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

June 20, 2024

The Council of Park City, Summit County, Utah, met in open meeting on June 20, 2024, at 4:00 p.m. in the City Council Chambers.

Council Member Toly moved to close the meeting to discuss property at 4:00 p.m. Council Member Dickey seconded the motion.

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

CLOSED SESSION

Council Member Rubell joined the meeting via phone.

Council Member Ciraco moved to adjourn from Closed Meeting at 4:25 p.m. Council Member Parigian seconded the motion.

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

WORK SESSION

<u>Discuss 2023/2024 Winter Transportation Report:</u>
Tim Sanderson, Transportation Manager, stated the Richardson Flat Park and Ride was very successful this past winter and he expected the numbers to continue to grow as word got out. He indicated the route frequency would increase to 15-minute intervals during peak times and 30-minute intervals during off peak times. They would also eliminate the stop at the Old Town Transit Center (OTTC) for the Deer Valley route.

Johnny Wasden, Parking Manager, indicated the park and ride utilization increased by 211% last winter and they noted an overall reduction in congestion in town. There was also a 12% increase in paid parking revenue. China Bridge was full 30 times during that time period, and variable messaging (VMS) was used to help visitors find the park and ride lot.

Andrew Leatham, Traffic Operations Manager, discussed the peak traffic operations and explained the pilot egress program on December 15th. The signal timing for eastbound Kearns was changed and was helpful. They reduced peaked traffic days from 93 to 66, and staffed the challenging areas to mitigate ski traffic. They left barricades up all season so there wouldn't be cut-through traffic and he felt that was successful. He discussed other mitigations used during the season as well.

Mayor Worel stated she searched online for Richardson Flat and the park and ride didn't come up. Sanderson indicated he was unaware of that and would look into it. He stated they were looking at ways to make adjustments to navigation systems so the system could direct drivers to Richardson Flat as lots filled up. Wasden indicated the VMS boards had limited characters so they could not spell out the entire name.

Council Member Toly asked if 14th and 15th Streets showed they were closed on Google Maps, to which Leatham affirmed. Council Member Parigian asked if there was a route that would take riders from Richardson Flat to OTTC, to which Sanderson affirmed. Council Member Rubell asked if the only direct route from Richardson Flat to OTTC was after 6:00 p.m., to which Sanderson affirmed. Council Member Ciraco stated the skier day rate was lower last year and that could have played into the lower peak days. Leatham noted there could have been multiple factors that contributed to the lower peak days. He didn't see a lot of change in the peak days going forward since it was fairly predictable with holidays and events.

The Council members were impressed with the efforts made as well as the lessons learned from new initiatives. Council Member Rubell expressed concern with the elimination of the OTTC stop from Richardson Flat, and wanted to see other options for getting riders to Old Town if that was taken away. Mayor Worel indicated there were many people who went to the hospital, Peace House, and other facilities on the other side of SR248, and asked if Transit could serve that side of SR248 as well as Park City Heights. Sanderson thought there could be options for keeping OTTC on some trips and he would work on something to meet both purposes. Regarding Quinn's Junction, there was demand service, but it was not great. They were planning for a future route to Quinn's Junction that would end at Fresh Market.

Council Member Rubell asked to keep the route as-is instead of eliminating OTTC. Council Member Ciraco asked if the 30-minute buses could stop at OTTC and the peak time buses could skip that stop. Sanderson indicated the buses only stopped at OTTC on the way back from Deer Valley and didn't stop there on the way to Deer Valley. He noted there were other routes from Deer Valley to OTTC and understood Council Member Rubell's concern that there was no direct service from Park City Heights to OTTC until after 6:00 p.m. Council Member Parigian didn't know why an extra five minutes would matter when returning from Deer Valley. Sanderson indicated buses got backed up at OTTC and then the route ran late and times were missed.

Council Member Rubell stated the purpose of the route was not to take cars off the road, but rather to service Park City Heights. Mayor Worel indicated the Council wanted to service Park City Heights and she asked Sanderson to come back with an option on how to serve that area. Council Member Dickey favored trying service from Park City Heights to see the numbers. Council Member Rubell added Main Street employees could use that route to get to work. Sanderson indicated the most efficient way to get to Old Town was to go on the Park City Mountain route. He didn't think the use case scenario for that proposed route was high. Council Member Rubell asked that Sanderson come back to discuss options for routes from OTTC to Richardson Flat to serve Park City Heights, Main Street employees, and Main Street visitors. Council Member Parigian suggested stopping at OTTC on the way into town instead of going out of town. Sanderson explained in that scenario, riders would have to go up to Deer Valley before going back to Richardson Flat.

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 (via Zoom) Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	**Present**
None	**Excused**

II. APPOINTMENTS

1. Appointment of Marissa Day and Janet Kiholm Smith to the Library Board for Three-Year Terms; and Reappointment of Patricia Stokes and Andrea Zavala to the Library Board for Three-Year Terms beginning July, 2024:

Adriane Juarez, Library Director, presented this item and explained the selection process for these appointments.

Council Member Parigian moved to appoint Marissa Day and Janet Kiholm Smith to the Library Board for three-year terms; and reappoint Patricia Stokes and Andrea Zavala to the Library Board for three-year terms beginning July, 2024. Council Member Toly seconded the motion.

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

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Toly noted the passing of Tina Lewis and stated she was a legend in the City. Council Member Ciraco attended the Recycle Utah board meeting and indicated the director, Carolyn Wawra, had suffered a stroke. She attended the meeting yesterday and he was impressed with her recovery. Mayor Worel stated there would be two Council meetings next week.

