversation last night and she was happy with what she heard. She suggested making the spaces on the first floor simple with white walls and concrete floors. The artists and small business owners would turn the spaces into vibrant spaces. She also suggested making the Maverik building a studio for other types of art that were noisy and/or smelly. If the Maverik building would not be part of the project, she asked for another standalone communal type of setup.

Jocelyn Scudder, 84060, Arts Council Director, expressed gratitude for all the thought and care put into this project. She thanked the Council for giving KAC a standalone building and considering maker spaces. The Arts Council had affordability challenges and they advocated for equitable treatment. She explained Create PC was a collective for artists and they hoped the Council would support this idea.

Kevin Reynolds supported a collaborative approach with the Arts Council. He supported KAC and stated he took a class there and now he has a thriving business.

Mayor Worel closed public input.

3. Bonanza Flat Management Plan Update:

Heinrich Deters and Billy Kurek, Trails and Open Space Department, and Wendy Fisher and Emily Ingram, Utah Open Lands, presented this item. Fisher reviewed acquiring Bonanza Flat and indicated the management plan was a document to show what they started with and how much progress had transpired. There was a provision that the management plan could be updated, and that it should be reviewed at least every five years. She stated restoration continued on the property. Parking was an issue that was discussed last time. The parking improvement was impressive. Enforcement was done in a kind way. They wanted the management plan to continue and for parking to remain status quo. She also wanted to continue the Transit to Trails program and stated they received a grant from the Central Wasatch Commission (CWC) that funded the program. This helped alleviate parking congestion. It was also a broader investment in reducing carbon emissions.

Deters reviewed at the Council meeting in October, they discussed trails, got approvals to move forward with new trails, and removed the Church of Dirt. Kurek stated he helped remove the Church of Dirt and contacted couples who had scheduled weddings to help them find other venues, and they returned plaques that were left there. They put up signage to make the road clear and worked with Wasatch County and the Forest Service since the last Council meeting to explore these options being presented tonight. Ingram stated they hired a ranger to focus on Bonanza Flat and they hired four recreation use and education interns to be there as well to interact with the public and

help them understand what it meant to be good stewards of the land. They were continuing their restoration efforts. Fisher indicated they did outreach regarding parking at the Y. Council Member Toly stated there would be nine rangers at Bonanza Flat and she felt that was a big step forward in conjunction with Utah Open Lands to educate the users.

Kurek indicated in managing this area, they looked at other places that had similar challenges. He stated there were three interconnected management categories: paid parking, transportation, and reservations. There were many ways to implement parking programs, and he suggested any option should be implemented gradually. Kurek and Ingram reviewed the trails and issues with the Council. Kurek explained the management options. Reservations were not available for Bonanza Flat at this time, but they could consider reserving some of the stalls for those with permits. Some cons included a person staying over the reservation time would cause problems for the next vehicle. Another problem would be reserving some stalls for locals, but if those stalls weren't full, others couldn't use them. Ingram stated the paid parking program would deter people from driving. Kurek added they explored using payment kiosks and noted a local benefit could be if the resident's license plate was registered with the kiosk, the user would not have to pay. Wasden noted parking was in demand and a reservation system could be a good solution. The cons included it was not something that could easily be turned on and off and there would be a need for a lot of management.

Ingram stated Transit to Trails was a great option to reduce parking. It was on a reservation system and flexible. They were working to expand the service to the Wasatch Front. She thought seats could be reserved for local residents. Council Member Dickey asked about the demand for this program, to which Kurek stated there was high demand and it was very popular. The van could hold 14 people and up to six bikes. Currently, 70% of riders were Park City residents. Council Member Dickey stated Bloods Lake was a problem and asked for an update. Kurek responded they took parking from the Y corridor and they began to see the parking go back to the Bonanza Flat parking lot. Council Member Parigian asked how many parking spaces were there, to which Fisher stated there were 175 within the conservation area and 135 available for use.

Council Member Ciraco stated 34% of the Bonanza Flat purchase price was paid through fundraising and asked how much of the fundraising came from Park City residents, to which Kurek stated it was a small number. Council Member Ciraco stated there should be some prioritized access for residents. He asked if there was a foot traffic concern on the property. Fisher noted they had never seen a majority of users being from Park City. She wanted to continue getting parking under control in the management plan and did not want to increase parking capacity. Council Member Ciraco didn't want to penalize people who wanted to go up there, but he knew parking was something that needed to be managed.

Fisher noted there were several factors that needed to be considered and they were still working on it. So far, the area was not being overused. Going forward, they would continue monitoring parking and they would recommend adjustments as needed.

Kurek recommended transportation enhancements. Ingram indicated they would finish the management plan with the inclusion of increasing the level of service by increasing Transit to Trails, improving trailhead efficiency, and enhancing signage. Mayor Worel asked if the Transit to Trails vendor had the capacity to expand, to which Deters affirmed. Fisher indicated one of the conservation values was the recreation experience, so they were focusing on that. Kurek reviewed Park City resident benefits included Transit to Trails. He asked what the Council wanted to see as resident preferences. Deters stated they would be working status quo for the next year and would be collecting more data, then they would come back to Council in the future with additional recommendations.

Mayor Worel opened public input.

Shana Hopperstead requested consideration for Summit County residents. She was curious to see how Transit to Trails could be expanded and was interested as long as there was a way to get back down. She thought this was an amazing ecology and she hoped others would learn from this parcel.

Matt Meinhold 84049 talked about the crossing on Pine Canyon and asked that hikers please respect private property. He didn't want trails built close to private property. He thought the trail should be realigned. He wanted users to cross at the existing crosswalk.

Allison Kitching eComment: "Bonanza Flat Management Plan- Paid Parking Dear Mayor Worel and City Council, I am writing today regarding the Bonanza Flat Open Space paid parking pilot idea being proposed. 93% of the visitors are not Parkites. I'm 100% in support of charging these visitors \$10 to park. This user group is not already paying off the Bonanza Flat Open Space Bond with their property taxes. For the 7% of visitors who are Park City residents, I do support the free residential rate via registration of a license plate number or parking code. Additionally, I do support limiting this benefit to only residents paying property taxes contributing to paying off the bond. When I voted for the bond, I did not consider being charged additional fees above what I'm already paying in property taxes. Additional per use parking fees would be charging me twice. Since I use these trails with my dog, I cannot use the shuttle. I do support additional shuttles to the area though because this will decrease the amount of cars parking at these trailheads. I appreciate the ability to park and enjoy this area with my dog."

Cheryl Soshnik eComment: "As a resident of 84060, and as someone who hikes in the Bonanza Flat area and has seen the congested parking lots, folks parking (and getting tickets) on the road, and witnessed the overuse of the Bloods Lake trail in a few short years, I fully approve of paid parking at the Bonanza Flat parking lots. Critical points

however...adding additional parking locations is NOT the answer, it is compounding the problem of recreational overuse of the area. More importantly though, taxpayers in 84060 are already paying for Bonanza Flat, as well as Treasure, in our tax bills every year and need to be exempt from paid parking. Reading the Staff Report, it mentions exempting 84060 would impact the City financially to make it happen, but I don't think so. We already have the Old Town Parking Permit system in place, which could be expanded to track all license plates residing in 84060 into the same process as is already set up. Parking enforcement has a way to electronically verify a vehicle is allowed to be parked in front of our houses, just add in the ability to do the same at Bonanza Flat. Or, if something visual is needed, we could go back to the sticker or hang tag system that has already been used. Don't recreate the wheel, just play with the spokes of the wheel we already have! Another statement in the Staff report was about expanding Transit to Trails. Another process that I approve of as well, please do expand Transit to Trails to include Empire Pass, the Junction down to Midway, Bloods Lake TH, and Guardsman Pass as planned stops. I actually use all of those locations to begin or end my hikes. But the staff report says it would increase the financial burden on the City...it doesn't have to...beef up the service and CHARGE a nominal fee per passenger per trip. \$5 per person to be delivered up is a good amount...and free to ride back down. I have utilized Transit to Trails in the winter, and this is a special service that certainly deserves to have a fee associated with it! As it is, I pay \$5 per ride anyways, as I always give the driver a tip...charge us \$5 to make the reservation! That also might solve the problems that Transit to Trails has with 'no-shows' -- so many folks make reservations, it's easy, and it's free. And then they decide to blow it off and do something else that day, and the van that was fully reserved often travels up the hill with only 3 or 4 people, not 10. If you make people pay \$5 each to reserve a seat in a van, they are more likely to show up. And by charging for the Transit to Trails rides with enhanced service options, it would not be a financial burden on the City. And yes, I would happily pay for it."

Bridgette Meinhold eComment: "With regards to the upcoming meeting to discuss plans for Bonanza Flat, I would like to add the following comments. As a resident of neighboring Brighton Estates (and a Summit County property owner), I am subject to all of the traffic, trespassing, and disrespectful activities that take place on Bonanza Flat. I regularly have to direct recreationists off our private property despite signage in our neighborhood that directs them otherwise. 1. I approve of paid parking for the BF lots for the high season. Please do not add any additional parking. 2. Stop further trail development. This is conservation property, not a mountain bike park. There are more than enough trails as it is. 3. The only appropriate trail crossing is near the Y intersection at this location (<https://maps.app.goo.gl/hNgF4c8VCEhBnS9d8>). I do not see in the staff report where exactly the proposed Pine Canyon crossing location is located, but any further south on Pine Canyon is through a densely foliated zone of the road where drivers speed with abandon and it also places a crossing and trails too close for comfort to private property. 4. As such, I will ask again, please keep any public trails far from private property to minimize trespassing. We already have so much encroachment and trespass as it is. 5. Please start creating better signage that clearly

communicates trails and boundaries. Please help educate the public on safe, appropriate, and respectful use of public lands. To date, I am very disappointed by the signage that has been put up.”

Mayor Worel closed public input.

Council Member Rubell stated there was a conflicting message. More traffic was coming, but nothing had been done yet. He proposed starting to do the work of getting the questions answered and to bring a recommendation to the Council by the next trail season. He favored prioritizing the taxpayers paying for the services. Council Member Toly thought it would be wise to look at this. The \$10 per hour parking rate proposal seemed like too much. She wanted to reevaluate that amount. She supported expanding Transit to Trails. She liked the idea of a locals’ permit sticker or hang tag. She was not opposed to 84098 being considered local. Council Member Rubell stated if 84060 Park City taxpayers were prioritized, they wouldn’t pay for Transit to Trails, or their use would be prioritized. He supported expanding the service. He noted the increased cost would be covered when paid parking began.

Council Member Dickey stated City residents were a minority user for everything in Park City and he didn’t think that was an indicator of a problem. Using paid parking to discourage use was strange, unless residents were having a hard time finding parking. If it was a big problem, then the offered solutions made sense. Deters indicated they were pushing Transit for Trails to combat the parking issue. Most people went up there for 30 minutes or less, but the timing of use was an issue. They would continue to study the use and times of use. Council Member Dickey thought a traffic timing problem could be handled through traffic demand management (TDM). Cars coming from Salt Lake and taking all the parking from residents was a different problem. Fisher stated the problem was there were more visitors to Bonanza Flat. As they continued to study this, they would look at what other entities were doing with parking. Council Members Rubell and Dickey felt implementing a plan next year after further studying it was wise.

Council Member Parigian wanted to watch the parking problem and supported locals being prioritized with everything. Council Member Ciraco thought locals avoiding Bonanza Flat could not be measured. He favored reserving some space for them and looked forward to the recommendations next year. Council Member Toly asked staff to look at who was using the area and how long they were staying there.

Council Member Rubell asked how the Pine Canyon crosswalk affected the adjacent private property. Deters stated they walked the area, had professionals lay out the trails, put up a fence, coordinated with Wasatch County Trails, put up signage, and did everything they could pertaining to this trail. He didn’t know how far away the private property was from the trail, but he felt good about implementing it for the community. Fisher stated the trail was realigned several times to move it further away from private property. Council Member Rubell asked that staff work with the property owners in the area and go through the proposed mitigations to address their concerns. Council

Member Toly stated trespassing was a police issue. Council Member Ciraco noted the City had done many mitigations, but staff could continue to look for ways to help that area. Council Member Dickey agreed staff could work with property owners and look for other mitigations, but he didn't want to relocate the trail.

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Ciraco attended the scholarship ceremony at the high school and he saw the generosity of the community through the scholarships given. Council Member Toly indicated she went on CityTour to Durango and Telluride, Colorado, and she thought it was great. She praised Myles Rademan for all his work in the Leadership program. Mayor Worel attended a reception with the Park City Museum and Friends of Ski Mountain Mining.

Staff Communications Reports:

1. City Manager and City Attorney Performance Review:

Council Member Rubell stated the standard operating procedure (SOP) sounded different than what was done in the past. Sarah Mangano, Human Resources Director, indicated there was no real difference. She laid out the policy so whoever was Mayor would determine the process and have feedback from the Council and Mayor. Council Member Rubell asked if it was at the Mayor's discretion to solicit Council feedback, to which Mangano stated the policy allowed the Mayor to determine how feedback was solicited from Council members. Council Member Rubell asked about scoring and stated it was at the discretion of the Mayor. Mangano indicated feedback was currently given by peer feedback and reports and going forward the Mayor would determine the feedback with the Council members. Council Member Rubell suggested that the Council score the reviews. He didn't want it to be the Mayor's discretion, but the Council's collective input. Mangano compared the process to a board of directors, and stated it was hard to be responsive to six bosses. Her advice was that one person make the determination as a collective representative of the group. It was up to that person to get good feedback on where the Council as a whole wanted to go. Council Member Rubell thought the collective Council intent was to represent the majority view of the Council. He also stated the City Manager and City Attorney contracts referred to an annual bonus, but the new direction for the City was removing the bonus. Mangano recommended rolling the bonus into their base salary and eliminate the bonus, but that was a Council decision. Council Member Rubell indicated their pay for FY25 was similar to other staff, but the bonus could be taken out and language could be added to say they were bonus eligible.

