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

August 15, 2024

The Council of Park City, Summit County, Utah, met in open meeting on August 15, 2024, at 2:30 p.m. in the City Council Chambers.

Council Member Dickey moved to close the meeting to discuss property, personnel, and litigation at 2:31 p.m. Council Member Toly seconded the motion.

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

Council Member Ciraco joined the meeting remotely.

CLOSED SESSION

Council Member Toly 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

Discuss Marsac Avenue Retaining Wall Replacement:
John Robertson and Becky Gutknecht, Engineering Department, presented this item. Robertson reviewed that an analysis of China Bridge parking and the Marsac retaining wall had been performed. The findings for the retaining wall that supported City Hall parking was deflecting, and the joints were pulling apart. He didn't expect it to collapse but it was failing, and it needed to be reconstructed. He stated the cost for full replacement was similar to reinforcement and he recommended replacement.

Jed Briggs, Budget Manager, indicated the estimated cost was $1.5 million and he recommended splitting the cost between the Parking, Redevelopment Agency (RDA), and the Municipal Building Authority (MBA) funds. He noted all the funding could be taken from the MBA and RDA if the Council chose not to take money from Parking. A second option would be to allocate funds from the General Fund balance, although he recommended using that balance to underground transmission lines in the Bonanza Park area. The last option was to defund other projects, and he noted funds could be used that were earmarked for the Marsac building remodel. He did not recommend that option either.

Council Member Parigian asked if the surface parking next to the retaining wall would be replaced as well, to which Robertson affirmed. Mayor Worel asked how long the retaining wall would last if it was reinforced, to which Robertson indicated it would last five years, and none of the reinforcement work would be saved when the wall was rebuilt. The Council supported replacing the wall and favored using the recommended funding source.

Water Impact Fee Update:
Clint McAffee, Harrison Holley, Public Utilities Department, Erik Daenitz, Zions Public Finance, and Andrew McKinnon, Bowen and Collins, were present for this item. Holley stated a review of impact fees was needed since the 3Kings Water Treatment Plant was now running and it had been 10 years since the last master plan.

McKinnon indicated there had been a lot of growth and bringing in the new treatment plant affected fee numbers. They recommended a 51% increase for the maximum impact fee. Daenitz indicated there was great value in having the new treatment facility, but there were costs associated with this water treatment. He estimated there was $13 million in future projects that still needed to be completed. He explained the breakdown of impact fees for different development projects.

McKinnon indicated Park City impact fees were higher because other cities in the Salt Lake Valley shared one centralized treatment plant. Park City was also unique because the water had to be treated for metals. Holley stated they recommended a five-year impact fee schedule. He reviewed the next steps required before adopting impact fees.

Council Member Parigian asked how much impact fee revenue the City collected in a year. McAffee stated it ranged from $500,000 to $1.5 million. Council Member Parigian asked if they calculated raising impact fees when the budget for the treatment plant was set. Daenitz indicated the full debt amount to build the treatment plant had to be secured before the project began construction. He noted the plant wasn't built just for today's capacity, but for future capacity. The funding of the treatment plant was not contingent on impact fees. Impact fees would cover future costs. Council Member Parigian asked if the City knew the treatment plant would have to treat all water when it was being built. McAffee reviewed the treatment requirements set by the Division of Water Quality (DWQ) beginning in 2014. The City negotiated a progressive treatment schedule so all the water was not required to be treated immediately. That contract would end in 2033, and at that time, McAffee thought the City would be required to treat almost all its water.

Council Member Rubell asked when impact fees would be assessed. McAffee stated an impact fee would be assessed when a new building permit was issued that would increase water demand. Council Member Rubell asked about the estimated 75% buildout in terms of water use. McAffee stated that included Bonanza Park and other areas in the City that could be built out. Council Member Rubell asked if the full asset value was included in the analysis. Daenitz explained he figured the percentages that were qualifying assets and then he used the 10 year window for production, treatment, storage, and transmission categories. McKinnon stated the cost for the treatment plant was spread out amongst all users. The impact fee was for the cost related to the next 10 years of growth. Council Member Rubell noted the portion of water sold to Weber Basin did not include impact fees. McAffee stated there was a temporary lease for the City's surplus capacity. As new development used the surplus, the City would have to reduce the amount it leased or cancel the lease completely. Council Member Rubell recommended that future lease agreements consider the use fees since there were no impact fees to offset the expense.

Council Member Toly asked if the new growth was distinguished by primary residences or nightly rentals. McAffee stated they had to assume there would be peak day demand with the new development. Council Member Rubell asked what would happen if someone couldn't afford the impact fee, to which McAffee stated they wouldn't get a building permit. He reviewed the options listed in the code.

Council Member Dickey asked if there was a risk of over-collecting impact fees if the use of a building changed to more water usage, but then over time, changed back to a lesser water usage. McAffee stated that was a risk, but it benefited the City and residents. Council Member Dickey asked if there was a way to moderate the risk and asserted impact fees protected existing customers.

Council Member Rubell stated the impact fees needed to be updated, but he would like to see a program to allow for fee reductions or other options as opposed to full payment up front. He didn't want to disincentivize small and local businesses by charging large sums of money up front. He also suggested having a policy discussion on infrastructure investments and how they are treated globally, instead of one-offs. McAffee stated the incentive program would only touch businesses that created more water demand and wouldn't benefit business owners who weren't subject to a water impact fee. He thought a broader program would be more effective in helping businesses get started. Council Member Dickey stated the needs built up over time, but a payment plan would eventually cover the entire impact fee. He clarified the infrastructure put in for the EngineHouse project was needed regardless of the project so that was not considered a one-off. The Council members supported Council Member Rubell's proposals. McAffee stated he would come back to discuss a broader program to help small businesses or specifically for water impact fee waivers. He asked to know the criteria for who would get a waiver. Council Member Dickey stated it was less about the waiver, but ways to reduce the initial financial burden from the impact fees. He suggested distributing the fee payment over a few years. Council Member Toly also asked to revisit economic development grants. Dias stated they were recruiting for a new economic development director and when hired, they would resume with looking at that program.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	**Present**
Council Member Bill Ciraco	**Excused**

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Dickey stated the Main Street committee was moving quickly, and they were being bold and open minded. He indicated there would be an open house in September and another meeting in October. Council Member Toly stated the Trails team had been working on fuel reduction, weed control, sign installation on pathways, slurry seal, the Bonanza Loop Trail on Bonanza Flat, and more. She thanked the Trails team for their hard work.