Staff Communications Reports:

1. PC Tots Facility Report:

2. City Park Tennis/Pickleball Court Usage:

3. City Manager and City Attorney Review Process:
Council Member Rubell appreciated the changes made to the standard operating procedure (SOP). He noted the end of the report called out changes and he didn't feel good about it. Mayor Worel noted it was in the procedure from the last iteration. Council Member Parigian was open to discussing it. Council Member Toly was fine with it as written. Council Member Dickey thought it was good as-is. Council Member Ciraco asked what the current policy was regarding the changes. Mangano stated currently there was no process for changes. Council Member Rubell stated a Council member could bring up a change, and if the majority of the Council supported it, it could be discussed in closed session. Mangano stated it made sense to have a single point of contact, and having the mayor as the point of contact. Council Member Ciraco was okay with the language if there was a clear definition of "initiated." Mangano did not want to be redundant.

Margaret Plane, City Attorney, stated the language in the SOP did not prohibit the current practice of the majority of Council initiating a change. She thought everyone was saying the same thing, but there were different ways to achieve it. Council Member Dickey suggested leaving the timing piece in the SOP and to have it come through the mayor. It all seemed fair. Council Member Ciraco stated the discussion was helpful and he was comfortable moving forward as-is. Mayor Worel summarized the SOP would stand as-is.

4. Summit County Park and Ride Study Update:

5. Bonanza Park 5-Acre Site Council Meeting Discussion Recap from June 5-6, 2024:

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.

Sue Banergee, PC Tots Executive Director, stated the library center had 20 students and it allowed expansion at other centers. She felt it was a wonderful experience.

Logan Whitesong 84060 pointed out differences between the U.S. flag and the LGBT flag. The U.S. flag represented love of police and neighbors, even if they were different. The LGBT flag represented a smaller group - suicide, division, and groups that couldn't defend themselves. He asked that the LGBT flags be removed from City property. He stated the people didn't have a say in this.

Alex Butwinski eComment: "General Martin Dempsey, retired spoke to Rotary in April. One of his messages was never give up. There is still time to ensure a tunnel is completed under Kearns from the Snow Creek path to the Doubletree. At a minimum I ask that you include in the budget the General Fund amount in the staff report that represents the General Fund contribution. This will provide seed money once the seriousness of the other stakeholders is verified. That eliminates a delay if you have to wait until next year's budget. That delay will no doubt further increase the cost of the project contributing to the likelihood that it will never be built as well as possibly loosing the other stakeholders. One of those could be the developer of the Doubletree who is before the planning commission, possibly a give/get opportunity. Connectivity at that location provides a bus stop connection to the path to take visitors to "Dans" and more importantly to the liquor store. May I suggest you park in the northwest corner of the Doubletree lot for a half hour on a Saturday or Sunday afternoon. Bicycle, car, pedestrian interactions can be scary at times. I've attached a copy of my letter to the editor in case you didn't see it. Can the letter be attached to the public record of the meeting? As always, thanks. Alex IF NOT NOW, WHEN? One of the items on Thursday, April 25th Council agenda was whether or not to proceed with the last remaining project from the voter approved Walkability Bond. It is a tunnel under Kearns Boulevard connecting the Snow Creek path to the Yarrow/Doubletree. The WALC list of projects was the result of a study to create improved walkability and connectivity. The item was up for public comment. Three of us attended to offer our support to proceed. The three council members in attendance each voiced their opinions and reasoning behind not moving forward. The first comment was that many changes have occurred in Park City over the past 16 years. The project has reached a total cost of $18.6 million. What was not considered is the City's out of pocket was about $6.8 million. The balance of $11.8 million is to be paid by UDOT, the Sewer District, the county Transportation Fund and the balance of the WALC bond. It's likely that funding will go away if not used. That's akin to someone offering to sell you their $18 million house for $7 million and saying no thanks. Next was a discussion of a short term solution to add a cross walk with a pedestrian island near the intersection of Snow Creek Drive and Kearns. The city's own

Transit Engineer said he could not support that, citing safety reasons. Among the those would have people waiting in the middle of the road competing with traffic making left turns into Snow Creek to get to the Park City Market shopping center. It was observed that if cars had to wait a little bit that would be ok. We could also wait until the Doubletree/Yarrow application is approved but who knows how long that approval could take and if will even be built. Another option suggested considering moving the tunnel farther east (away from Park Ave). This could work but is it the best option? A tunnel in the proposed location provides the best location providing Old Town residents the ability to ride/walk from Old Town to Snow Creek to Kimball Junction without having to cross a major road. That's significant! No one can argue that our system of tunnels has provided us with safe routes to walk and ride: Comstock, the High School, Bonanza Deer, Valley Drive and several more into Old Town. We approved a $15m bond in 2008 to improve walkability and connectivity. It's true that many things that have changed over the ensuing years but those two objectives remain. This tunnel is another integral part of meeting those objectives. Council should reconsider their direction to staff and allow the two absent members to voice their opinions. At a minimum it should be accounted for in the Capital Improvement budget so the money is there if the project moves forward. What's the answer to the question "if not now, when?" It his highly unlikely this tunnel will ever happen if not now."

Mayor Worel closed the public input portion of the meeting.

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from May 23, and June 5, 2024:

Council Member Dickey moved to approve the City Council meeting minutes from May 23, and June 5, 2024. Council Member Ciraco 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 Professional Service Agreement with Alpine Forestry LLC, as Approved by the City Attorney's Office, to Provide Forest Management Program Implementation, in an Amount Not to Exceed $200,000:

2. Request to Authorize the City Manager to Execute a Construction Agreement with Renner Sports, in a Form Approved by the City Attorney, to Resurface 15 Hard Surface Courts at PC MARC in an Amount Not to Exceed $153,815:

3. Request to Approve Resolution 11-2024, a Resolution Adopting the FY25 Utah Retirement Systems Contributions for Tier 2 Public Safety Employees, Effective July 1, 2024, for Park City Municipal:

Council Member Toly 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. Consideration to Authorize the City Manager to Execute the First Amendment to the Design Professional Service Agreement, in a Form Approved by the City Attorney, with Sparano + Mooney Architects in an Amount Not to Exceed $954,562 for a Total Contract Not to Exceed $1,051,087 for Design Services to Replace the Recreation Building in City Park:
Ken Fisher and Tate Shaw, Recreation Department, and Anne Mooney and Seth Striefel, Sparano+Mooney Architecture, were present for this item. Fisher reviewed the history of this project and the purpose of a community center. Striefel explained the project timeline and stated the proposed completion date was November 2026. He reviewed the design and location of the center and its amenities.