Mayor Worel stated she had worked with several different Councils where the evaluations were done differently and there was no right or wrong way. She thought there should be flexibility. Council Member Dickey was comfortable with how it was laid out. He felt it was easier to have one person delivering the review. Council Member

Parigian did not support giving bonuses. Mangano stated she could take the question of bonuses to outside Counsel to see if the employment agreements should be opened. Council Member Ciraco supported Council having a strong input in the review. Council Member Dickey suggested eliminating the “at their discretion” from the SOP. Council Member Rubell agreed to eliminating that phrase. Council Member Toly stated she was fine with the SOP as written. She didn’t have a bonus preference, but if the contracts had to be reopened, she preferred to just keep the bonus. Council Member Parigian stated they were hired with the bonus language so he was fine keeping it. Council Member Rubell asked how the pay strategy would work for this year. Mangano indicated 4.75% was allocated for a bonus and 2.25% for a merit increase. Those numbers could be changed for next year. A total of 7% was what the Council had to work with. She stated she would remove “at their discretion”.

2. April Budget Monitoring Report and March Sales Tax Report:

3. Main Street Area Plan Update:

4. Bonanza Park Brownfield Grant Update:

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from May 16, 2024:

Council Member Parigian moved to approve the City Council meeting minutes from May 16, 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 with Big Horn Contractors LLC, as Approved by the City Attorney, for Two Pedestrian Bridges to be Installed on the Rail Trail, in the Amount of \$580,000:

2. Request to Authorize the City Manager to Execute an End-User Agreement under a State Cooperative Contract in a Form Approved by the City Attorney for Software Development Services with InterScripts, Inc. for a Three-Year Contract with the Option to Renew for Two Additional One-Year Extensions for Affordable Housing Software Design and Support Services in an Amount Not to Exceed \$148,700:

3. Set a Public Hearing under Utah Code 10-3-818 to Consider Adoption of an Ordinance for Elective and Statutory Officer Compensation on June 20, 2024, Regular City Council Meeting:

4. Set a Public Hearing under Utah Code 10-3-818 to Consider Compensation Increases for Executive Municipal Officers Included in the Final Budget on June 20, 2024, Regular City Council Meeting:

5. Request to Authorize the City Manager to Execute a Three-Year Contract with Absorb Software, LMS, a Learning Management System Provider, in a Form Approved by the City Attorney's Office, in an Amount Not to Exceed \$126,442.50:

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

RESULT: APPROVED

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

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

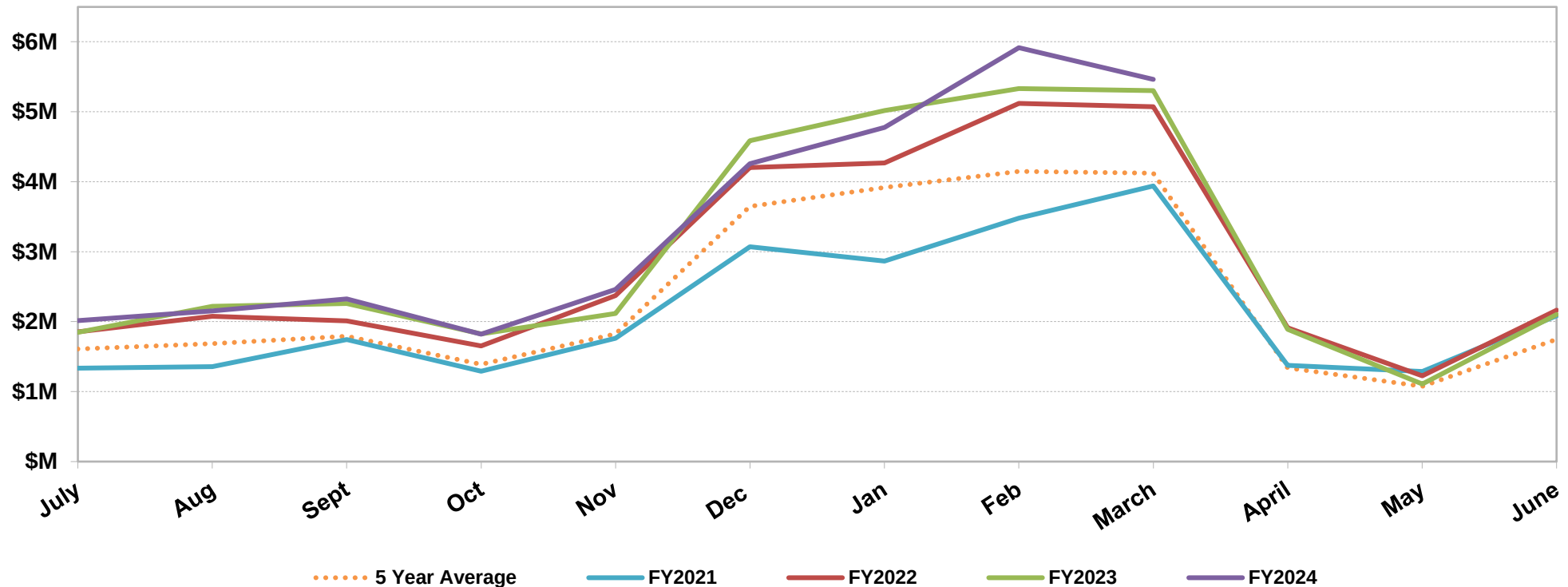
Budget Review



Agenda

- 1.Sales Tax Update
- 2.Play Plan
- 3.Budget Changes
- 4.Changes to Fee Schedule
- 5.Questions
- 6.Prepare for June 20th – Final Budget Adoption

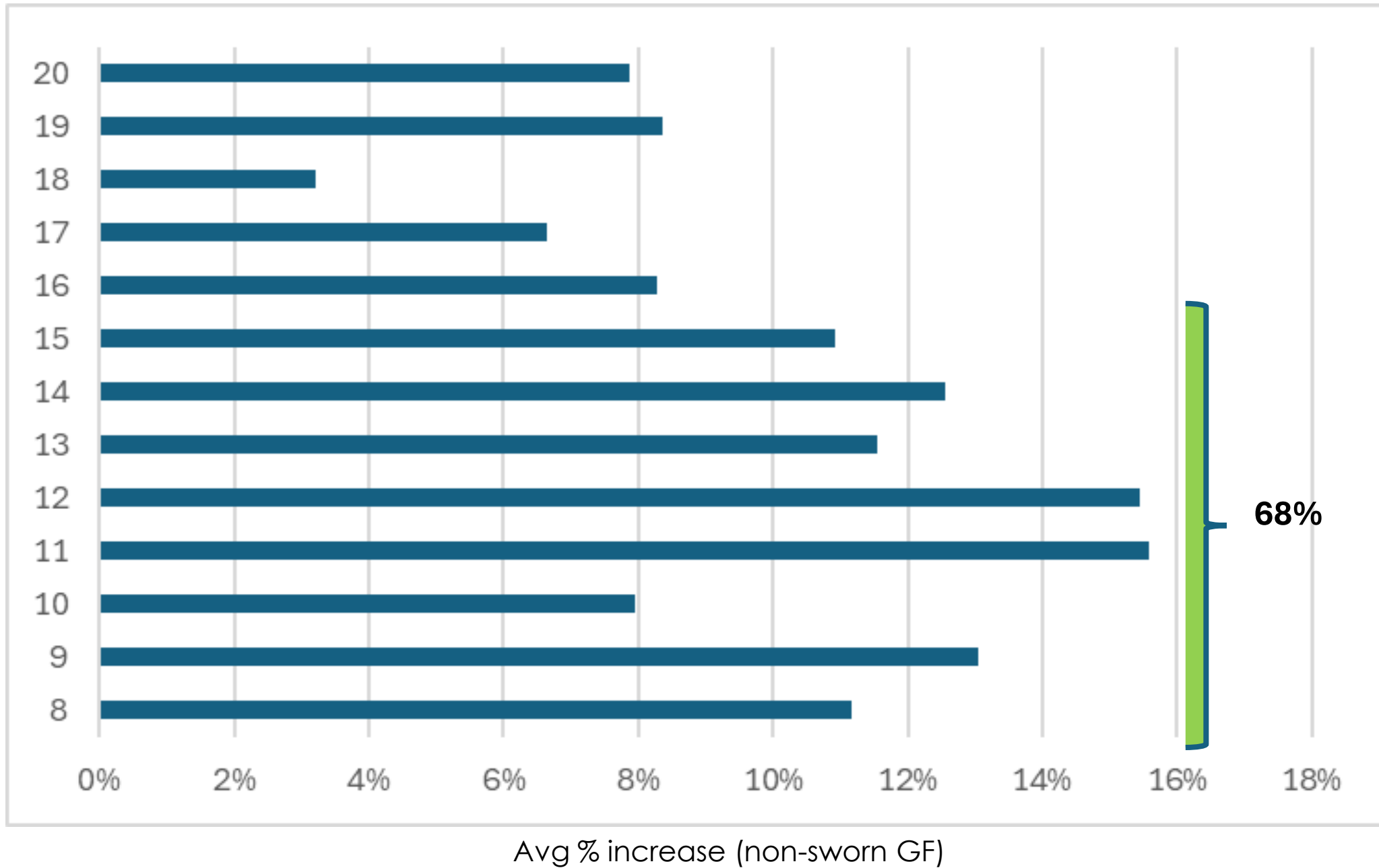
Sales Tax Revenue



- Sales Taxes excluding TRT and Transit Sales Tax +2.7% vs. March FY23
- Transit Sales Tax +3.2% vs. March FY23
- TRT -0.26% vs. March FY23



Pay Bands



FY25 Budget

Review of operation budget changes made *prior* to Tentative Budget adoption:



Olympic Planning (\$75k adjusted from \$50k previously) – Funds for studies, attendance at key meetings with relevant organizations and stakeholders, preparing long-term financial or operational plans, and public outreach.



Strategic Communications (\$25k adjusted from \$50k previously) – This request supports additional strategic communications support during high-profile and complex community issues. We plan to draw upon this budget only when elevated services are desired by the Mayor and City Council.

FY24 Transit Budget Adjustment

On October 5th, 2023, the City Council approved the Richardson Flat express routes to the base of Park City Mountain and Deer Valley Resort. Financial contributions from our community resort partners made the direct express routing possible.

	Original FY24 Budget	Adjusted FY24 Budget	Net Increase
Transit Operating Expenses	\$18,212,221	\$18,512,221	\$300,000

	Richardson Flat to both Resorts	Net Increase
Budget Adjustment	\$300,000	\$300,000

Capital Budget Adjustment:

- Adjusted the budget for CP0478 Bike/Pedestrian Improvements in Thayne's. Transportation was awarded a grant for \$1,010,000 from 3rd Quarter funding (COG).

The staff report noted a budget adjustment of \$1,081,361 in the Transportation Fund for Richardson Flat resort service and extended service on the 3 Blue and 50 Teal. This was an error and will be corrected in the final budget.



FY25 Budget

Changes to the FY25 Fee Schedule

- (New) Sec. 2.5.2: New Meter Reinspection Fee
 - \$150 for new water connections to cover the cost of repeated site visits.
 - First inspection will continue to be included in the price of a new meter.
- Sec. 8.2 and 9.2 Cost Recovery
 - Amended to specify a 70% cost recovery goal for the Ice Arena (same as MARC)
- Sec. 8.9: Miners Hospital Community Center Fees
 - Specifies that all fees are due no less than two weeks in advance of the rental
 - Requires a cleaning fee on all rentals
 - Increases the cleaning fee from \$50 to \$65 to account for rising costs
 - Requires a \$500 refundable damage deposit on all rentals

FY25 Budget

Planning, Building, and Engineering Fee Study

- Planning, Building, and Engineering plan to conduct a comprehensive fee study in FY25
- This was first presented in the FY25 Fee Schedule discussion on April 11, we are recommending a \$30,000 increase to the FY25 budget to fund the study
- During the past several years, both the costs to administer services and the overall construction value of projects have increased significantly
- A new study would ensure planning, building, and engineering fees more adequately reflect the cost of providing the service
- The study results will inform recommended changes to the FY26 Fee Schedule.

FY25 Budget

What questions do you have for changes made to the FY 25 Tentative Budget and adjustments to the FY 24 Budget?