Council Member Rubell stated progress in Bonanza Park had been incredible and he thanked Michelle Downard for her work. He wanted to discuss mitigating the impact of the use of properties. He gave an example of trash cans left out on the street. He wanted to discuss impact abuse and messaging to let people know there were rules and regulations that needed to be followed. Council Member Toly asked if this was something the Neighborhoods First program would work on. Council Member Rubell stated he heard from residents there were impacts to them. Snow could not be plowed if the trash cans were left out. He wanted to find tools to fill the gap. Matt Dias stated he could work with the Building Department to see if there were holes in the complaint response process and then follow up and get communications out to the community.

Council Member Parigian stated the Recreation Advisory Board (RAB) issued an RFP for a pickleball facility and they were interviewing respondents. Mayor Worel thanked Dias and staff for their work while the Council was on summer break.

Staff Communications Reports:

1. Bonanza 5-Acre Work Session Recap - June 27, 2024:

2. Main Street Area Plan Meeting Recap - July 15, 2024:
Council Member Toly felt the work with the stakeholder groups had been fantastic.

3. Daly West Headframe Artwork Installation and Ribbon Cutting:

4. Community Engagement Quarterly Update - Second Quarter 2024:

5. Utah Wellbeing Survey Results:

6. May 2024 Sales Tax Report:
Council Member Rubell was happy to see the great revenues and the fact that people wanted to visit the City.

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

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

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from June 28, July 11, and August 5, 2024:

Council Member Toly moved to approve the City Council meeting minutes from June 28, July 11, and August 5, 2024. Council Member Rubell seconded the motion.

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

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute an Easement for Rocky Mountain Power in a Form Approved by the City Attorney along the West side of the Bike Path Near the Intersection of Deer Valley Drive and Main Street:

2. Request to Authorize the City Manager to Execute a Contract Addendum in a Form Approved by the City Attorney's Office with HNTB Corporation to Cover Pedestrian and Biking Safety Design Improvements for an Additional Amount Not to Exceed $700,000, Making a Total Contract Amount Not to Exceed $3,897,486.44:

3. Request to Authorize the City Manager to Execute a Professional Services Agreement with Park City Historical Society and Museum dba Friends of Ski Mountain Mining History, in a Form Approved by the City Attorney's Office, for Restoration of the Historic Silver King Mine Headframe, Not to Exceed $200,000:
4. Request to Authorize the City Manager to Execute the Fourth Contract Amendment in a Form Approved by the City Attorney, with MKSK in an Amount Not to Exceed $18,400, for the Bonanza Park Small Area Plan and the Bonanza 5-Acre Site Feasibility Study Consulting Services:

5. Request to Authorize the City Manager to Execute a Second Amendment to the Professional Services Agreement, in a Form Approved by the City Attorney, with Zion's Public Finance for Services for Phase One of the Main Street Area Plan, Not to Exceed $126,000, and to Extend the Contract's Termination Date to December 31, 2024:

6. Request to Authorize the City Manager to Execute a Contract Amendment for Soil Excavation and Transportation to a Disposal Facility, in a Form Approved by the City Attorney, with MC Contractors Inc., Not to Exceed $350,700 for a Total Contract Amount of $915,675:

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

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

VI. OLD BUSINESS

1. Consideration to Enter into a Construction Agreement with Rocky Mountain Power in the Amount of $7,077,547, in a Form Approved by the City Attorney, to Underground Transmission Lines:
Luke Cartin, Environmental Sustainability Manager, displayed the route for undergrounding the transmission lines. The benefits included removing an aerial easement from the Bonanza Park site, adding plots to the cemetery, and removing towers from Boot Hill. He stated $3.5 million was budgeted for the project, but more funds were needed. Jed Briggs, Budget Manager, reviewed four options for fully funding the project, including the use of Transient Room Tax (TRT) funds, the Multi-Use Community Projects Fund, or the recommended option of using accrued interest from FY24 that was not currently budgeted. The fourth option would be to defund capital projects to fund this project.

Council Member Rubell asked about the estimated land value for releasing the aerial easement. Cartin stated 20% of the land would be impacted and the value would change depending on what was built on that site, but he could not give an exact valuation number. Council Member Rubell felt this was a great investment and would increase the land value by millions of dollars. He asked if this option would give the City flexibility to move the substation, to which Cartin affirmed and noted it could only be moved within a half mile of its current location.

Council Member Dickey reviewed the liaisons were having conversations for private contributions. Mayor Worel clarified they would talk with private landowners to see if they would contribute a portion of the cost. Council Member Rubell added they were not leaving a funding gap for private contributions to fill. Rather, they were discussing aspects of the development in which private landowners might want to partner with the City.

Mayor Worel opened public input.

Mark Fischer stated he was happy the potential of Bonanza Park was being unlocked by burying the transmission lines. He would be happy to work with the engineers to make the project happen. Regarding the Yarrow project, he felt it was critical to get that project approved. If it did not get approved, it would be a setback for the development of Bonanza Park.

Mayor Worel closed public input.

Council Member Rubell moved to enter into a construction agreement with Rocky Mountain Power in the amount of $7,077,547, in a form approved by the City Attorney, to underground transmission lines with the recommended funding option of using accrued interest from the FY24 budget. Council Member Dickey seconded the motion.

Briggs stated they would come back later with a budget amendment. After some discussion, Margaret Plane stated most contracts needed authorization for funding and recommended the motion retain the funding wording.

Council Member Rubell withdrew his previous motions and moved to enter into a construction agreement with Rocky Mountain Power in the amount of $7,077,547, in a form approved by the City Attorney, to underground transmission lines with the authorization to fund it using TRT funds. Council Member Dickey seconded the motion.

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

VII. NEW BUSINESS

1. Consideration to Authorize the City Manager to Execute an Agreement in a Form Approved by the City Attorney's Office for Electric Bus Options from the Gillig/Utah Transit Authority Contract to Purchase a Total of Nine 35-Foot Battery

Electric Buses, Three Depot Chargers with Nine Dispensers, and Workforce Development Training, in an Amount Not to Exceed $12,074,294.00:
Tim Sanderson, Transportation Manager, presented this item and stated this bus order differed slightly from the contract proposed in February. The funding was coming from the Federal Transit Authority (FTA) with a $2.4 million match from the City. He noted they were not ordering an electric trolley because the current models did not meet FTA standards.

Mayor Worel asked what the training included. Sanderson stated the main training was for mechanics, but the operators would also go through training. Council Member Parigian asked about the delivery timeline. Sanderson stated there was a backlog in the electric bus industry and currently there was a 26 month wait time.

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 an agreement in a form approved by the City Attorney's Office for electric bus options from the Gillig/Utah Transit Authority contract to purchase a total of nine 35-foot battery electric buses, three depot chargers with nine dispensers, and workforce development training, in an amount not to exceed $12,074,294.00. Council Member Rubell seconded the motion.