Council Member Ciraco supported the addition of bike racks and asked if there would be charging stations for ebikes, to which Striefel indicated he thought it was a great idea. Council Member Dickey asked if the cost included a contingency fund, to which Striefel affirmed. Council Member Parigian asked what would happen on the north side of the roof. Striefel stated they favored an overhanging roof on that side that could provide shade next to the playground. Council Member Parigian asked if this was the final design. Striefel stated it was a concept design and the actual design would be developed in a different phase. Council Member Parigian asked if the soccer field would accommodate football. Fisher stated they didn't have football, but there were flag football games on the fields.

Council Member Rubell stated there was a burden on the project because of the net zero requirements. He thought the policy was archaic and asked what the impact of that was. Striefel stated he didn't see a burden in the facility being net zero. The requirements included the building had to be energy efficient. That defined insulation levels, mechanical equipment, and renewable energy which would be solar panels. Council Member Rubell asked if the roof design depended on that, to which Mooney stated that affected the concept design. Council Member Rubell stated the goal was to be energy smart and he hoped the City could save a couple million dollars and still be energy efficient. Striefel stated they would meet with the Sustainability staff as well as IT to see the needs. He felt energy efficiency was a smart goal. Council Member Rubell asked for a focused discussion with Cartin on this topic. Council Member Dickey indicated he had a note to discuss this same topic for the Bonanza Park 5-acre site, so he would be interested in hearing more on this topic. Mooney stated this was just a concept and these were things that would be worked out in the schematic design process. Council Member Rubell asked if the roof orientation would be different. Mooney stated the current north/south orientation was a smart orientation. Council Member Toly asked if further discussion on this would increase the cost of the project. Mooney stated it would not change because this was part of the design process.

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

Council Member Dickey moved to authorize the City Manager to execute the first amendment to the design professional service agreement, in a form approved by the City Attorney, with Sparano + Mooney Architects in an amount not to exceed $954,562 for a total contract not to exceed $1,051,087 for design services to replace the recreation building in City Park. Council Member Toly seconded the motion.

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

VIII. NEW BUSINESS

1. Consideration of Compensation Increases for Executive Municipal Officers Included in the Final FY 2025 Budget:
Hans Jasperson, Budget Analyst, reviewed this was a new requirement under state law and a public hearing was required before compensation could be increased for executive municipal officers.

Council Member Rubell asked if the numbers in the staff report included the current 5% bonus. Mangano stated they looked at an increase to salary. Since the lump sum merit bonus was part of previous salary, it was not considered an increase. Council Member Rubell stated it would be part of the employee’s base and would be compounded. He stated this was a one-time infusion. Mangano felt that these numbers were good for the next five years, based on the recent compensation study.

Mayor Worel opened the public hearing.

Logan Whitesong asked if the compensation increase was for police and firefighters. Jed Briggs stated this item was just for executive officers so it would include the police chief.

Mayor Worel closed the public hearing.

2. Consideration to Approve Ordinance No. 2024-12, an Ordinance Establishing Compensation for the Elective and Statutory Officers for FY 2025:

Hans Jasperson, Budget Analyst, stated a public hearing was required before adopting an ordinance establishing compensation for the Council. Council Member Rubell clarified there was no 5% increase for this item. Briggs stated this just showed the pay bands for these officers.

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

Council Member Ciraco moved to approve Ordinance No. 2024-12, an ordinance establishing compensation for the elective and statutory officers for FY 2025. Council Member Dickey seconded the motion.

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

3. Consideration to Adopt Resolution 12-2024, a Resolution Amending the Fee Schedule:
Hans Jasperson, Budget Analyst, stated a public hearing was required before adopting the fee schedule. Council Member Rubell noted the fee schedule could be amended at any time and there were plans to change the water rates at the end of the year. He also stated parking rates could be changed.

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

Council Member Ciraco indicated there was recent discussion on a per diem rate for some boards and commissions and he wanted to make sure the fees reflected the per diem rate. Jasperson stated this next year they would be reviewing a comprehensive fee analysis, and everything would be taken into consideration.

Council Member Parigian asked what the City was legally allowed to collect with nightly rentals. Briggs indicated business licenses were one area that would be studied. The current fee paid for the administrative cost and inspection cost. Council Member Parigian requested a discussion on business license fees at some point.

Council Member Dickey moved to adopt Resolution 12-2024, a resolution amending the fee schedule. Council Member Toly seconded the motion.

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

4. Consideration to Approve Ordinance 2024-13, an Ordinance Adopting a Revised Budget for Fiscal Year 2024 and a Final Budget for Fiscal Year 2025 for Park City Municipal Corporation and its Related Agencies and Authorizing the Computation of the Property Tax Rate at a No Tax Increase Rate:

Jed Briggs, Budget Director, reviewed the budget had been discussed extensively over the past couple of months so there would be no presentation tonight. Mayor Worel stated adopting the budget was the most important thing the Council did. She encouraged public comments.

Mayor Worel opened the public hearing.

Max Doilney stated the City had spent years building up reserves, especially in the Housing Fund. He noted $10 million was now missing from that fund and was located in a general fund. He stated that money would never come back to the Housing Fund. He felt housing was what kept the City thriving and it was needed. He didn't think the Housing Fund was used efficiently and the City hadn't been doing a great job, since there were only two current projects. He hoped the Council would focus on more affordable housing and he felt taking the $10 million was irresponsible. He was also against removing the LGBT flags on City-owned property.