FY25 Budget

June 20th Council Meeting

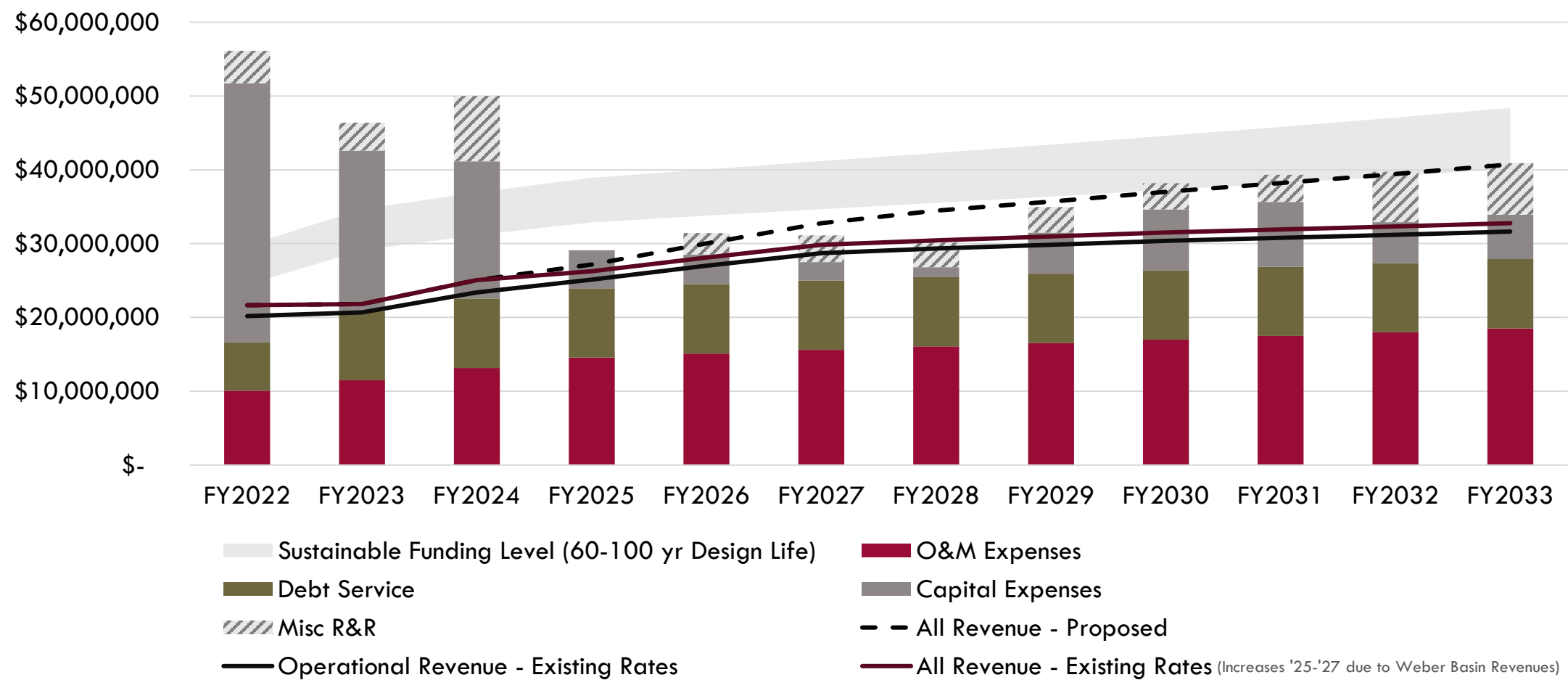
1. Review final changes to the FY 25 Budget
2. Hold a public hearing and adopt the Final FY25 Budget & Adjusted FY24 Budget
 - Operating, Capital, Budget Policy, and Fee Schedule
3. Hold a public hearing and adopt an ordinance for Elected and Statutory Officer Compensation
4. Hold a public hearing for Executive Municipal Officer Compensation

Park City Water Rates – Follow Up and Detailed Recommendations

Bowen Collins & Associates

Keith Larson, P.E.

Recommended 10-yr CIP



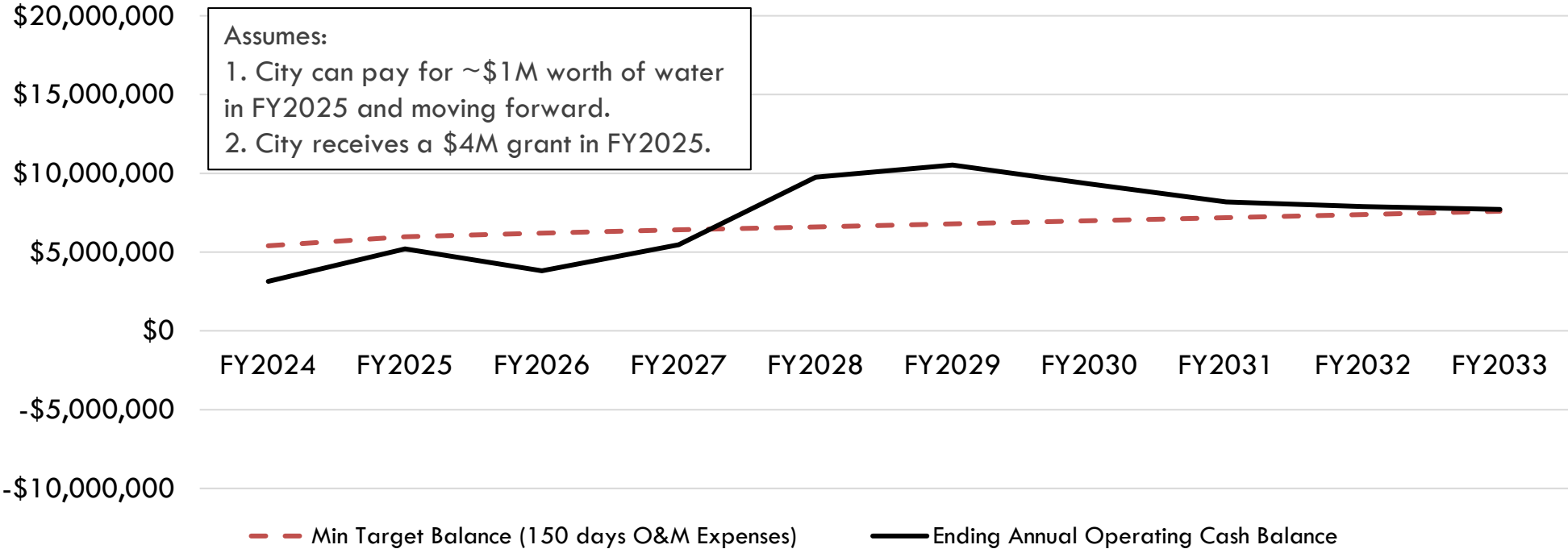
Council Preferred Funding Plan

Option 3

- a. Increase rates ($\sim 4.5\%$ for next 4 years)
- b. Begin charging City-owned facilities for water use ($\sim \$1\text{M}$ annually)
- c. Receive grant money for capital projects ($\sim \$4\text{M}$)

Projected Cash Flow

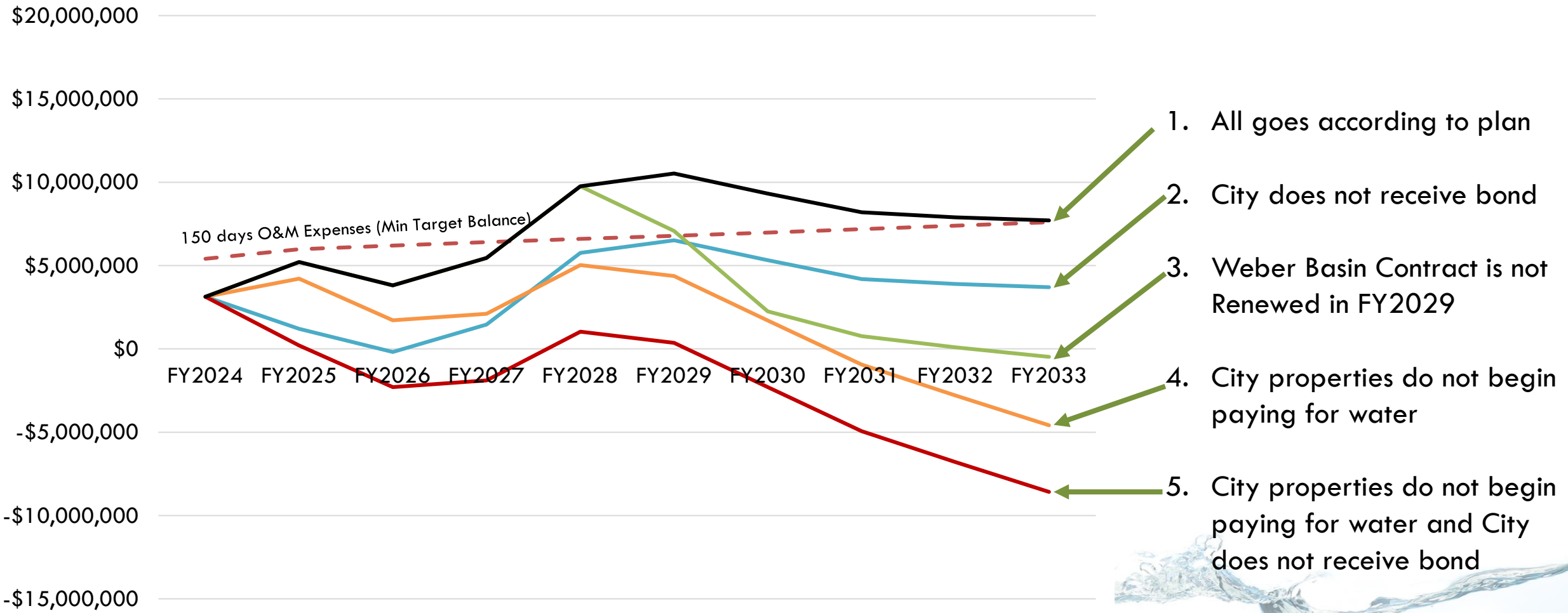
Option 3



	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%
EOY Cash Balance	\$5,210,000	\$3,811,000	\$5,461,000	\$9,764,000	\$10,524,000	\$9,327,000	\$8,194,000	\$7,898,000	\$7,707,000

Potential Risks

Option 3



Required Adjustments for Risk Scenarios

Option 3

	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%
% Rate Increase	4.5%	5.3%	5.3%	5.3%	3.0%	3.0%	3.0%	3.0%	3.0%
% Rate Increase	4.5%	10.6%	10.6%	10.6%	3.0%	3.0%	3.0%	3.0%	3.0%
% Rate Increase	4.5%	6.8%	6.8%	6.8%	3.0%	3.0%	3.0%	3.0%	3.0%
% Rate Increase	4.5%	7.5%	7.5%	7.5%	3.0%	3.0%	3.0%	3.0%	3.0%

- 1. All goes according to plan
- 2. City does not receive bond
- 3. Weber Basin Contract is not Renewed in FY2029
- 4. City properties do not begin paying for water
- 5. City properties do not begin paying for water and City does not receive bond

Rate Recommendations

- Postpone potential residential structural changes until Jan 1, 2025
- Adopt 4.5% rate increases effective July 1, 2024

Existing Rates				
Metered Connections by Meter Size	SFR	MFR	Irrigation	Commercial
Monthly Base Rate				
3/4-inch	\$55.24	\$71.60	\$158.87	\$85.92
1-inch	\$74.57	\$121.51	\$351.56	\$145.81
1.5-inch	\$88.44	\$259.56	\$883.54	\$311.47
2-inch	\$88.44	\$541.29	\$883.54	\$649.55
3-inch	--	\$1,408.58	\$883.54	\$1,690.30
4-inch	--	\$2,557.37	--	\$3,068.84
6-inch	--	\$4,820.72	--	\$5,784.86
Volumetric Charges*				
Tier 1	\$6.88	\$6.88	\$11.73	\$9.08
Tier 2	\$9.08	\$9.08	\$16.54	\$11.73
Tier 3	\$11.73	\$11.73	\$23.10	\$16.54
Tier 4	\$16.54	\$16.54	\$34.65	\$23.10
Tier 5	\$23.10	\$23.10	--	\$34.65
Tier 6	\$34.65	\$34.65	--	--

*Tier volume definitions vary by customer class and meter size.

Proposed FY2025 Rates				
Metered Connections by Meter Size	SFR	MFR	Irr	Comm
Monthly Base Rate				
3/4-inch	\$57.73	\$74.82	\$166.02	\$89.79
1-inch	\$77.93	\$126.98	\$367.38	\$152.37
1.5-inch	\$92.42	\$271.24	\$923.30	\$325.49
2-inch	\$92.42	\$565.65	\$923.30	\$678.78
3-inch	--	\$1,471.97	\$923.30	\$1,766.36
4-inch	--	\$2,672.45	--	\$3,206.94
6-inch	--	\$5,037.65	--	\$6,045.18
Volumetric Charges*				
Tier 1	\$7.19	\$7.19	\$12.26	\$9.49
Tier 2	\$9.49	\$9.49	\$17.28	\$12.26
Tier 3	\$12.26	\$12.26	\$24.14	\$17.28
Tier 4	\$17.28	\$17.28	\$36.21	\$24.14
Tier 5	\$24.14	\$24.14	--	\$36.21
Tier 6	\$36.21	\$36.21	--	--

*Tier volume definitions vary by customer class and meter size. Tier volume definitions to remain the same as existing for proposed rate increase.