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

2. Consideration to Authorize the City Manager to Execute an Agreement in a Form Approved by the City Attorney's Office with Shuttle Bus Leasing for a 24-Month Pilot Program to Provide a Vehicle Lease for Eight 2008 35-Foot Low-Floor Diesel Gillig Buses, in an Amount Not to Exceed $1,024,187.20:
Tim Sanderson, Transportation Manager, presented this item and indicated that leasing vehicles was necessary until the new electric buses were delivered in 26 months. He thought leasing buses now would be a good test for events such as the 2034 Olympics. He noted the leased buses would have the same branding as the other City buses. Sanderson stated the funding would come from the microtransit program funding.

Council Member Rubell asked what would be done with the old buses. Sanderson stated the leasing company was interested in purchasing the old buses. Council Member Rubell asked if the buses would help with running new routes or bus frequency. Sanderson did not expect this to expand the fleet, but it would help them know how many buses were needed to do the job reliably. Once the new buses arrived, they would look at expansion. Council Member Parigian asked why new buses were needed if the Number 10 bus line was discontinued. Sanderson stated some of the City buses were transferred to High Valley Transit so the City was short on inventory. Council Member

Parigian asked how much it cost to wrap a bus, to which Sara Rush-Mabry indicated it cost $2,300 per bus.

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

Council Member Parigian moved to authorize the City Manager to execute an agreement in a form approved by the City Attorney's Office with shuttle bus leasing for a 24-month pilot program to provide a vehicle lease for eight 2008 35-foot low-floor diesel Gillig Buses, in an amount not to exceed $1,024,187.20. Council Member Dickey seconded the motion.

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

3.Consideration of a Request to Waive an Impact Fee and a Development Permit Fee for the Voluntary Affordable Housing Portions of the Studio Crossing Development, for a Total Amount of $1,666,116.45, in Accordance with Municipal Code Section 11-12-15:
JJ Trussell, Deputy Building Official, and Justin Keyes, representing the developer, were present for this item. Keyes stated 208 affordable housing units would be in this development. It was the largest affordable housing project in the City. He noted they had added 23 additional affordable units since the original plan was proposed. Trussell explained the difference between the requested amount and the recommended amount was because they removed the 65 required affordable housing units.

Council Member Dickey asked if there was a discussion of waiving impact fees when the original agreement was made between the Council and the applicants. Mayor Worel did not recall this being discussed at the time. Council Member Rubell asked how the City encouraged people to meet the goals the City was trying to succeed. He asked if the Council could waive the fees for the additional 23 units as well. Trussell stated the affordable housing guidelines and the policy for waiving fees did not bind the Council from having discretion in determining waivers. Council Member Rubell felt this was a small investment for the great community benefit. Keyes noted he asked Mark Harrington, Senior City Attorney, when the waiver discussion would be discussed, and he was told to request it during the process.

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

Council Member Parigian stated all affordable housing was not created equal and asked if a sliding scale could be applied to the fee waivers so a bigger fee waiver could be awarded for lower AMI housing. Council Member Dickey indicated he reviewed the incentives for this project, such as market rate housing and commercial, and this request was another request for an incentive. He didn't think it met the standard of the code. Council Member Toly supported the staff recommendation. Council Member Rubell supported the recommendation plus a waiver for the additional 23 units being built. Council Member Parigian supported the recommendation.

Keyes stated the project was difficult to pencil even with 80% AMI and he would welcome a sliding scale incentive for lower AMI housing. Council Member Rubell asked if the waivers could go to lowering AMIs, to which Keyes affirmed. He stated he just closed the proforma for the financing, so he couldn't change anything until the units were built.

Margaret Plane recommended bringing this item back as a Consent Agenda item when the new numbers were firmed up.

Council Member Rubell moved to continue a request to waive an impact fee and a development permit fee for the voluntary affordable housing portions of the studio crossing development, for a total amount of $1,666,116.45, in accordance with Municipal Code Section 11-12-15, with an amendment to calculate a waiver to include 143 units and to have this item return on August 22, 2024, on the Consent Agenda. Council Member Toly seconded the motion.

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

Mr. Crandall referred to the master leases and indicated they had not heard from Deer Valley or Vail, but of the first four buildings of affordable housing being built, 75% had letters of intent from the hospital and other organizations.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

2024 Water IFFP and IFA Update

Prepared for Park City

Prepared by Bowen Collins & Associates and Zions Public Finance, Inc.

BOWEN COLLINS & ASSOCIATES

Impact Fee Basics

- What is an impact fee?
  - One-time fee charged to new development to offset the capital costs associated with new development
  - Can only cover the costs of *system* improvements
  - Must have an Impact Fee Facilities Plan (IFFP) and an Impact Fee Analysis (IFA)
- Impact Fee Update
  - Updates Impact Fees
  - Needed to reflect significant increases in capital costs related to recent inflation
  - IFFP Update: Completed by Andrew McKinnon, Bowen Collins & Associates
  - IFA Update: Completed by Susie Becker & Erik Daenitz, Zions Public Finance

Update Methodology

Unchanged

- Service area
- Method of calculating the impact fee

Updated

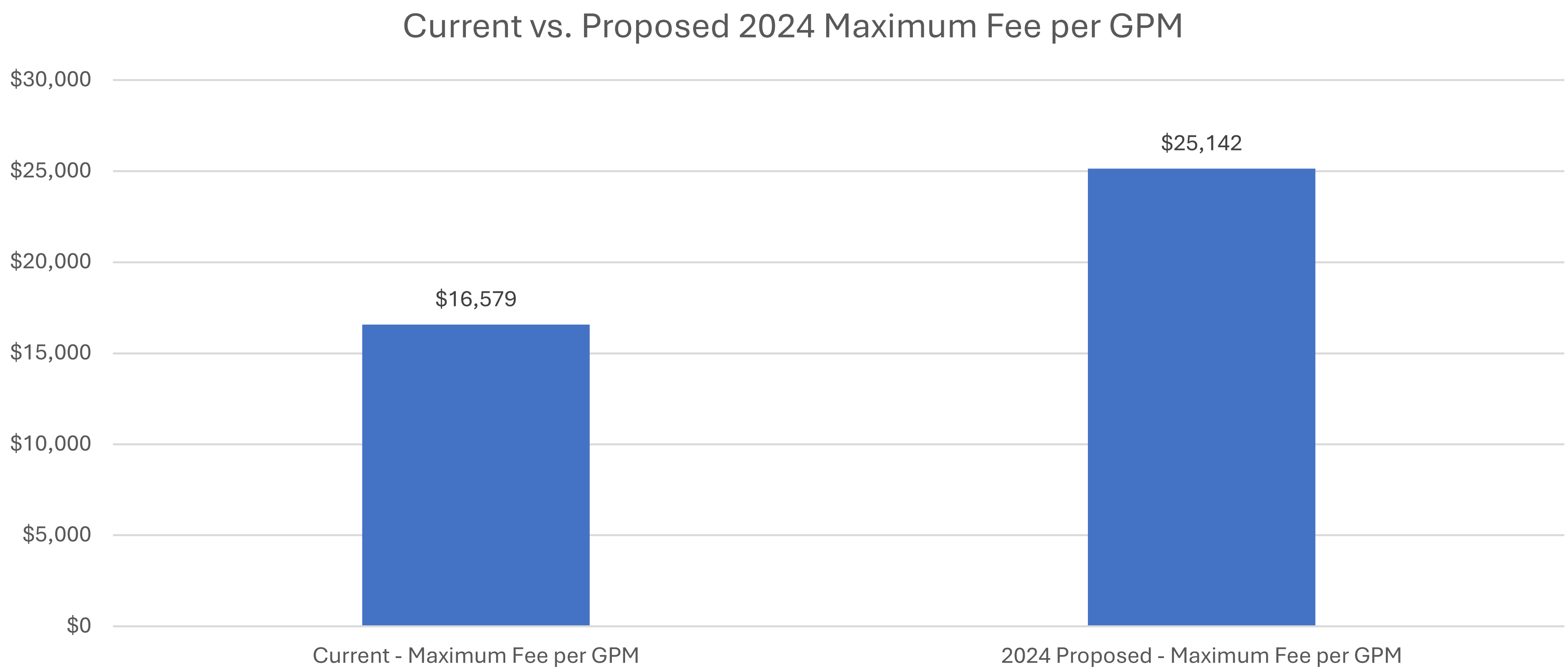
- Growth Projections
- Peak day demands
- Project Prioritization
- Storage improvement alternative
- 3 Kings Water Treatment Plant Included
- Updated cost estimates