Megan McKenna, Mountainlands Community Housing Trust Housing Coordinator, agreed with Doilney and added that the budget confused people because it was hard to follow. She knew there was a need for flexibility in the budget, but suggested borrowing from the Housing Fund with the promise of returning it.

Mayor Worel closed the public hearing.

Council Member Parigian wanted the $10 million to be for housing and not for other purposes. In speaking with staff, he was told the money could more easily be used for housing outside the Housing Fund. He asked how that money could be designated for housing and suggested that it could be used to buy down AMI levels or help with the HOPA housing project. Briggs stated the City bonded for affordable housing in 2019. At the time, the City had the strategy of building affordable housing by itself. Over time, the City shifted to going with public-private partnerships (PPP) to build housing and that required less capital. The fund was not defined but it was for community initiatives. Most projects they were considering had a strong housing component to them. They were transitioning from just doing housing to doing more multi-use community projects. Council Member Parigian asked if a note could be put on that money to tie it to Housing. Briggs stated they would be clear when proposing projects where they were considering using that money.

Council Member Toly proposed changing the verbiage to say it was for mixed-use projects with a housing component. She understood the money would go to big projects that had housing with it, but she wanted to put it in writing that housing needed to be a component.

Council Member Rubell thanked the Budget team for making the budget so clear. Regarding this money, he felt having this money sit in a fund without leveraging it was a bad way of using it. That was why they were moving the money into the flexible fund.

He didn't want to change this item of the budget. Council Member Dickey thought the PPP strategy was effective and this $10 million would go to those types of projects. He agreed this could buy down AMIs and other options. He thought the budget matched the policy.

Council Member Ciraco asked if the Housing Fund transferred money spent on the EngineHouse project to reimburse the General Fund. Briggs stated there was a fee waiver component, soil remediation, and the land value. Council Member Ciraco stated they got 99 units of housing with very little contribution from the Housing Fund. Briggs noted the flexible fund would allow for soil remediation or other components of housing that weren't directly related to it. Council Member Ciraco felt this strategy was the way forward. Council Member Parigian was concerned money given for community benefit could be interpreted generally and this money could be misused.

Briggs stated the Housing Fund had $14.8 million remaining and the Housing team felt that was enough for the next several years. Council Member Toly suggested having the term "Housing" as part of the new fund name. Briggs stated they could change the title and description of the new fund. The title was currently Emerging Community Development Projects. Council Member Rubell stated the more the funds were encumbered, the less they would be able to do with it. Council Member Ciraco noted it said Council goals. Council Member Toly indicated Housing was a Council goal now, but it might not be with future Councils. She asked for a housing component to projects that would use this money. Council Member Parigian didn't want the purpose of the money to be forgotten, but he agreed with Council Member Rubell's argument for flexibility. Council Member Toly didn't want it used for a pickleball court, and she wanted to work on the language.

Matt Dias thought the Council's intent was to broaden the language to include a housing element. He asserted there needed to be a guarantee of process before using the funds. Alternatively, they could keep the money in the Housing Fund. Council Member Rubell felt Dias nailed this proposal and he supported the new fund. The Council agreed to broaden the definition to add housing to the language.

Council Member Dickey moved to approve Ordinance 2024-13, an ordinance adopting a revised budget for Fiscal Year 2024 and a final budget for Fiscal Year 2025 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate with the amendment to broaden the definition to add housing to the language of the Emerging Community Development Projects Fund. Council Member Ciraco seconded the motion.

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

5. Consideration to Approve Resolution 10-2024, a Resolution Adopting the Park City Comprehensive Emergency Management Plan (CEMP):

Mike McComb stated a formalized emergency distribution plan was new this year. They were moving forward with the county to have a full-scale evacuation exercise. Mayor Worel asked how the City could help him promote that in the community. McComb stated he was working with the Communications team. He indicated September 25th was the scheduled date for the exercise.

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

Council Member Ciraco moved to approve Resolution 10-2024, a resolution adopting the Park City Comprehensive Emergency Management Plan. Council Member Dickey seconded the motion.

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

Council Member Rubell stated emergency management mattered, and he thanked McComb for keeping the community safe.

IX. ADJOURNMENT

X. PARK CITY REDEVELOPMENT AGENCY MEETING

ROLL CALL

Attendee Name	Status
Chair Nann Worel Board Member Bill Ciraco Board Member Ryan Dickey Board Member Ed Parigian Board Member Jeremy Rubell (via Zoom) Board Member Tana Toly Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	**Present**
None	**Excused**

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

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

NEW BUSINESS

1. Consideration to Approve Resolution RDA 02-2024, a Resolution Adopting the Fiscal Year 2024 Revised Budget and the Fiscal Year 2025 Budget for Park City Redevelopment Agency:

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

Board Member Dickey moved to approve Resolution RDA 02-2024, a resolution adopting the Fiscal Year 2024 revised budget and the Fiscal Year 2025 budget for Park City Redevelopment Agency. Board Member Ciraco seconded the motion.

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

ADJOURNMENT

XI. PARK CITY MUNICIPAL BUILDING AUTHORITY MEETING

ROLL CALL

Attendee Name	Status
Chair Nann Worel Board Member Bill Ciraco Board Member Ryan Dickey Board Member Ed Parigian Board Member Jeremy Rubell (via Zoom) Board Member Tana Toly Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	**Present**
None	**Excused**

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

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

NEW BUSINESS

1. Consideration to Approve Resolution MBA 02-2024, a Resolution Adopting the Fiscal Year 2024 Revised Budget and the Fiscal Year 2025 Budget for Park City Municipal Building Authority:

Board Member Parigian asked what the fund balance would be spent on. Jed Briggs stated the MBA was created a couple decades ago to be a financing mechanism for constructing City buildings. The balance could be used for City facilities, but they would have to look at the specifics. It currently was not being used.