Pump Surcharge Updates

- Detailed analysis indicates pumping surcharge is still generally in line with actual costs
- Recommended approach: 4.5% uniform increase

Surcharge Group No	Surcharge Group	Pressure Zone Number Included in Group	Current Pumping Surcharge (\$/kgal)	Recommended Pumping Surcharge (\$/kgal)
1	Boothill	29	\$0.65	\$0.68
2	Woodside, etc.	8, 10, 17-27, 30, 32, 42, 48, 51	\$1.55	\$1.62
3	Oaks/Aerie	11-16, 47	\$2.70	\$2.82
4	Iron Canyon/Sandstone Cove	28, 31	\$3.39	\$3.54
5	Silver Lake and Up	1-7, 34, 37-41	\$4.61	\$4.82



Impact Fees

- Impact fee recommendations to be presented later this summer
- Preliminary results: significant increase in impact fees
- What are the potential rate implications?
 - No change recommended for FY2025 rates
 - Impact fees not guaranteed
 - 4.5% increase still needed for debt service coverage
 - May affect rate increase in future years

RATE DESIGN OPTIONS



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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%

- Potential modification:
 - 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

Potential SFR Rates

- Adoption and implementation of SFR structure changes will be delayed until Jan 2025
- Large initial increase to recover lost revenue from anticipated optimized rates in SFR

FY2025 SFR (Includes 4.5% Increase)				
	3/4-inch	1-inch	1.5-inch	2-inch
Base Rates	\$57.73	\$77.93	\$92.42	\$92.42
Volumetric Tier Definitions – All Meters (Price per Thousand Gallon)				
Tier 1 (\$7.19)	0 - 5			
Tier 2 (\$9.49)	5 - 10			
Tier 3 (\$12.26)	10 - 20			
Tier 4 (\$17.28)	20 - 30			
Tier 5 (\$24.14)	30 - 40			
Tier 6 (\$36.21)	> 40			

SFR with Structure Change*				
	3/4-inch	1-inch	1.5-inch	2-inch
Base Rates	\$64.08	\$98.60	\$174.00	\$263.64
Volumetric Tier Definitions (Price per Thousand Gallon)				
Tier 1 (\$7.98)	0 - 5	0 - 5	0 - 5	0 - 5
Tier 2 (\$10.53)	5 - 10	5 - 15	5 - 25	5 - 30
Tier 3 (\$13.61)	10 - 20	15 - 25	25 - 40	30 - 55
Tier 4 (\$19.19)	20 - 30	25 - 40	40 - 65	55 - 85
Tier 5 (\$26.79)	30 - 40	40 - 60	65 - 95	85 - 135
Tier 6 (\$40.19)	> 40	> 60	> 95	> 135
* Assumes 70% of accounts optimize meter size				

CITY FEES



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& ASSOCIATES

Impact on City Properties

Table 1 - 2023 Water Usage for City Accounts			
Type	Customer/Service Location	Retail Value	
comm	MARC	\$157,689	
irrig	Quinns Fields North	\$105,134	
irrig	PCSD High School	\$97,559	Phasing in for payment
irrig	Quinns Fields South	\$73,551	
irrig	Cemetary	\$66,667	
irrig	PCSD North 40 Fields	\$65,672	Phasing in for payment
comm	Quinns Junction WTP	\$60,452	
irrig	City Park	\$59,892	
comm	Ice Arena	\$52,019	
irrig	PCSD Middle School	\$43,266	Phasing in for payment
irrig	Prospector Hwy 248 Buffer Strip	\$32,180	
const	Alder Construction	\$21,011	3Kings Construction
irrig	Library	\$18,968	
irrig	Library	\$18,560	
comm	Public Works	\$16,514	
comm	Public Works Building	\$15,222	
irrig	Prospector Park	\$14,440	
irrig	MARC	\$13,054	
	All Other City Accounts	\$70,000	
	Subtotal	\$1,001,851	
	Golf Course	\$1,100,000	(approximate)
	Total	\$2,101,851	

Impact on City Properties

Option 1: City Water Charges by Fund (50% Raw)		
Fund	\$	% of Total
Golf Fund	\$ 550,000	41.3%
MARC	\$ 157,689	11.8%
Ice	\$ 52,019	3.9%
General Fund	\$ 210,136	15.8%
General Fund (Raw)	\$ 138,766	10.4%
Transportation Fund	\$ 16,514	1.2%
City Total	\$ 1,125,124	
PCSD Fields	\$ 206,497	15.5%
Total Payment	\$ 1,331,621	

Option 2: City Water Charges by Fund (100% Raw)		
Fund	\$	% of Total
Golf Fund	\$ 1,100,000	63.8%
MARC	\$ 157,689	9.1%
Ice	\$ 52,019	3.0%
General Fund	\$ 210,136	12.2%
General Fund (Raw)	\$ 277,533	16.1%
Transportation Fund	\$ 16,514	1.0%
City Total	\$ 1,813,891	
PCSD Fields	\$ 206,497	10%
Total Payment	\$ 2,020,388	

Option 3: City Water Charges by Fund (25% Raw)		
Fund	\$	% of Total
Golf Fund	\$ 275,000	27.9%
MARC	\$ 157,689	16.0%
Ice	\$ 52,019	5.3%
General Fund	\$ 210,136	21.3%
General Fund (Raw)	\$ 69,383	7.0%
Transportation Fund	\$ 16,514	1.7%
City Total	\$ 780,741	
PCSD Fields	\$ 206,497	21%
Total Payment	\$ 987,238	

Impact on City Properties

Option 1: City Water Charges by Fund (50% Raw)

Fund	% of total	2025	2026	2027	2028	2029
Golf Fund	41.3%		\$ 183,424	\$ 366,866	\$ 550,000	\$ 561,278
MARC	11.8%		\$ 52,589	\$ 105,183	\$ 157,689	\$ 160,843
Ice	3.9%		\$ 17,348	\$ 34,698	\$ 52,019	\$ 53,059
General Fund	15.8%	\$ 1,000,000	\$ 70,080	\$ 140,167	\$ 210,136	\$ 214,339
General Fund (Raw)	10.4%		\$ 46,278	\$ 92,561	\$ 138,766	\$ 141,541
Transportation Fund	1.2%		\$ 5,507	\$ 11,015	\$ 16,514	\$ 16,844
City Total		\$ 1,000,000	\$ 375,227	\$ 750,490	\$ 1,125,124	\$1,147,905
PCSD Fields	15.5%	\$ 69,052	\$ 138,105	\$ 206,497	\$ 210,627	\$ 214,839
Total Payment to Water Fund		\$ 1,069,052	\$ 513,332	\$ 956,987	\$ 1,335,751	\$1,362,744

Fund Revenue Increases		2025	2026	2027	2028	Total
Golf Fund			8%	11%	10%	29%
Golf Green Fee			\$ 6.89	\$ 6.89	\$ 6.89	\$ 20.68
MARC			2%	1%	2%	5%
Ice			2%	1%	1%	4%

Impact on City Properties

Option 3: City Water Charges by Fund (25% Raw)

Fund	% of total	2025	2026	2027	2028	2029
Golf Fund	27.9%		\$ 91,728	\$ 183,456	\$ 275,000	\$ 280,500
MARC	16.0%		\$ 52,598	\$ 105,197	\$ 157,690	\$ 160,843
Ice	5.3%		\$ 17,351	\$ 34,702	\$ 52,019	\$ 53,059
General Fund	21.3%	\$ 1,000,000	\$ 70,092	\$ 140,184	\$ 210,136	\$ 214,338
General Fund (Raw)	7.0%		\$ 23,143	\$ 46,286	\$ 69,383	\$ 70,771
Transportation Fund	1.7%		\$ 5,508	\$ 11,016	\$ 16,514	\$ 16,844
City Total		\$ 1,000,000	\$ 260,421	\$ 520,842	\$ 780,740	\$ 796,355
PCSD Fields	20.9%	\$ 69,052	\$ 138,105	\$ 206,497	\$ 210,627	\$ 214,839
Total Payment to Water Fund		\$ 1,069,052	\$ 398,525	\$ 727,339	\$ 991,367	\$ 1,011,195

Fund Revenue Increases		2025	2026	2027	2028	Total
Golf Fund			5%	6%	6%	17%
Golf Green Fee			\$ 3.45	\$ 3.45	\$ 3.45	\$ 10.34
MARC			1%	2%	2%	5%
Ice			1%	2%	1%	4%

Impact on City Properties

Increase to Golf for Water Use

Option 1 \$550K	% Increase to Green Fee	Current Price	New Price
\$20.68 per green fee			

Resident	54% increase	\$ 45.00	\$ 66.00
Utah Resident	41% increase	\$ 60.00	\$ 81.00
Non-Resident	35% increase	\$ 70.00	\$ 91.00

Option 2 \$1,100,000	% Increase to Green Fee	Current Price	New Price
\$41.35 per green fee			

Resident	92% increase	\$ 45.00	\$ 87.00
Utah Resident	69% increase	\$ 60.00	\$ 102.00
Non-Resident	59% increase	\$ 70.00	\$ 112.00

Option 3 \$275,000	% Increase to Green Fee	Current Price	New Price
\$10.34 per green fee			

Resident	23% increase	\$ 45.00	\$ 55.50
Utah Resident	17% increase	\$ 60.00	\$ 70.50
Non-Resident	15% increase	\$ 70.00	\$ 8.50

- Rates were increased \$3 this year for green fee and \$2 for carts – a total of \$5 increase
- % of the Increase is to cover the full cost of the new Water Fee vs the Current User Fee Rate

Questions?



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& ASSOCIATES

Potential Charges for City Untreated Water Use

- Option 1
 - Raw water cost only
 - \$1,000/ac-ft (\$3.07/kgal)
 - Purchase cost of raw water from Rockport + limited distribution
- Option 2
 - Spiro water treatment costs only (Approx.)
 - \$2,100/acre-ft (\$6.46/kgal)
- Option 3
 - Average Retail Rate
 - \$4,240/ac-ft (\$13.05/kgal)
- Reference: Charge to WBWCD for surplus water = \$3,342 (\$10.28/kgal)

Pump Surcharge Calculations

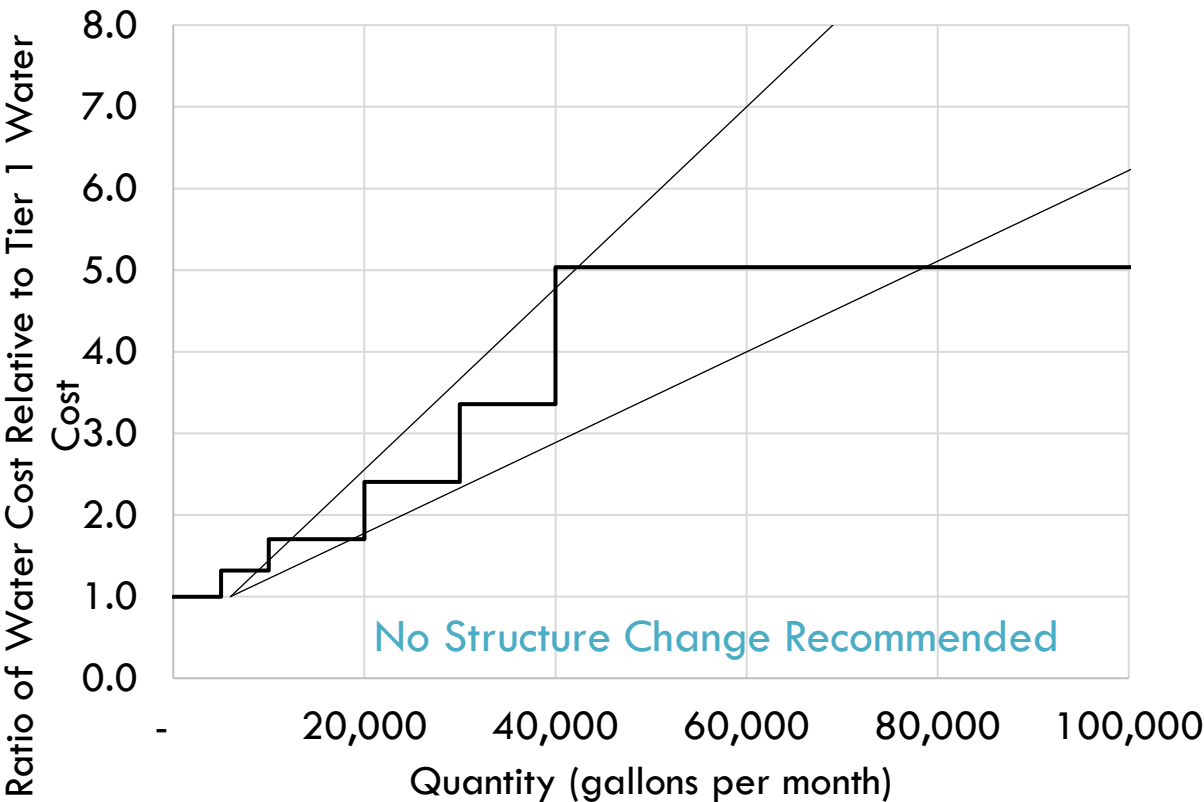
- Calculated surcharge based on calendar year 2023 data (will vary slightly from year to year)