Data Update

- Staff report linked IFA highlighted Maximum Fee per GPM of $26,216.
- 1 bond in model missing data, revised, corrected to Maximum Fee per GPM of $25,142.
- 51.6% increase from current Maximum Fee per GPM of $16,579.

2014 vs. 2024

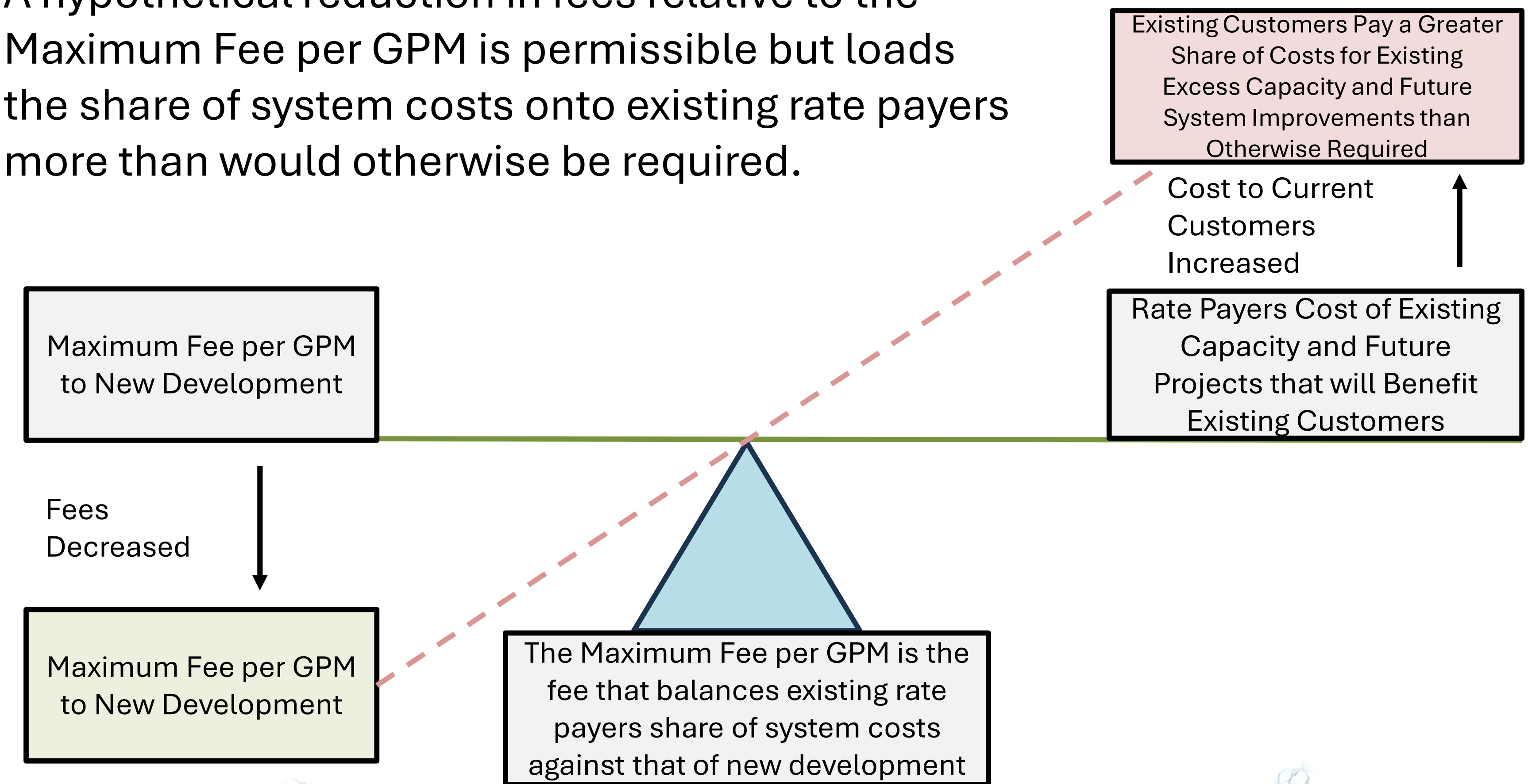
Proposed maximum impact fees are increasing, reflecting system growth and value.



Source: ZPFI as of August 2024.