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

Board Member Dickey moved to approve Resolution MBA 02-2024, a resolution adopting the Fiscal Year 2024 revised budget and the Fiscal Year 2025 budget for Park City Municipal Building Authority. Board Member Rubell seconded the motion.

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

ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

WINTER 23-24
TRANSPORTATION OPERATIONS INSIGHTS

RIDERSHIP

- Peak Day Average Ridership systemwide was 10,762 customers
  - Peak Day Average Ridership on the Richardson routes was 1,163 customers
  - Total ridership for the Richardson Routes increased to almost 100,000 customers

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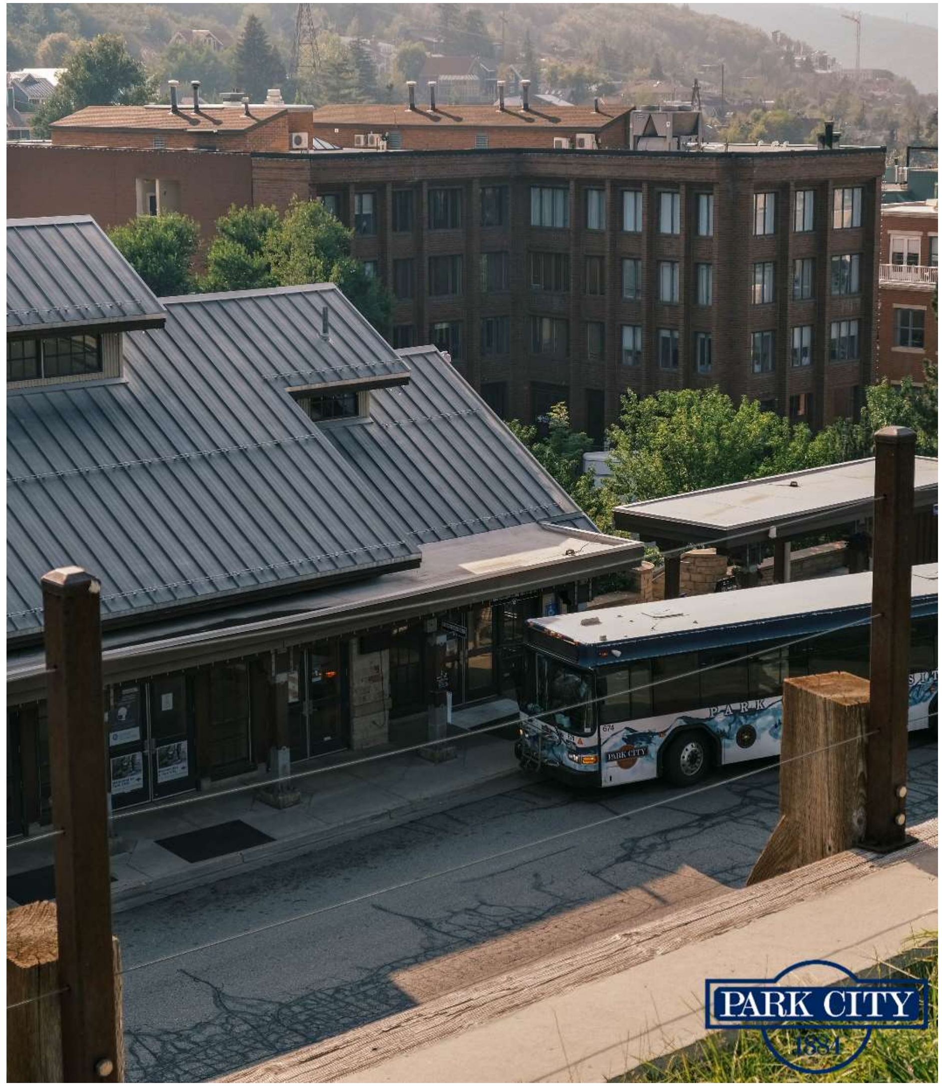
LESSONS LEARNED

- Continue to incentivize the Richardson Flat park and ride and SR-248 bus lane
- Adjust the Richardson route frequency to 15-minute during peak periods, and 30-minute during off-peak
- Eliminate the OTTC stop on the Richardson Flat Deer Valley route.