Surcharge Group No	Surcharge Group	Pressure Zone Number Included in Group	Current Pumping Surcharge (\$/kgal)	Newly Calculated Pumping Surcharge (\$/kgal)
1	Boothill	29	\$0.65	\$0.55
2	Woodside, etc.	8, 10, 17-27, 30, 32, 42, 48, 51	\$1.55	\$1.65
3	Oaks/Aerie	11-16, 47	\$2.70	\$2.26
4	Iron Canyon/Sandstone Cove	28, 31	\$3.39	\$3.60
5	Silver Lake and Up	1-7, 34, 37-41	\$4.61	\$4.93

Rate Recommendations

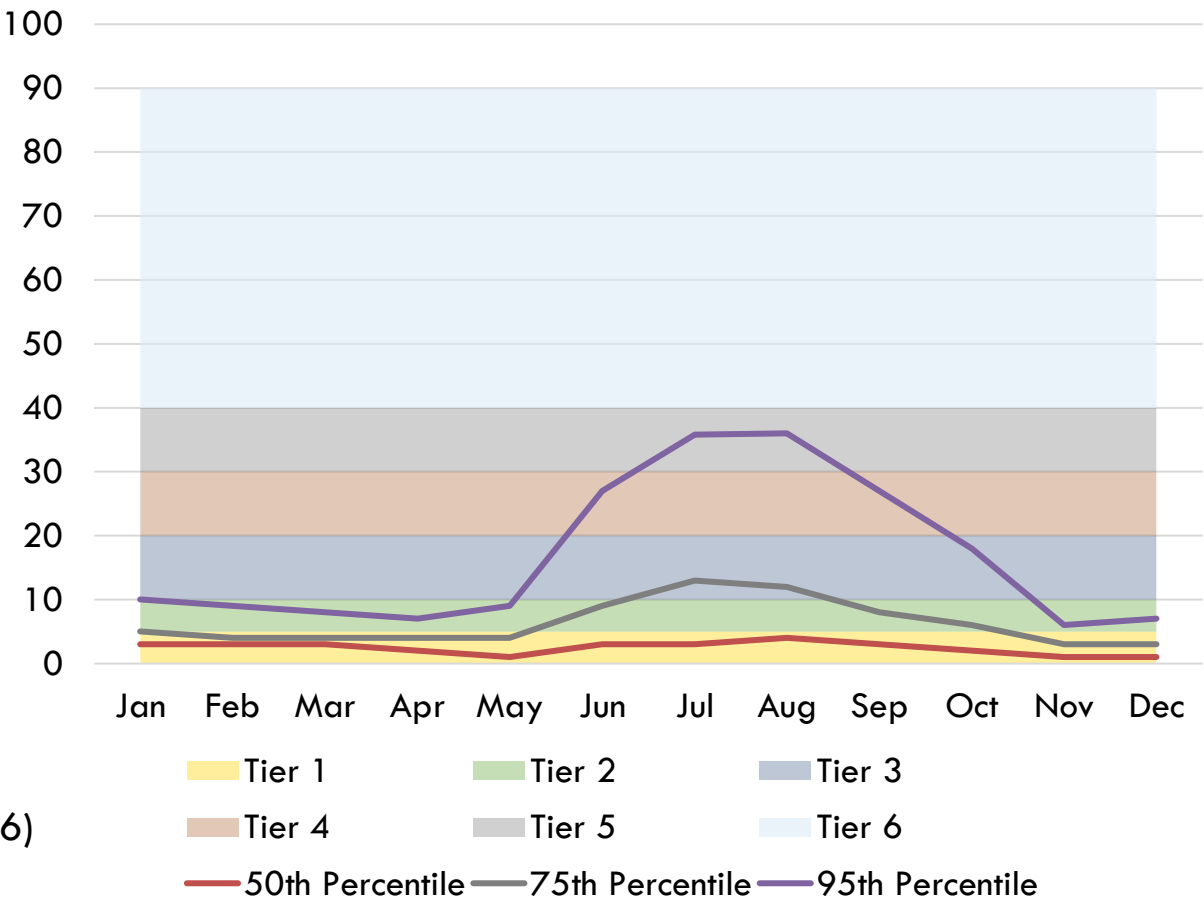
SFR 3/4" Meters

Normalized Tiered Rate – 3/4-inch



— Existing Park City Residential (\$55.24) (New \$60.76)
— 3/4-inch Cost of Service Envelope