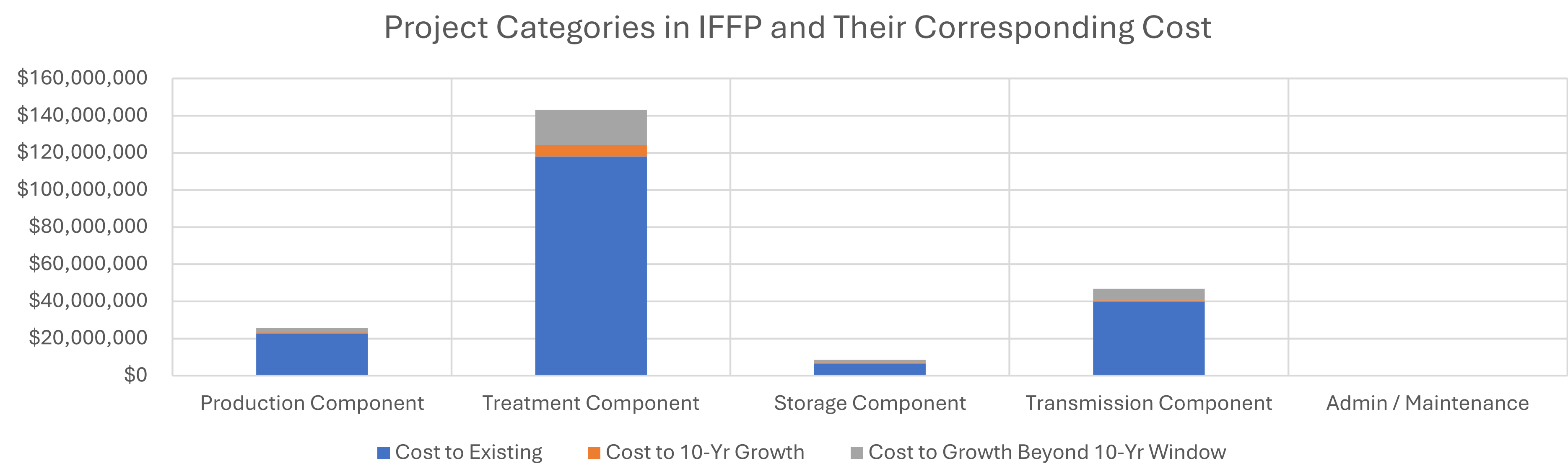
Dynamics of the Fee and Share of System Costs

A hypothetical reduction in fees relative to the Maximum Fee per GPM is permissible but loads the share of system costs onto existing rate payers more than would otherwise be required.



Source: ZPFI as of August 2024.

Projects in IFFP Comparison



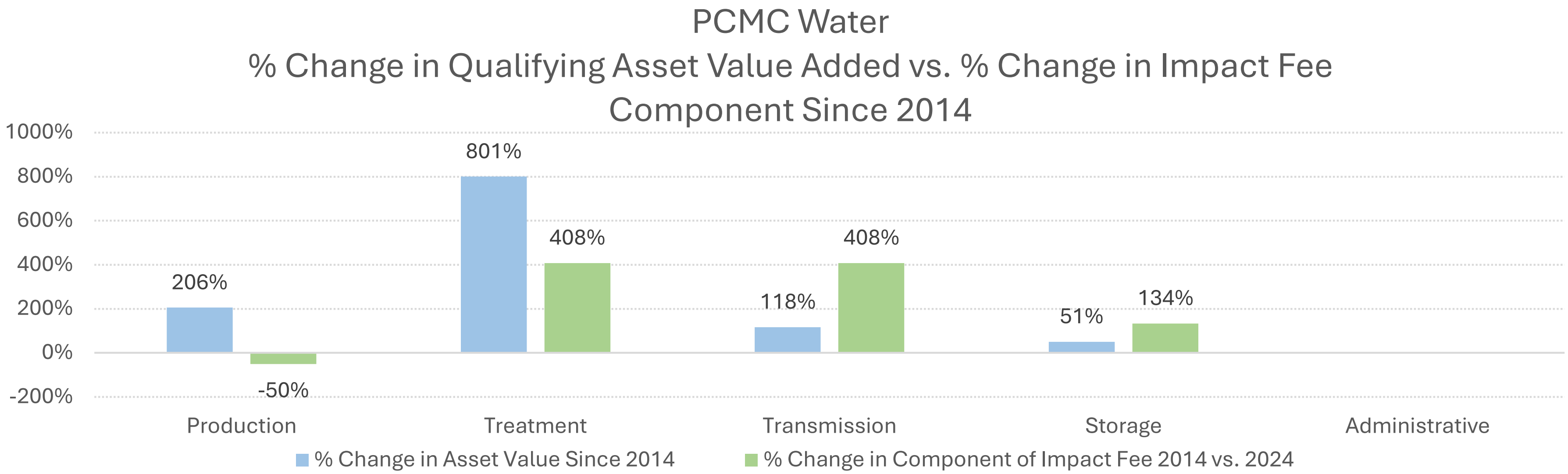
	Production Component	Treatment Component	Storage Component	Transmission Component	Admin / Maintenance
Existing	88.30%	82.47%	74.48%	84.68%	82.47%
Growth in 10-Yr Planning Window	2.79%	4.17%	8.40%	1.77%	4.17%
Growth Beyond 10-yr Planning Window	8.91%	13.36%	17.12%	13.55%	13.36%
Total Cost	$25,565,052	$143,235,810	$8,514,380	$46,857,282	$0
Cost to Existing	$22,573,941	$118,126,573	$6,341,510	$39,678,747	$0
Cost to 10-Yr Growth	$713,265	$5,972,933	$715,208	$829,374	$0
Cost to Growth Beyond 10-Yr Window	$2,277,846	$19,136,304	$1,457,662	$6,349,162	$0
Growth in gpms, 2023-2033	260	260	260	260	260

Source: ZPFI as of August 2024.

BOWEN COLLINS & ASSOCIATES

What Changed Since 2014?

Significant asset value growth will benefit existing and future customers.