PARK AND RIDE OCCUPANCY

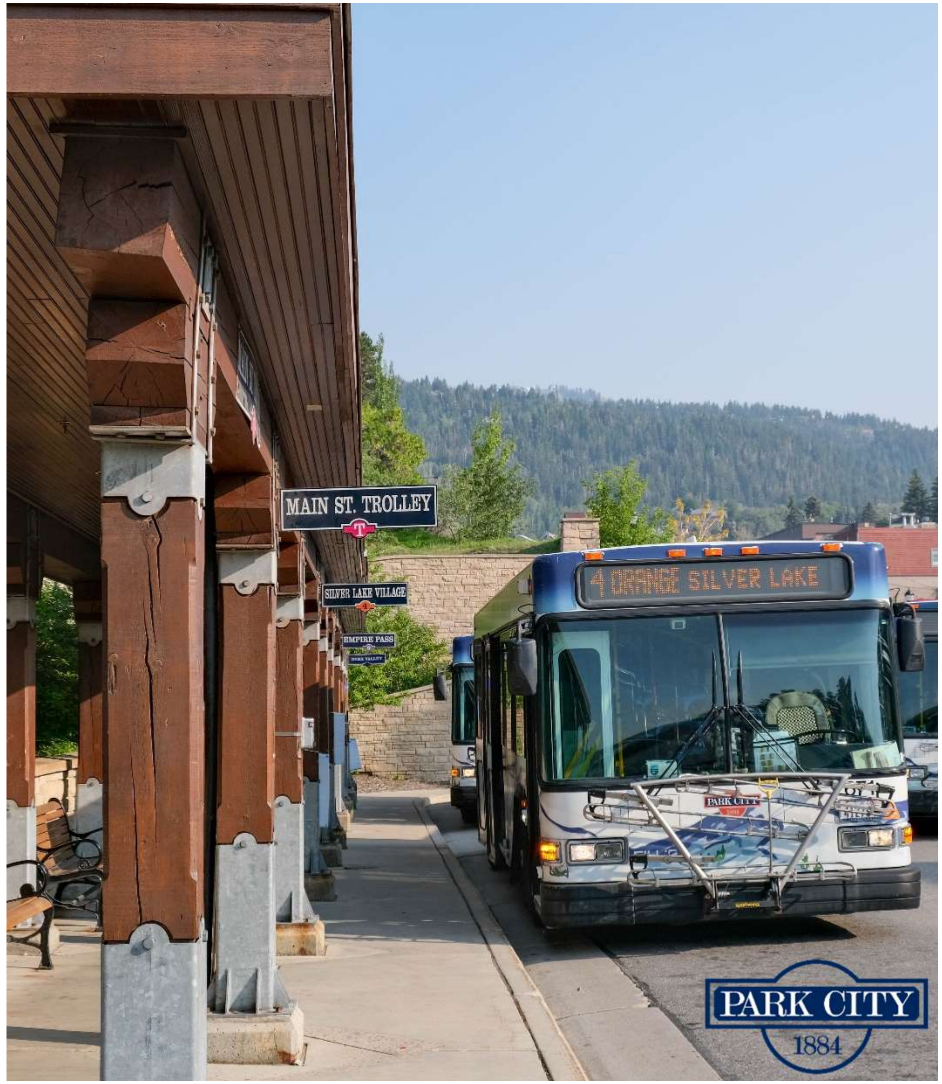
- Park and ride utilization increased by 211% last winter.
- On peak days, there was an average of 320 vehicles parked at Richardson Flat.
- Highest Peak Parking:
  - 2022/23 was 335 on January 12
  - 2023/24 was 482 on January 20

PARK CITY 1884

— LESSONS LEARNED —

- Continue neighborhood protection plans through increased patrolling and enforcement in Restricted areas.

- Further incentivize the utilization of Old Town parking options through strategic paid parking plans.
    - China Bridge filled nearly 30 times this winter



PEAK DAY OPERATIONS

EGRESS PILOT PROGRAM

- Tested on December 15th
- Successful in changing signal timing for Eastbound Kearns Blvd. which remained in place for the remainder of the season

PARK CITY 1884

— LESSONS LEARNED —

- Continue to refine the number of peak days based on experience.
- Strategic placement of barricades at 14th and 15th for the entire ski season.
- Continue successful paid reserved parking and circulation plan at Park City Mountain
- Adjustment to Variable Message Signs (VMS) to incentivize Richardson Flat

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QUESTIONS/FEEDBACK?
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Community Center

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Mission Statement

Enriching the lives in our community through exceptional people, programs and facilities

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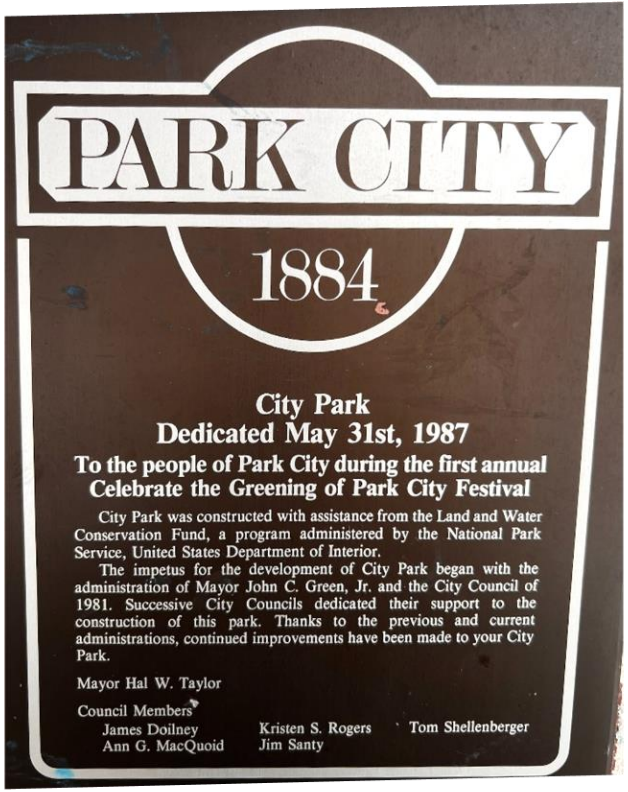
Recreation Building



1987: City Park Dedicated

2006: The building was renovated and expanded to enclose an outdoor pavilion.

2015-2017: The City Council contemplated replacing the Recreation Building with a Senior Center and Summer Day Camp facility but stalled when other Senior Center options were desired.

2023: $15 million is budgeted in FY24 to replace and upgrade the existing City Park Recreation Building. Contracted with Sparano + Mooney Architecture to begin design work and cost estimation.

February 15, 2024: City Council was presented with a conceptual design for the proposed Community Center. The Council supported the work presented and supported proceeding to cost estimation.