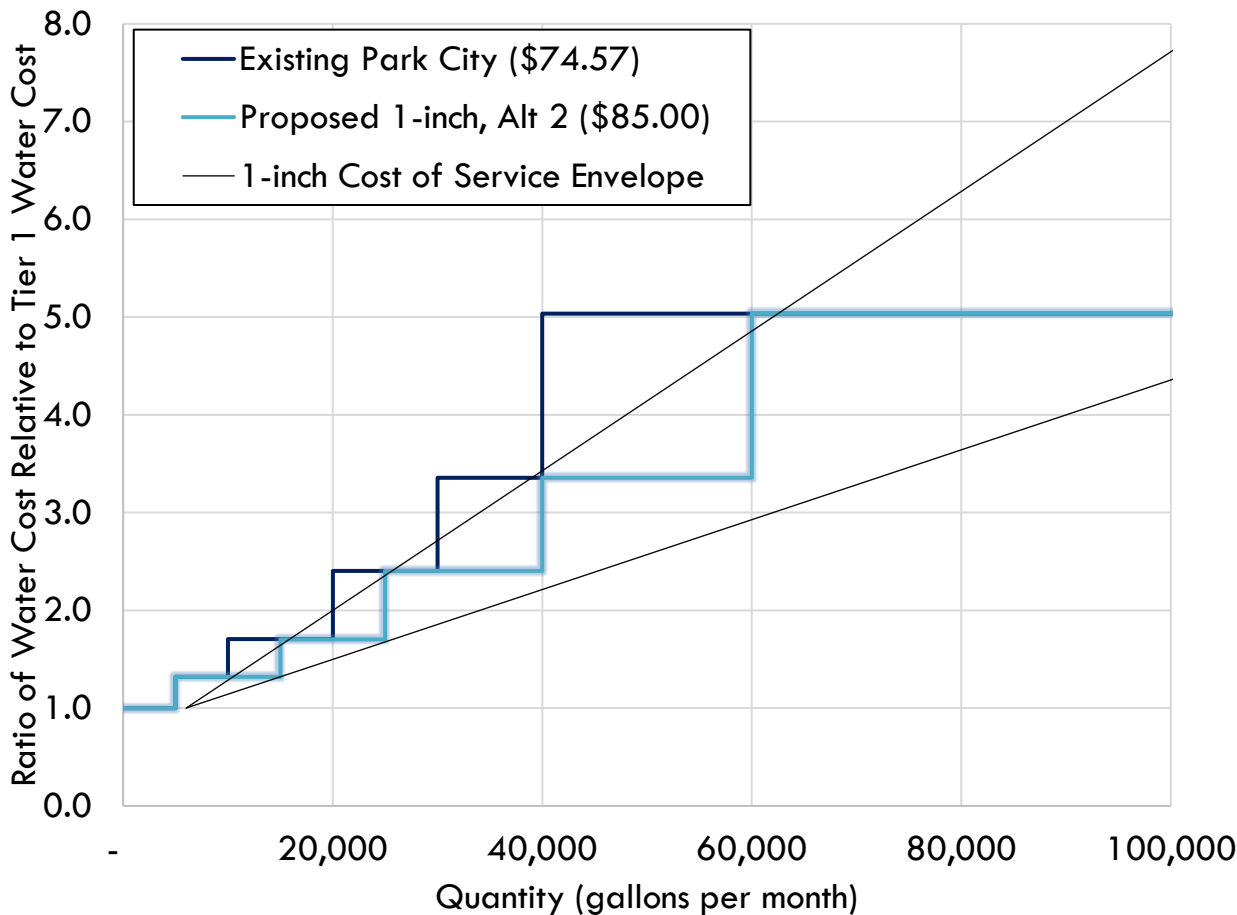
Residential 3/4-inch



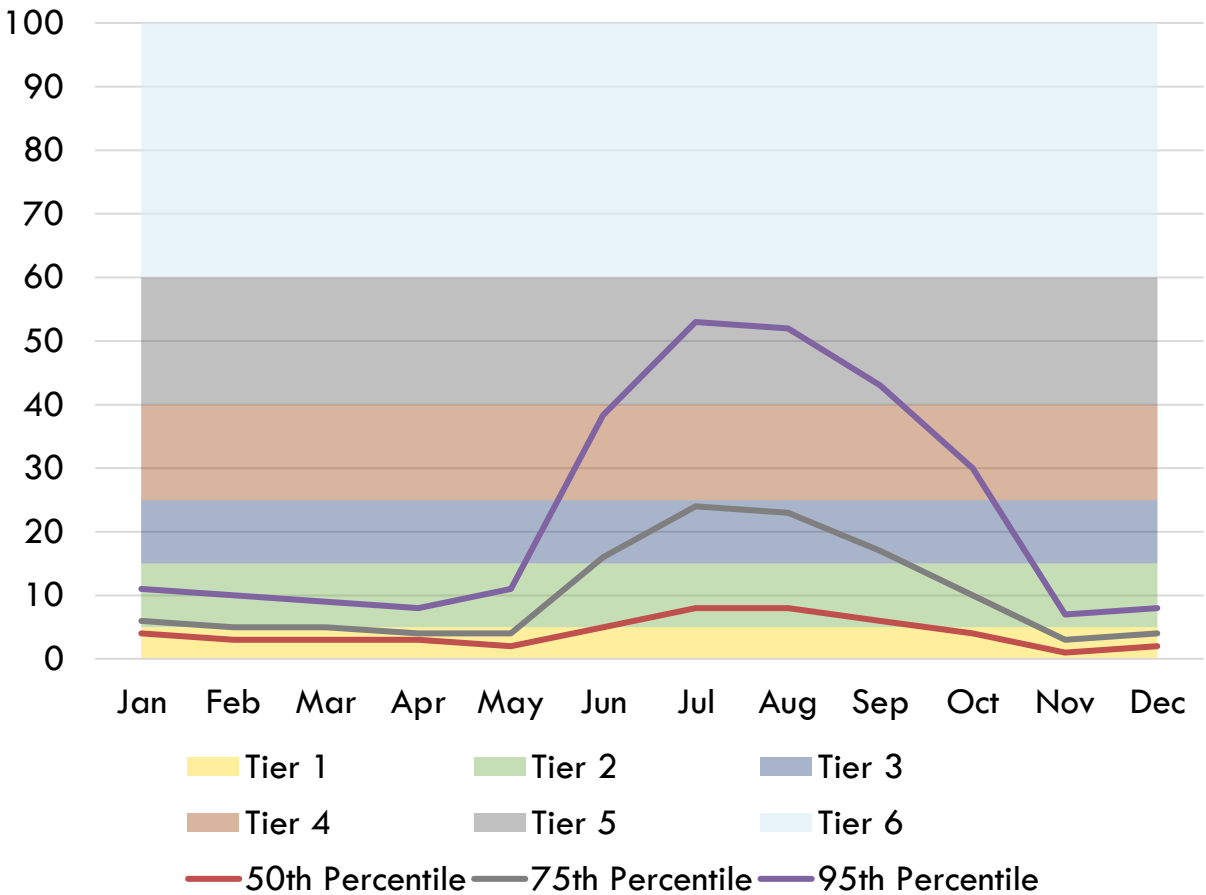
Rate Recommendations

SFR 1-inch Meters

Normalized Tiered Rate - 1-inch



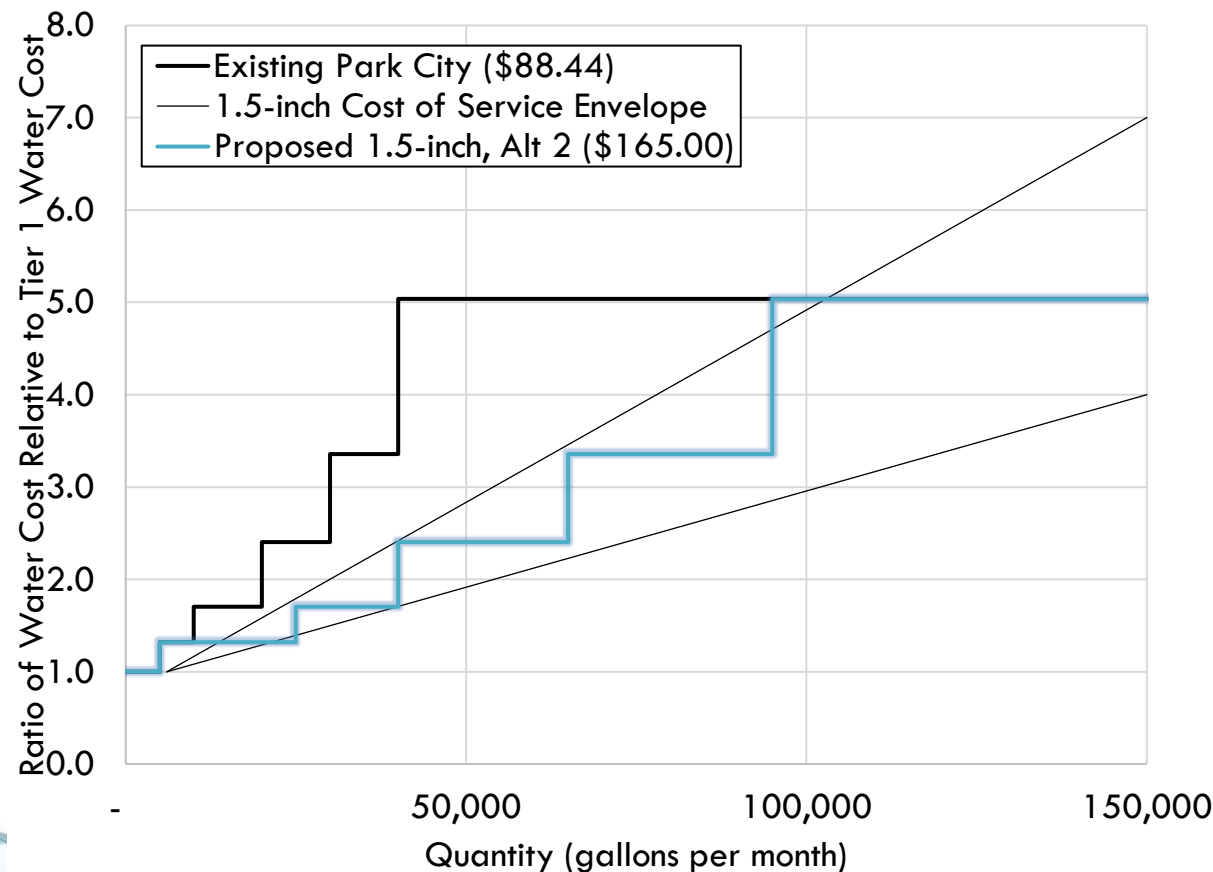
Residential 1-inch



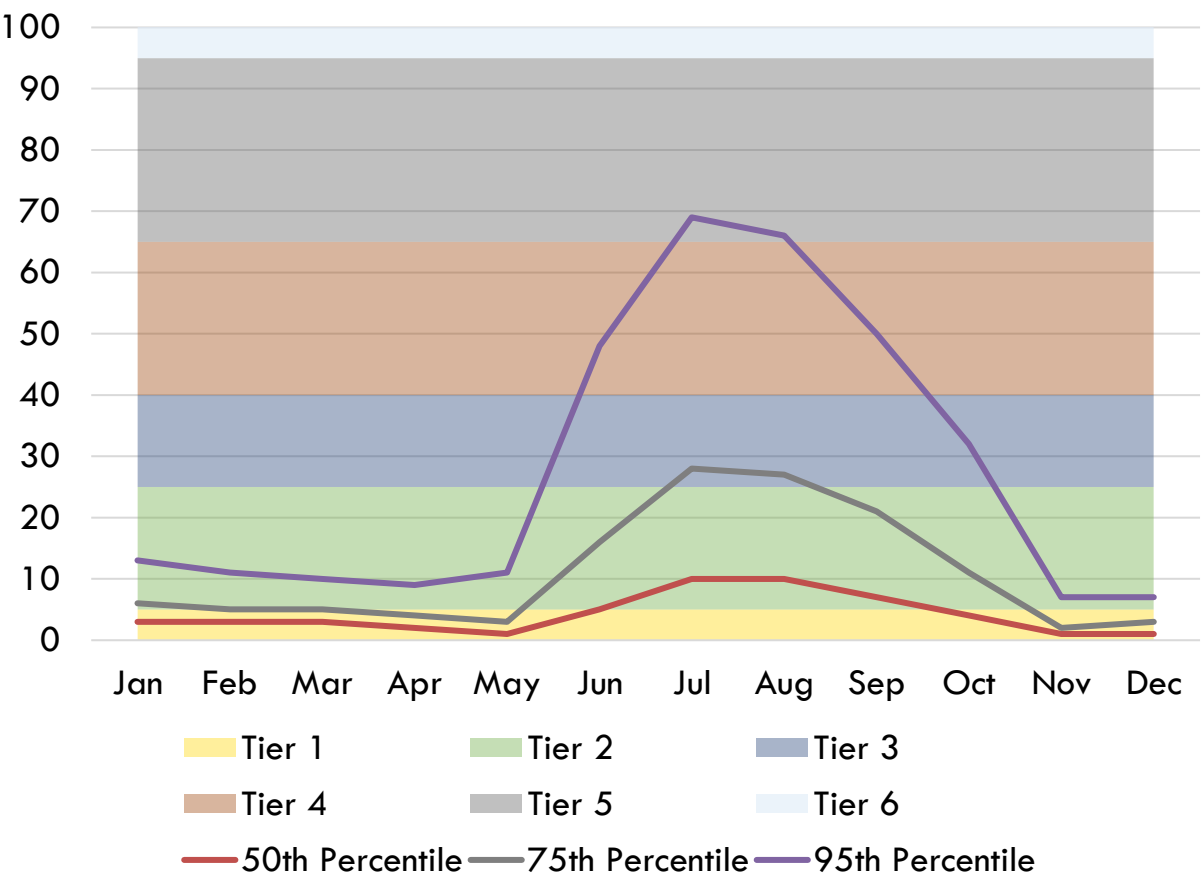
Rate Recommendations

SFR 1.5-inch Meters

Normalized Tiered Rate - 1.5-inch



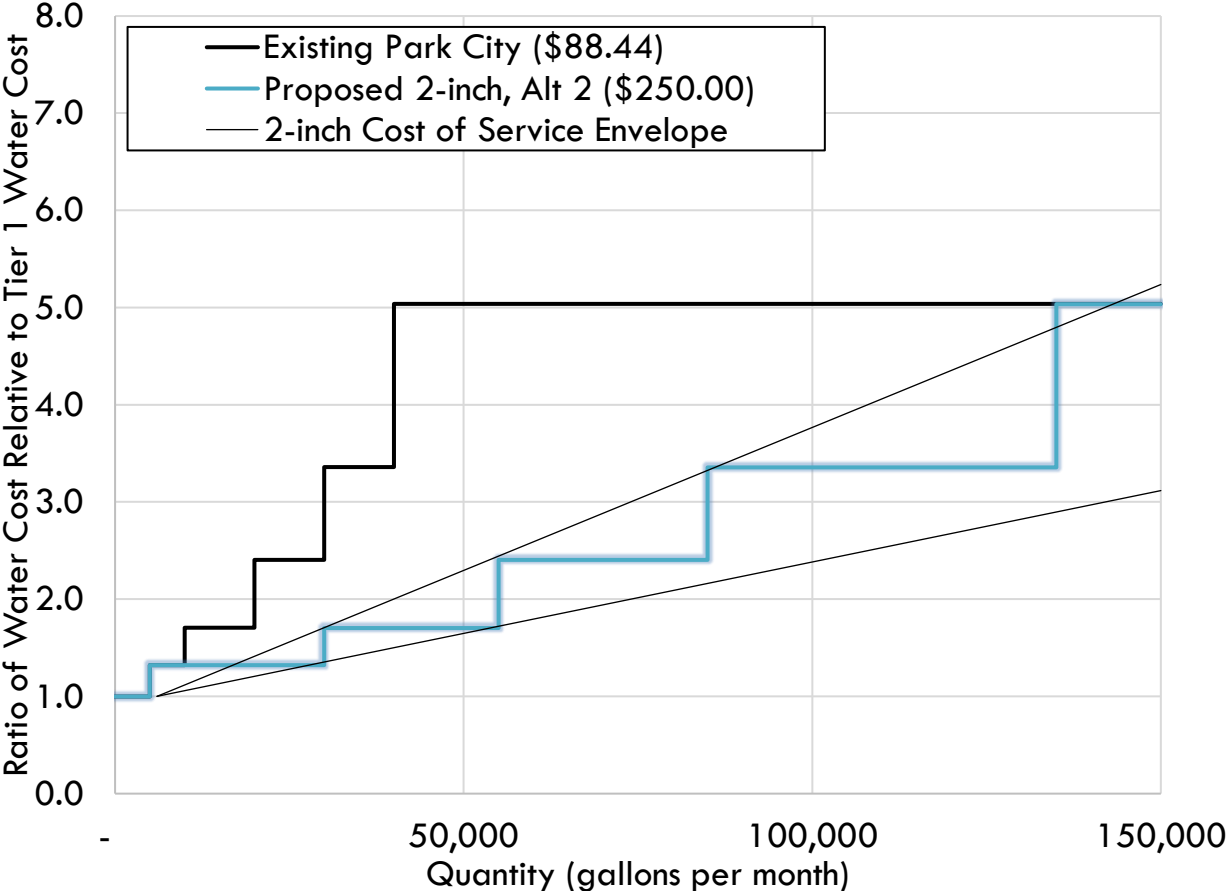
Residential 1.5-inch



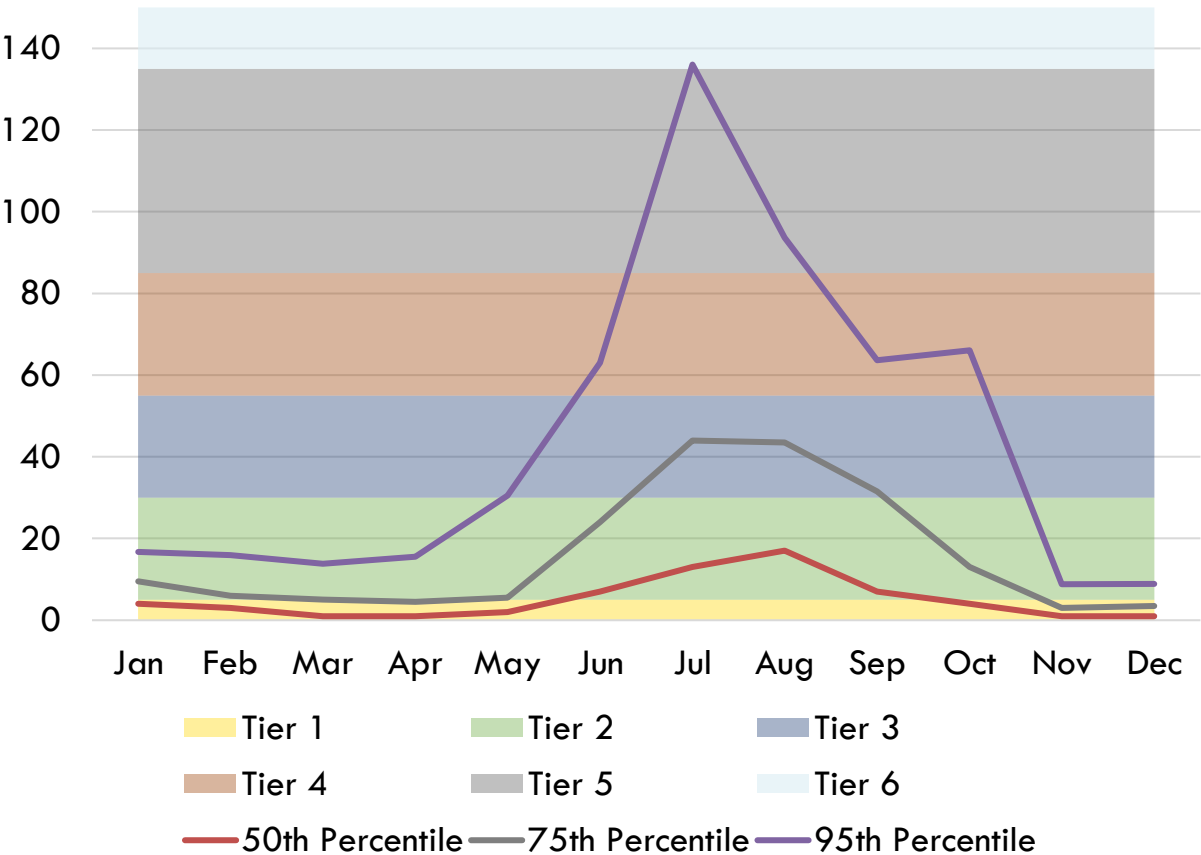
Rate Recommendations

SFR 2-inch Meters

Normalized Tiered Rate - 2-inch



Residential 2-inch



SFF24

Park City

City Council Debrief

June 6, 2024



City Operation Highlights



- EOC Operations
- Transit & Transportation
- 40th Anniversary Celebration



Programming & Our Artists



Submissions: 17,435 total from 153 countries

Program size: 91 features, 53 shorts + 8 series
= 152 total films and projects

of screenings in-person: 444 screenings
total in Park City

Filmmaker demographics: 40 first time filmmakers, 40 features by filmmakers of color (44%), 40 features by women filmmakers (44%), 17 features by LGBTQ+ identifying filmmakers (19%)



Media

- **Social Media Growth**
 - We received **over 1.4M engagements** on social media (39% increase from SFF23)
 - 6 social videos filmed during the festival went viral with **over 1 million views each**
- **1,275 Accredited Media Members**
 - Over 51,500 media hits
- **\$1.1+ Billion in Media Value**
- **602+ Billion Media Audience**



Sustainability and Accessibility



- Continued use of **paperless** ticketing, digital voting and Digital Film Guide **reducing paper waste footprint**
- **Recycled 1,500 lbs in waste**
- Sundance provided over **375 hours of ASL interpretation** (86 screenings / 13 panels / 8 events) - 78% increase in number of uses over SFF23
- **A minimum of one (1) Open Caption screening was required for all competitive films. Closed Caption or subtitles were required for all films.**
- **All official Sundance venues and theatres continue to be wheelchair accessible and ADA compliant**

2024 Official Sponsors



Sundance
Film Festival
2024

Sponsors

The Sundance Institute is proud to acknowledge and thank the official sponsors of the 2024 Sundance Film Festival. Their support reflects a commitment to sustaining the vitality of independent film, filmmakers, and audiences. Our sponsors enrich the Festival experience and help sustain the Institute's programs for artists throughout the year.