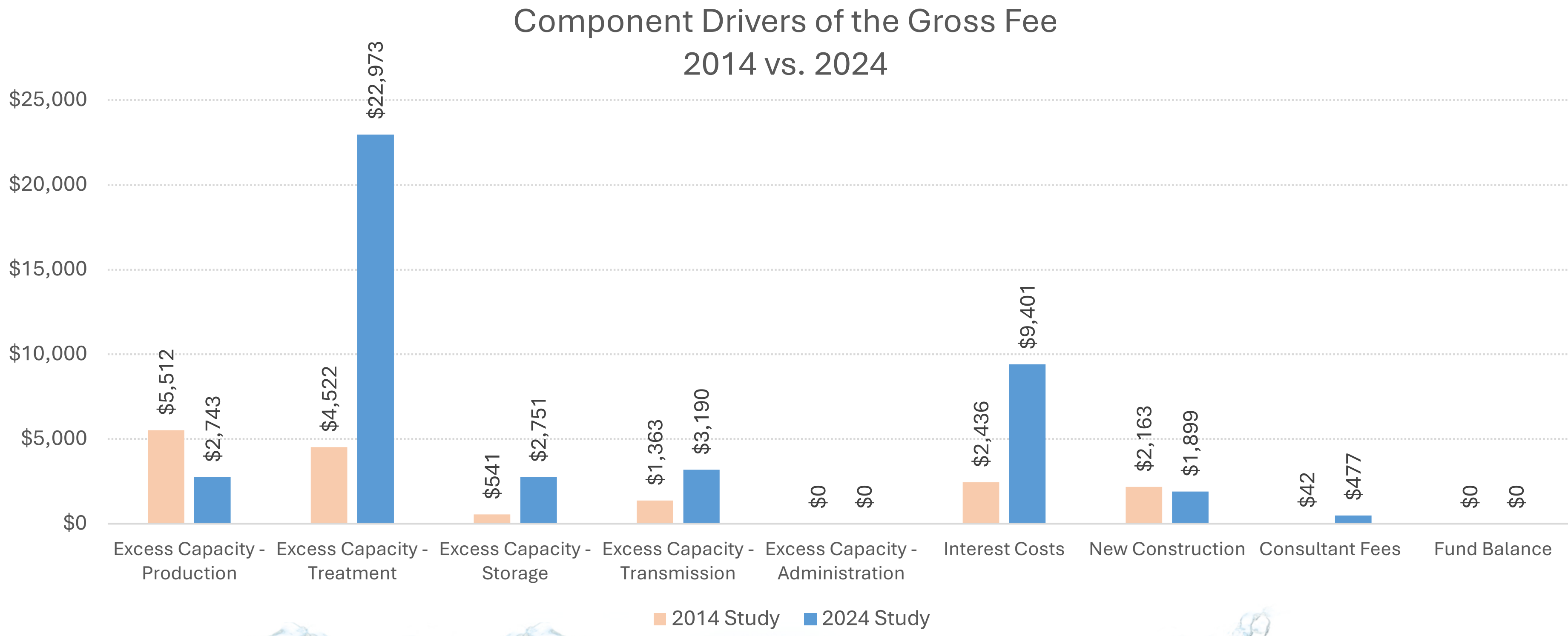
Asset Category	2014 Qualifying Asset Value	Qualifying Asset Value Added Since 2014	% Change in Asset Value Since 2014	% Change in Component of Impact Fee 2014 vs. 2024
Production	$8,357,888	$17,207,164	206%	-50%
Treatment	$15,901,475	$127,334,335	801%	408%
Transmission	$21,536,608	$25,320,674	118%	408%
Storage	$5,627,068	$2,887,312	51%	134%
Administrative	$0	$0	0%	0%
Total	**$51,423,039**	**$172,749,485**	**336%**	

Source: ZPFI as of August 2024.

BOWEN COLLINS & ASSOCIATES

What Changed Since 2014?

Significant investments in treatment and the cost of financing these investments. Gross fee of $43,434 reflects key sources of existing excess capacity investments but is not the maximum fee to be paid “at the window.”



Source: ZPFI as of August 2024.

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Source of Fee Credits

Credits must be made for new projects that will benefit existing capacity, and for outstanding bond expenses that also paid for existing capacity.

New Projects Benefitting Existing

$13.2M in Total Projects with Average Annual Cost of $662k over 20 Yrs

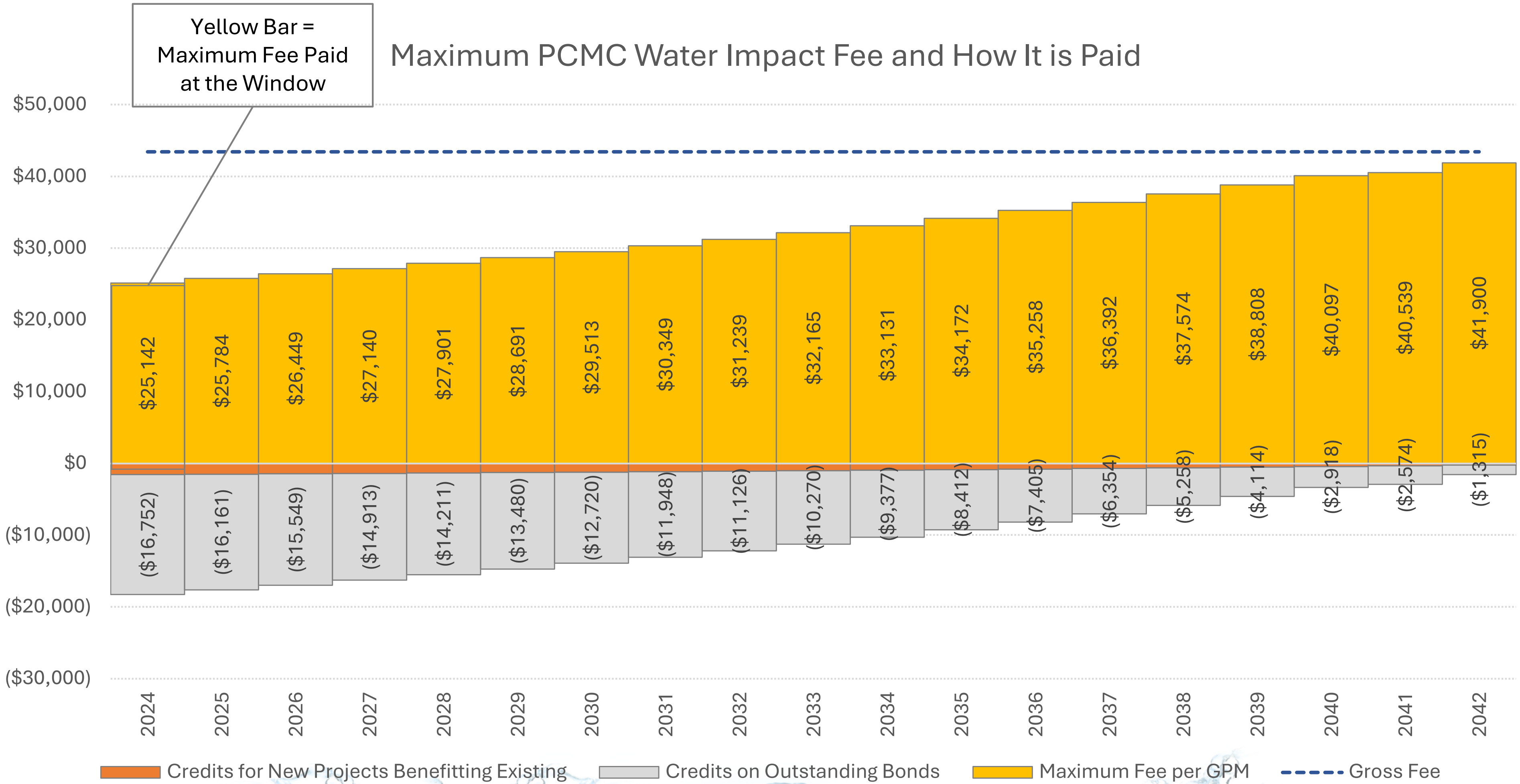
Bond Financing Costs Benefitting Existing

$122M in Principal and Interest Average Annual Cost of $6.6M until retirement in 2042

Both must be normalized by GPM and discounted to present value.