Community Center

The primary purpose and goals of the proposed new facility include:

- Provide indoor/outdoor community event space with a direct connection to the park.
- Expand access to summer and school break day camps for Park City residents.
- Provide flexible multipurpose space for community programming on a year-round basis.
- Provide universally accessible facilities for people of all ages and abilities.
- Provide a new fenced playground with an outdoor shaded seating area.
- Relocate and replace the basketball and volleyball courts.
- Provide improved park restrooms and maintenance facilities.
- Designed to meet Park City Net Zero carbon goals

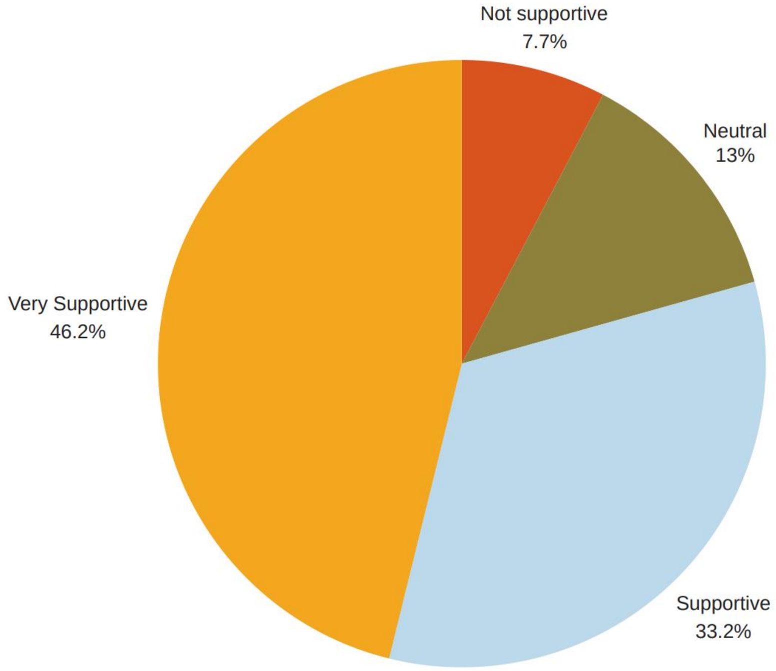
PUBLIC SUPPORT & OUTREACH

- Engage Park City page and survey
  - 247 survey participants
- Open House at the PC MARC for community members.
- Direct e-mail outreach to PC MARC patrons
- PCMC & PC MARC social and digital media
- Local media coverage
- Design boards on display in the PC MARC lobby
- Project on display at the Spring Projects Open House

Survey Results

HOW SUPPORTIVE ARE YOU OF THE DESIGN CONCEPTS FOR THE CITY PARK COMMUNITY CENTER?