PRESENTING



LEADERSHIP



SUSTAINING



MEDIA



Venue Partnerships

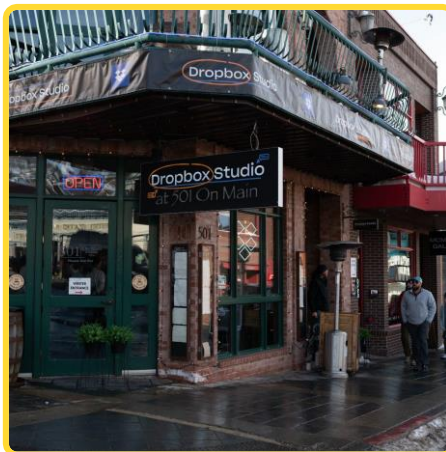
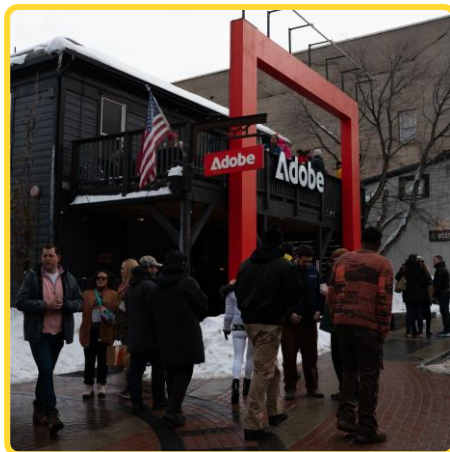


Park City

On and around Main Street

- **20** Official Festival Sponsors Activated Venues
- **6** Official Partners Activated in Private Venues

Sundance
Film Festival
2024



PCM Activation Partnerships



With Park City Municipal

Acura House of Energy

- Bob Wells Plaza

Canon Creative Studio

- Park City Museum

DoorDash and Acura

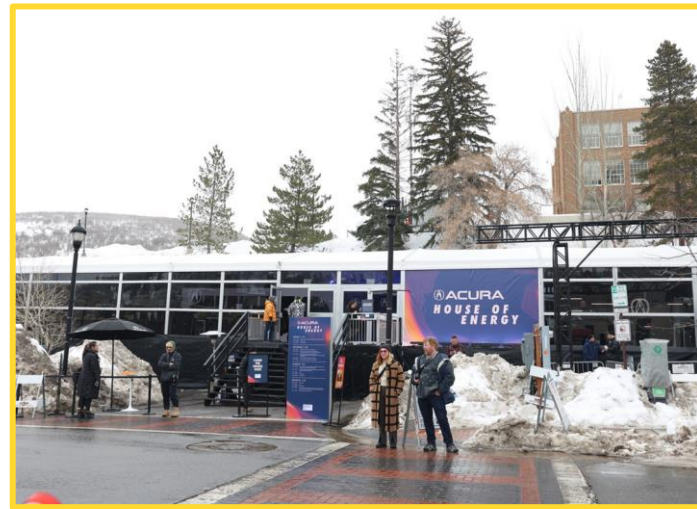
- Bear Bench Transit Walkway

Acura Displays

- Miners Park and Library Theatre

Hulu Napoleon Dynamite Food Truck

- Galleria Parking Lot



Sundance
Film Festival
2024

2024 Sundance Film Festival Economic Impact Preview

2024 SUNDANCE FILM FESTIVAL ECONOMIC IMPACT



\$132 Million
2023)
Economic Impact (State GDP)

(11.6% Increase over

\$13.8 Million
2023)
In State and Local Tax Revenue

(7.85% Increase over

1,730
over 2023)
Jobs Supported

(7.6% Increase

\$69.7 Million

(10.6% Increase over

COMING SOON...



Bonanza Flat Conservation Area

- Conservation Easement:
 - Forever protect and preserve the scenic, natural, ecological, forest, open space, water quality, watershed, riparian, wildlife habitat, community heritage, recreational, and educational values of the Property.
- Management Plan (1.5 years left before planned review):
 - Provide strategic management input to the Park City Council regarding important management considerations that will sustain the Conservation Values. Paramount to this goal is the forever protection of the land's Conservation Values, and the engagement over time of those who connect with the land to become exemplary stewards.

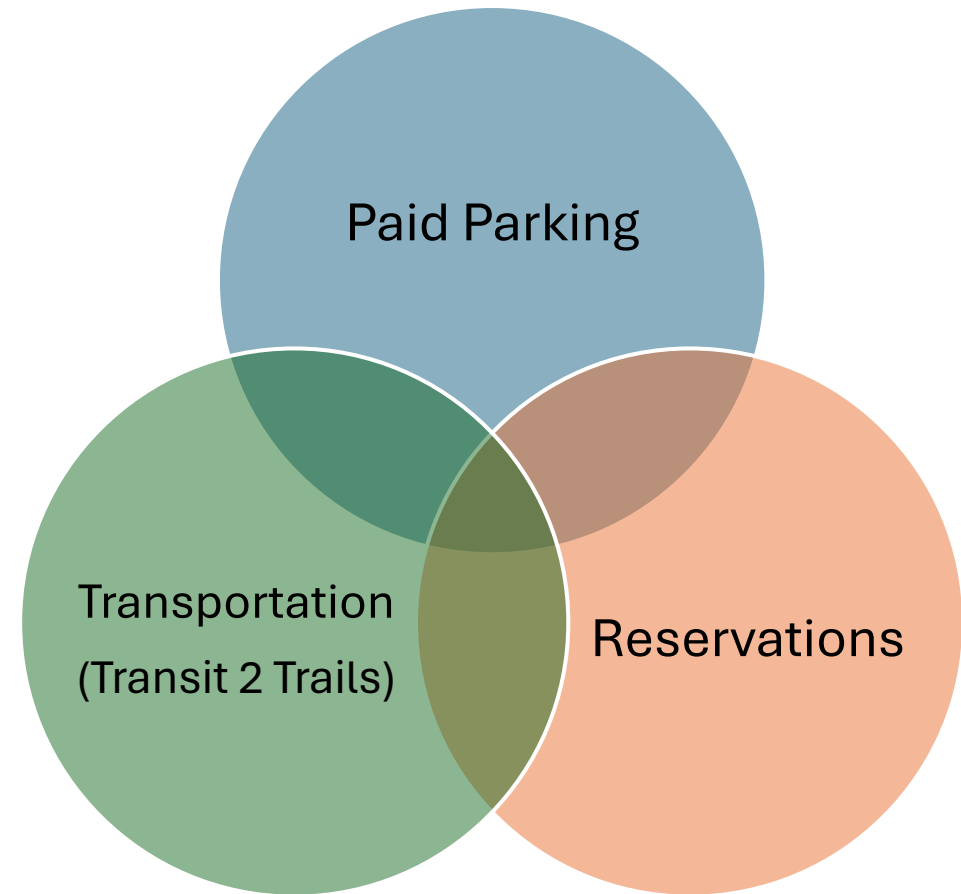
Updates & Management Actions Taken

Since last City Council Meeting

- Church of Dirt venue removed
 - Contacted users and helped redirect to potential venues
 - Removed improvements and installed “restoration area” signage
 - Plans to closely monitor through 2024 peak season
- “Y” parking officially removed
 - Implemented several “ADA only” stalls
 - Monitored impacts at other lots & heavily educated/enforced
 - Enhanced regulatory signage/improvements
- Trails
 - Approved Wow connection alignment
 - Supported Multi-use trail alignment and request we ensure the location of the crossing of Pine Canyon includes safety mitigation efforts (signage, sight lines, trail design)
- Review and on-street regulatory signage
- UOL hired full-time Conservation Ranger & implemented Recreational Use and Education (RUE) internship, tabling in Bonanza Flat during peak season
- UOL and PCMC received an additional grant from Central Wasatch Commission to EXPAND Transit 2 Trails to provide service to the Wasatch Front
- This year:
 - Finish out TWO UOR grants: Aspen Programming Deck and Riparian Restoration of Bloods and Lackawaxen Lakes
 - Continue social trail mapping/restoration Property-wide, focusing efforts near Culvert Meadow/New Multi-Use Trail

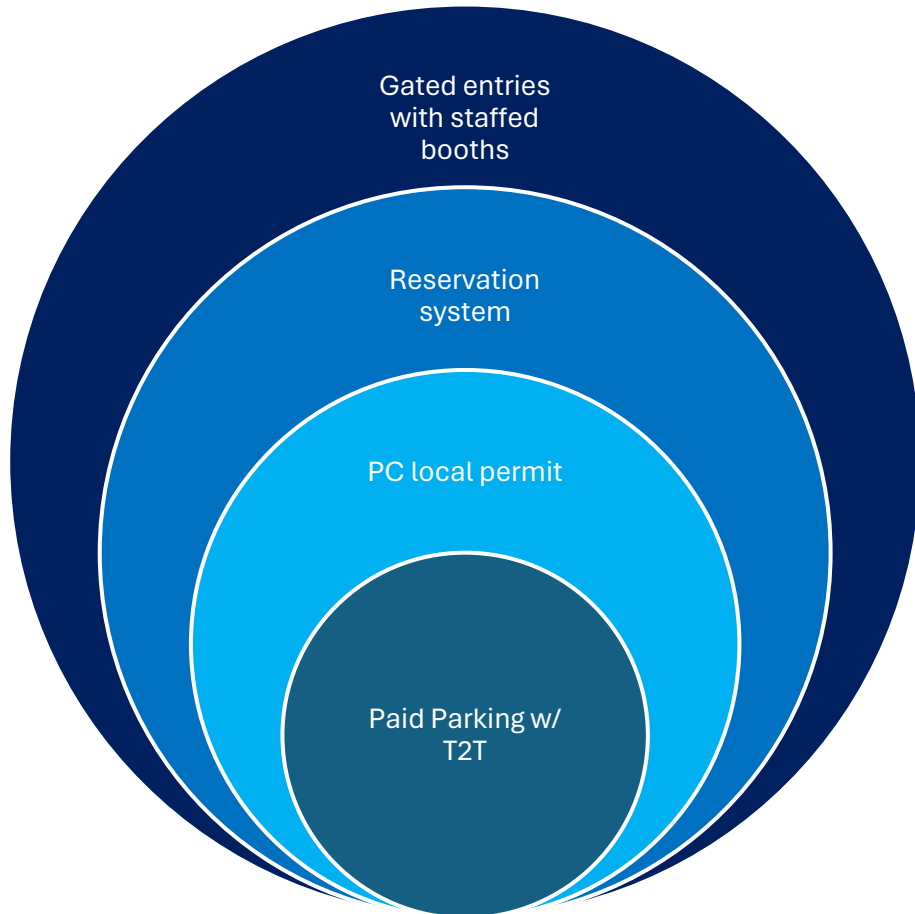
Management Options

- 3 key categories identified – Paid Parking, Reservations, Transportation
- No isolated options; all options potentially **interactive** w/ varying levels of service
 - We plan to implement Transit-2-Trails in combo w/ any other strategy
- All options may address **local access**



Management Options

Levels of Service



- Multiple levels of service are possible for all management options; higher levels require more resources (staffing/funding)
- Closely observe through BFAMS 5-year plan to determine the necessity

Examples:

- **Level 1** – Enhance T2T service and prepare for regional changes to management
- **Level 2** – Install paid parking kiosks with current enforcement level
- **Level 3** – Enhanced enforcement of paid parking
- **Level 4** – Local resident permit/validation program
- **Level 5** – Reservation system with gate & booth controls; hiking permits

Timpooneke Trailhead, Timpanogos

Paid Parking Reservation System

RECREATION.gov



Timpooneke Trailhead Timed Tickets

Uinta-Wasatch-Cache National Forest | Near Kamas, Utah

★★★★☆ (25) | Major Cell Coverage Issues | Favorite

- **Inventory & Resources:** 90 parking stalls at Timpooneke TH, on-street and auxiliary free parking area overflow; USFS Pleasant Grove Ranger District runs and enforces with occasional help from UHP on the roadway. Recreation.gov for online reservations
- **Operations:** Reservation req. 12a-1p weekends & holidays; reservations open 30 days in advance, by chosen arrival time (no exit time req.). After 11am (if not full), open to public for “free”
- **Mechanism:** \$10 vehicle recreation fee + \$2 reservation fee. Citations for violators
- **History:** Implemented July 2023; historically popular seasonal high-use area
- **Similarities:** Fall leaf peeping through traffic, major hiking destination, serves Wasatch front & back and tourists
- **Challenges:** Online payment processors do not have 100% uptime. No cell signal in area. Balloon squeezed into non-fee/non-res areas – on-street, Alpine Loop
- **Equity/Transit/Locals?:** No current concessions, allow carpool/drop off & pick up. Public feedback is generally good (rec.gov ratings)

Big Cottonwood Canyon & SL Ranger District

Paid Parking System



Salt Lake Ranger District (Date of Fee Implementation)