Source: ZPFI as of August 2024.

How Water Impact Fees Are Paid



Source: ZPFI as of August 2024.

BOWEN COLLINS & ASSOCIATES

Recommended Water Impact Fees

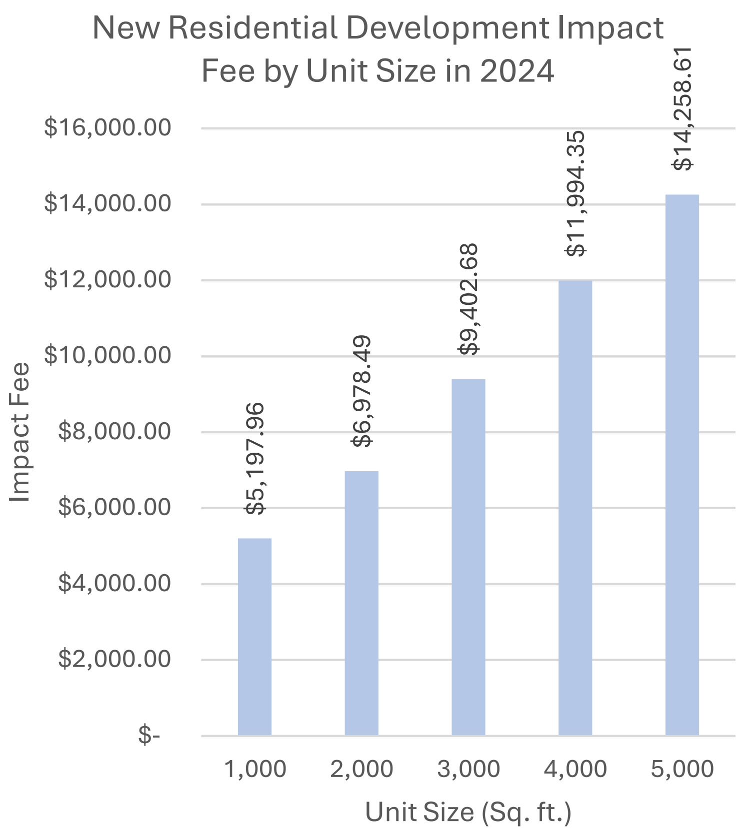
Summary of new maximum fee per GPM – staff recommendation is to implement the full fee.

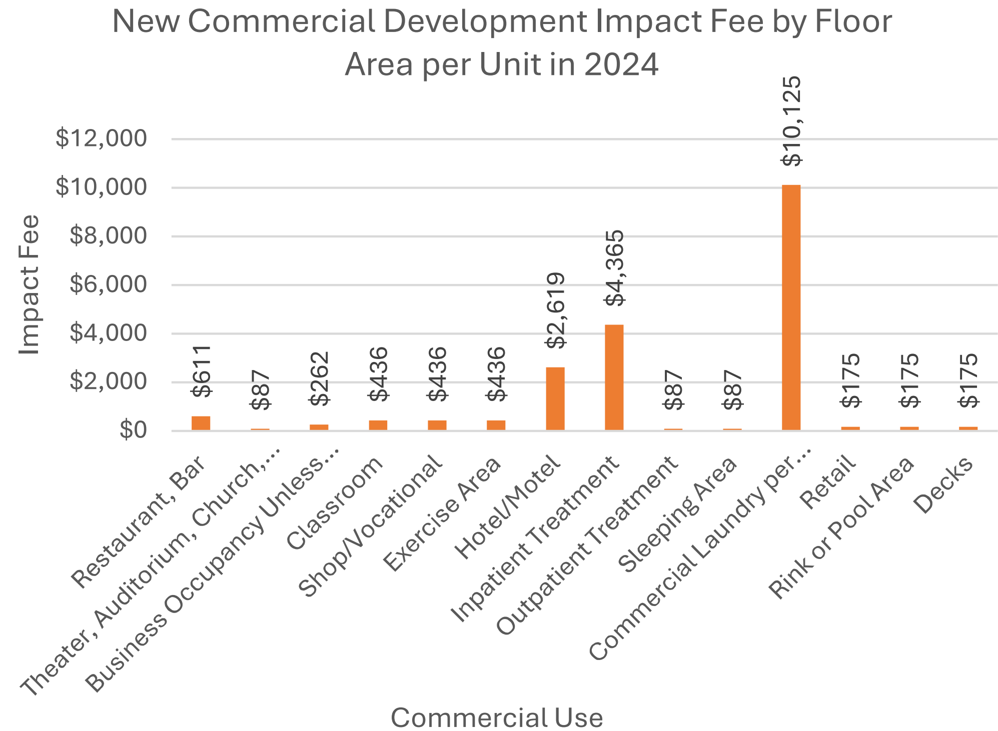
Year	Gross Fee	Credits for New Projects Benefitting Existing	Credits on Outstanding Bonds	Maximum Fee per GPM
2024	$43,434	($1,541)	($16,752)	$25,142
2025	$43,434	($1,489)	($16,161)	$25,784
2026	$43,434	($1,436)	($15,549)	$26,449
2027	$43,434	($1,381)	($14,913)	$27,140
2028	$43,434	($1,323)	($14,211)	$27,901
2029	$43,434	($1,263)	($13,480)	$28,691
2030	$43,434	($1,201)	($12,720)	$29,513
2031	$43,434	($1,137)	($11,948)	$30,349
2032	$43,434	($1,069)	($11,126)	$31,239
2033	$43,434	($999)	($10,270)	$32,165
2034	$43,434	($926)	($9,377)	$33,131
2035	$43,434	($850)	($8,412)	$34,172
2036	$43,434	($771)	($7,405)	$35,258
2037	$43,434	($689)	($6,354)	$36,392
2038	$43,434	($602)	($5,258)	$37,574
2039	$43,434	($513)	($4,114)	$38,808
2040	$43,434	($419)	($2,918)	$40,097
2041	$43,434	($321)	($2,574)	$40,539
2042	$43,434	($219)	($1,315)	$41,900

Source: ZPFI as of August 2024.

Summary of the New Fee

However, not all new development uses will pay a full GPM per unit.





On Commercial uses, Floor Area per Unit of GPM demand is specific to each use and the above chart will not encompass the total potential fee for a commercial use, which will be contingent on total floor area added. Please refer to Exhibit C for floor area per unit associated with each use.

Source: ZPFI as of August 2024.

How Does PC Compare to Others?

PCMC is near top end of peer range, but reflective of system investments.