- NOT SUPPORTIVE
- NEUTRAL
- SUPPORTIVE
- VERY SUPPORTIVE



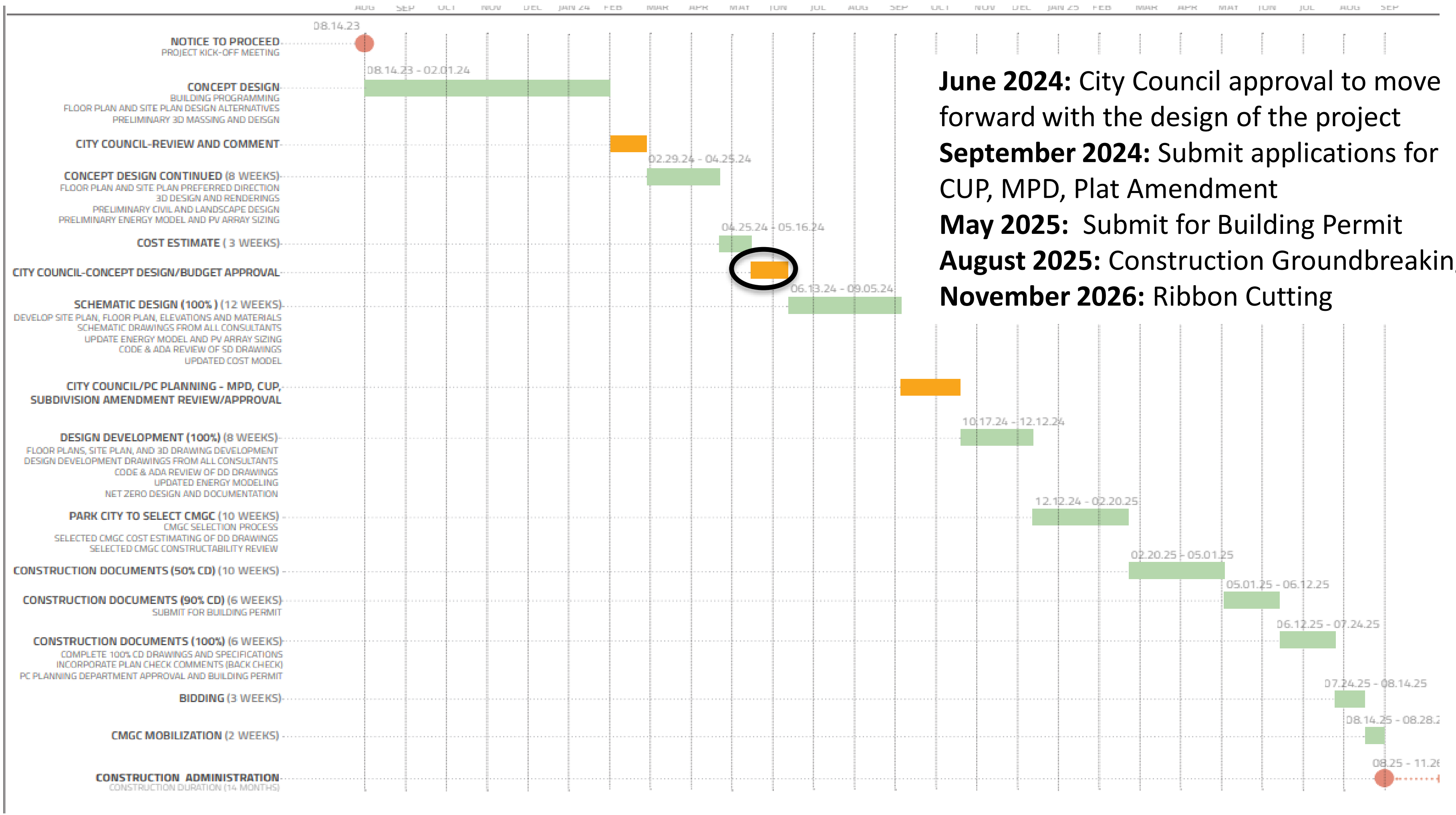
Cost Estimate

Estimated total project cost of $15,145,020

- Construction Costs: $13,729,020
- Soft Costs: $1,416,000

Current Funds Budgeted: $15,241,042

Exhibit A Section 7 provides a detailed cost estimate



June 2024: City Council approval to move forward with the design of the project

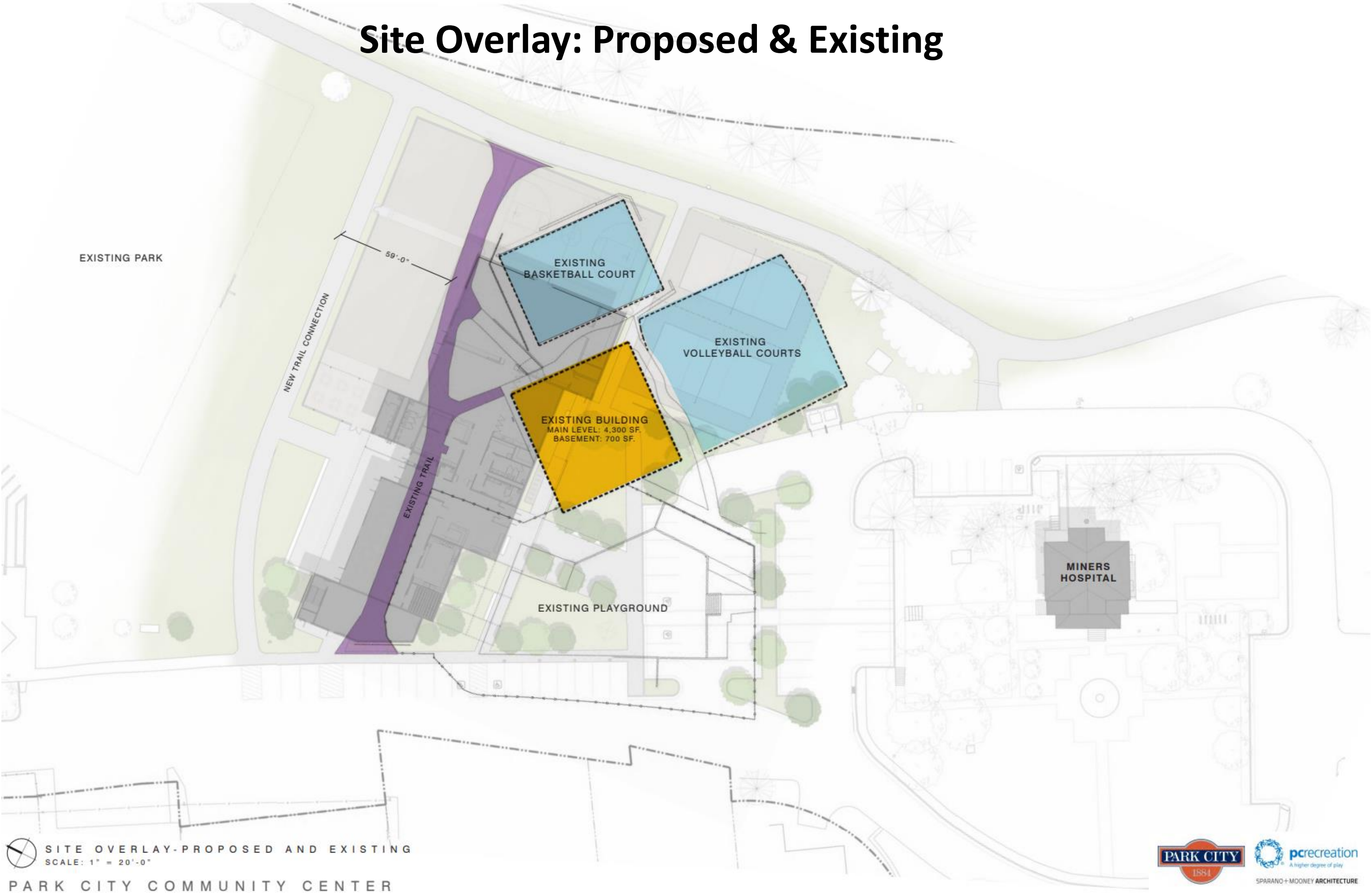
September 2024: Submit applications for CUP, MPD, Plat Amendment

May 2025: Submit for Building Permit

August 2025: Construction Groundbreaking

November 2026: Ribbon Cutting

Site Overlay: Proposed & Existing



Community Center Site Plan

Community Center Floor Plan

FLOOR PLAN
SCALE: NTS

PARK CITY COMMUNITY CENTER

North Façade – Park Side View

Next Phase of The Project

- Review alternatives to having a basement below the maintenance portion of the building.

- Review alternative ways to fence the basketball and volleyball facilities.

- Determine if the rugby field should be 103 yards by moving the south goal post or maintain 109 yards by moving both goal posts. Both options meet rugby field design standards for length.

- Provide bike racks in various locations around the building.

Next Phase of The Project

- Review the potential of adding a non-gender single-stall restroom at the Park restrooms

- Provide power at the Community Event outdoor patio area that could accommodate music performances/live bands.

- Review ways to increase the overall size of the playground.

- Provide a place for food truck access near the Community Event outdoor patio space.

- Review ways to increase the size of the outdoor basketball court.

Questions & Comments

- Authorizing the City Manager to execute the First Amendment to the Design Professional Service Agreement, in a form approved by the City Attorney, with Sparano+ Mooney Architects not to exceed $954,562 for a total contract not to exceed $1,051,087 for design services to replace the City Park Recreation Building