- [Birches Picnic Site \(5/1/2025\)](#)
- Cardiff Fork/Mill D North Trailhead (12/1/2024)
- [Dogwood Picnic Site \(5/2/2025\)](#)
- Donut Falls Trailhead (5/1/2025)
- Grit Mill Trailhead (5/1/2025)
- [Ledgemere Picnic Site \(5/1/2025\)](#)
- [Mill B Trailhead \(North & South\) \(5/1/2025\)](#)
- Silver Lake Recreation Complex (5/1/2024)
- Spruces Winter Trailhead (12/1/2024)
- White Pine Trailhead (12/1/2024)

- **Inventory & Resources:** 10+ trailheads & picnic areas served by part-time SL Ranger District rangers
- **Operations:** First-come/first-serve; payment kiosk & recreation.gov
- **Mechanism:** \$10 for 3-day vehicle recreation fee; citations for violators
- **History:** Implementing in late 2024, 2025. Historically popular high-use area year round
- **Similarities:** Major hiking and rec destination, serves Wasatch front & back and tourists year-round. Connected to Bonanza
- **Challenges:** Online payment processors do not have 100% uptime. Bad cell signal in area. Balloon squeezed into non-fee/non-res areas – on-street, Alpine Loop
- **Equity/Transit/Locals?:** Winter bus only; no other concessions

Boulder, CO

Paid Trailhead Hiking with Resident Permit



- **Inventory & Resources:** Over 45,000 acres of open space around Boulder; 8 trailheads, 155 miles of trail
- **Operations:** Managed by City of Boulder Open Space & Mountain Parks; ~50 staff dedicated to enforcement. High level website for permit management & purchase. 1st come 1st serve (no reservations) at most trailheads
- **Mechanism:** \$5/day, \$25/year parking permits; FREE if vehicle is registered in Boulder County. Free shuttle service to trailheads. Permits purchased online via 3rd party vendor, or in person at payment kiosk.
- **History:** Prior to parking permits, overcrowding on trail, degradation of rec experience and trails, pedestrian safety concerns, parking overflow onto roadway & in neighborhoods
- **Similarities:** Highly utilized outdoor recreation resource; locals impacted by heavy trail usage
- **Challenges:** Requires significant staffing to enforce and operate. 3rd party parking management vendor
- **Equity/Transit/Locals?:** Free transit to trailheads; no trail use fees for non-motorized access; locals receive free parking permit if vehicle is properly registered w/ county

Hanging Lake, Glenwood Springs CO

Paid Hiking/Parking Reservation System

Hanging Lake - Self Drive



Step 1 ▶ Select a Date

MAY 2024							>
S	M	T	W	T	F	S	
28	29	30	1	2	3	4	
5	6	7	8	9	10	11	
12	13	14	15	16	17	18	
19	20	21	22	23	24	25	
26	27	28	29	30	31	1	
2	3	4	5	6	7	8	

Due to trail construction, the trail is going to be closed on this day. Thank you for your cooperation and understanding as we work to enhance the trail infrastructure.

- **Inventory & Resources:** 112 parking stalls, 615 max hiking permits/day
- **Operations:** USFS Natural National Landmark, Managed by city of Glenwood Springs in coordination with USFS. Hiking only, no other rec., no dogs
- **Mechanism:** \$12/person hiking permit fee, includes parking. Metered entry via manned kiosk—no entry/parking without permit.
- **History:** Prior to permit system, parking and trail congestion, unauthorized parking along roadway, trail erosion, litter & human waste issues, 1300+ users/day.
- **Similarities:** Highly utilized outdoor recreation resource, small ski town with tourism economy
- **Challenges:** Single entry point off I-70, generally impractical to hike/bike to parking & trailhead, no transit option. Requires staffing during all hours of operation and maintained online reservation system.
- **Equity/Transit/Locals?:** No discounts for locals, seniors, children, vets, etc. No transit option.

Reservation System

Parking or **Hiking** reservations used to control exact times/dates of visitation. Typically, fee based. Usually requires constant staffing, opening & closing of area, and significant engineering of access points w/ gates, booths. Opportunity to use Old Town-style **permit** system to identify **PC resident** users.

Examples:

- Timpooneke Trailhead | Timpanogos, UT
- Hanging Lake | Glenwood Springs, CO

Hiking & Vehicle Reservation Systems

Pros	Cons
• Addresses resource protection • Limited number of users • Know before you go (“guaranteed” spot)	• Intensive & expensive management, including enforcement & res. system • Requires controlled parking environment – gates, staff, real-time management • Does not “fix” parking congestion – violator vehicle still in lot • # of available spaces < # of permits

Paid Parking System

Fee per **vehicle** or **visitor**. Used to control access and discourage specific behaviors. May help offset expenses of management. Requires minor engineering & increased enforcement. Highly customizable – can be added to other systems. Opportunity to use Old Town-style **permit** system to identify **PC resident** users.

Examples:

- Boulder, CO
- Big Cottonwood Canyon (Winter 2025)

Paid Parking System	
Pros	Cons
• Deterrent to driving single occupancy vehicle • Flexible – can be turned on/off, minimum engineering • Industry standard • Varying enforcement levels with current tools • Consistent with adjacent jurisdictions	• Some additional management required including enforcement • Bad cell signal may reduce ease of use • Balloon squeezed into “no parking” areas • Vehicle and kiosk queuing • Varying enforcement levels with current tools • Perceived inequity

Transit System

Free for users. **Reservation & “walk-on”** options. Offers sustainable alternative to vehicle access for recreators, dogs, gear. Customizable service to all major access points & trailheads in Bonanza Flat. Currently serving Park City and visitors. Paid for by Park City budget, grant funding, partners. Opportunity to expand service and use **PC resident** identifier to create **priority reservation** system.

Examples:

- Boulder, CO
 - Free transportation to/from trailheads
- Wasatch Front Transit-to-Trails program
 - Inspired by Park City Transit-to-Trails

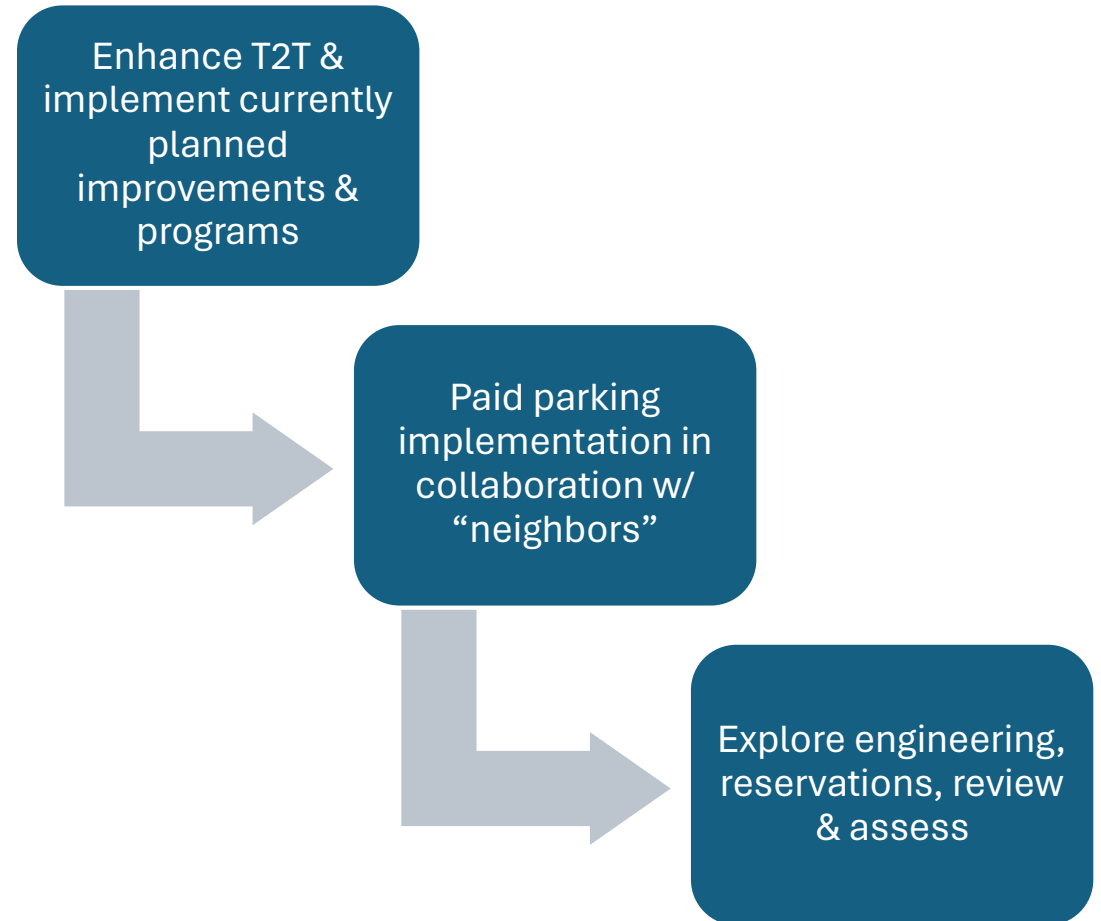
Transportation System

Pros	Cons
• Free transit option • Fewer cars on road/in lots	• Operation limited by budget



PCMC & UOL Recommendation

- **Focus on Transportation Enhancements**
 - Play out management strategy and planned improvements, programs
- Queue up response to trigger events with incremental management options
- Keep apprised of new industry standards and management actions of “neighbor” areas
- Develop resident access parameters and create roadmap for implementation



PCMC & UOL Recommendation Cont.

Focus on Transportation with Planned Enhancements & Programs

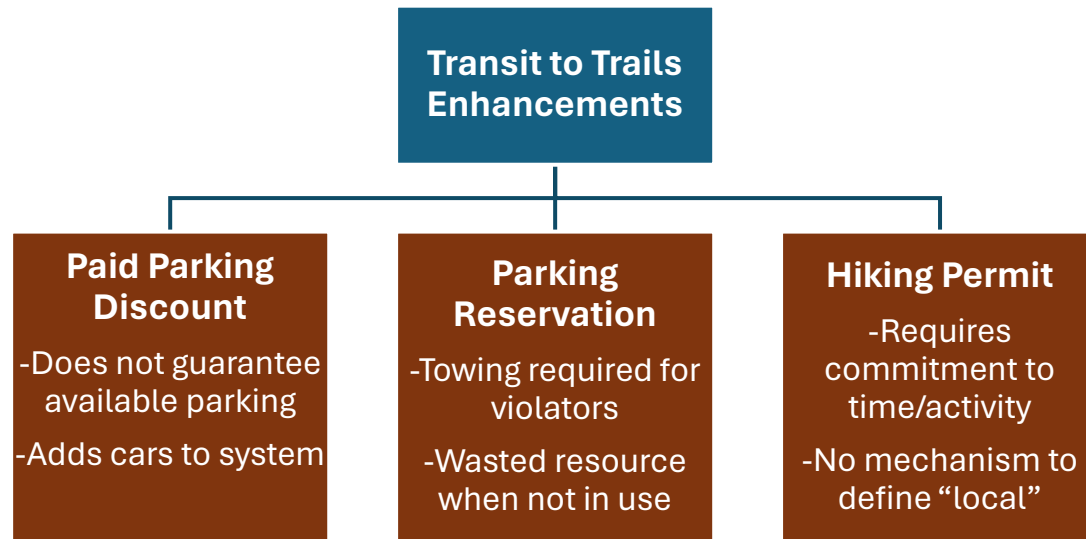
Improvement of Existing Services:

- Increase Transit-2-Trails level of service
 - Expand service dates and times, explore reservation options
 - Collaborate with Wasatch Front T2T program
- Improve trailhead efficiency
- Strategically enhance signage
 - Roadside, regulatory, & wayfinding

Implement Current Management Strategy

Pros	Cons
• Demonstrated effectiveness • Incremental approach • All tools currently available and in use • Improvements have been identified and plans in motion	• If visitation increases, may not adequately address resource protection and local access concerns • Effectiveness of current strategy may have limitations we have not yet encountered

PCMC & UOL Recommendation Continued



- Of all options, Transit-to-Trails may provide **highest level of service to PC residents**
 - T2T reservation system provides access for any activity, even when parking is full
 - Reduces impacts from vehicles
 - Reduces traffic and parking congestion
 - Supports enhancement of natural environment
 - Most aligned with Conservation Easement & BFAMS

Addressing Permit & Resident Systems

- What is our definition and scope of “resident”/“local”?
- What is the best level of service to offer to a local?
 - Transportation? Reservations? Discounts? Alternative access options?
 - What are core access issues to locals?
- Validation of “local” status?
 - Old Town permit system in place, no current permits for other city areas
 - Short term rental impacts
- Other PC trailheads
- Parking Department, other resources required

**kpcwradio**
Bonanza Flat...

Thursday's city council meeting begins at 3:40 p.m. The Bonanza Flat parking fee proposal is the last item on the agenda.
Edited · 20h

**sustainableskier** They're considering NOT charging those with Park City (84060) driver's licenses- which I'm glad, because my property taxes are paying off that 2017 bond until 2047! ♡

20h 9 likes Reply

— View replies (1)

**ccmcdougall** Good! Charge what the market will bear; it's gotten out of hand up there IMO. ♡

20h 3 likes Reply

**stouffermathew** 🙄 ♡

19h Reply

**nicparker__** Pain ♡

14h Reply

**scottkorte98** Good ♡

19h Reply

**heather_currie** This not socially equitable - people will still come- all I see this doing, is making these natural treasures less accessible to underserved families. ♡