Other Cities/Systems Impact Fees vs. PCMC Proposed		
System	**Max Fee per GPM or ERU/ERC**	**Comment**
PCMC Proposed 2024	$25,142	$25.1k per GPM, for 2,000 Sq. Ft. house is $6,978, 5,000+ Sq. Ft. house is $17,169
Mountain Regional Water GSA	$17,979	per GPM
Snyderville Basin Water Reclamation District	$13,443 - $26,886	$13,443 per ERU (3 Bed House), 6 bed house $26,886
Herriman City	$6,000	per GPM
JSSD	$9,000	per GPM
South Salt Lake	$6,716 - $21,491	based on ERC by Meter Size, not a clear comparison
Heber City	$2,778 - $79,028	based on ERU by Meter Size, not a clear comparison
Provo City	$4,042 - $202,028	based on meter size, $4,042 for one ERU
North Salt Lake	$5,667 - $547,506	by meter size, $5,667 per ERC
Murray City	$3,027 - $231,515	by meter size
Lehi City	$1,194 - $191,051	by meter size

Source: ZPFI as of August 2024.

BOWEN COLLINS & ASSOCIATES

Drivers of Difference

What makes PC Unique?

Large Centralized Treatment	Most systems along the Wasatch Front that are likely to have impact fees in the range of $6,000 to $8,000/gpm are benefiting from one large centralized treatment plant that further spreads treatment costs out over many municipalities.
Financing Mechanism for Treatment is Different	Users of many Wasatch Front treatment plants are **not** paying impact fees for those treatment plants based on the financing agreements with those districts. Treatment costs are paid for through lease or contract agreements. The big districts finance everything and the users pay rates to pay for the treatment.
Heavy Metals Treatment	Most treatment plants use conventional treatment which is less costly than 3Kings.
Every Drop	Most entities don’t need to treat every drop of water that comes out of a source
Groundwater	Most cities don’t treat their groundwater

Source: ZPFI as of August 2024.

Staff Update

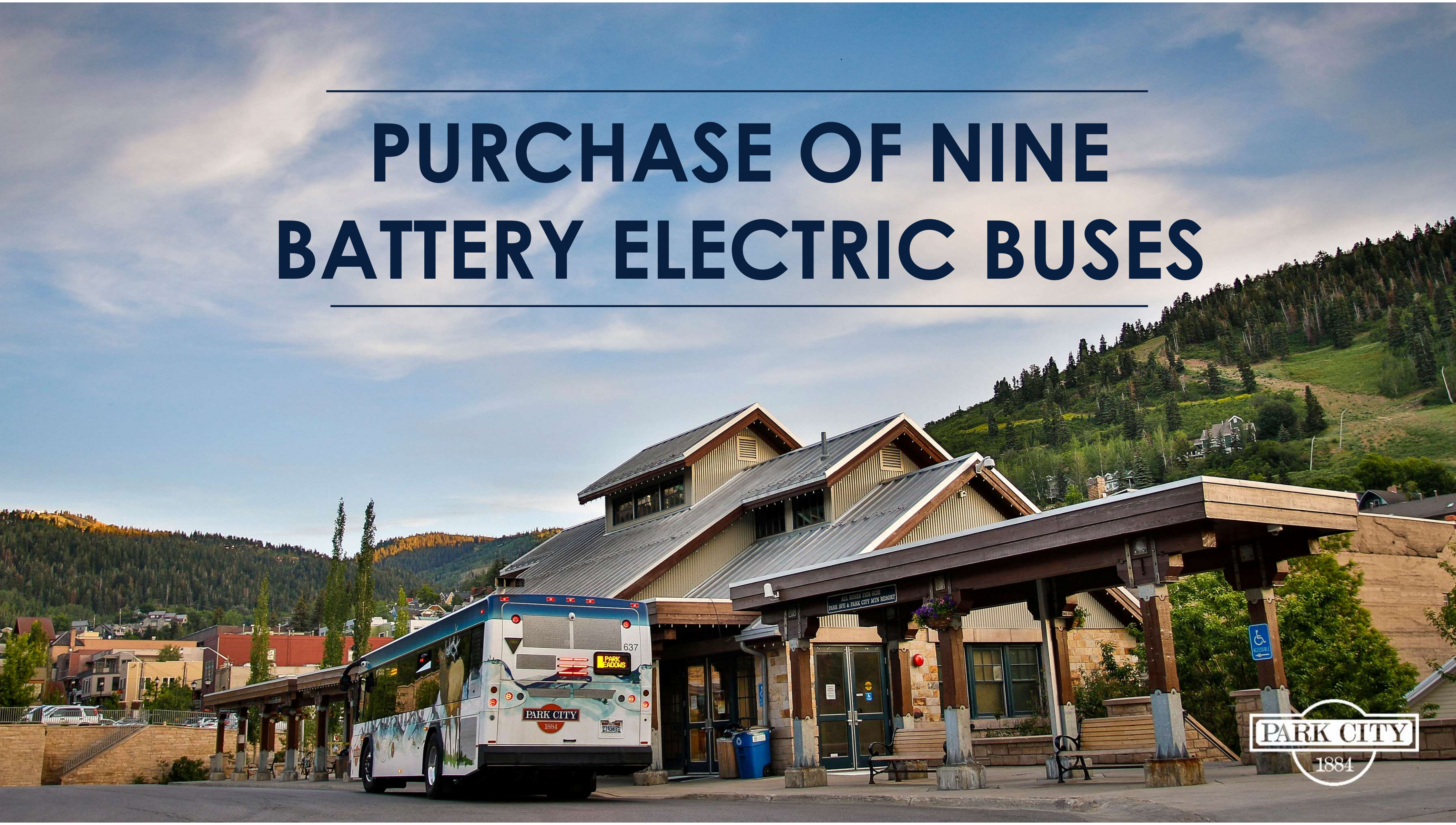
What we are asking from Council:

- Direction on the proposed impact fee updates and proposed fee schedule.

Next Steps:

- If Council approves the proposed impact fee and fee schedule:
  - Schedule a Public Hearing during a future City Council meeting to adopt the water impact fee and schedule.
  - Provide notice of public hearing (10-days prior), including the IFA, IFFP and Ordinance changes.
  - After the Public Hearing and adoption, the water impact fees will be in effect after a 90-day waiting period.
- If Council gives direction to modify the proposed impact fee and/or fee schedule:
  - Regroup and update fee changes and/or fee schedule.
  - Return to City Council with updated presentation.
  - Note that the IFFP and IFA will not change.

PURCHASE OF NINE BATTERY ELECTRIC BUSES



CLARIFICATION

- Total Project Cost is now budgeted at:
    - **$12,079,298.00**
- Contract with GILLIG for 9 Battery Electric Buses and 3 Chargers:
    - **$11,011,376.80***
    - Increase of $5,004. Quote was updated after publication of Staff report
    - *Final Contract Award is subject to approval of FTA Pre-Award Buy America Audit
- Total for Future Contracts including the Installation of Depot Chargers and Workforce Development Training:
    - **$543,646.00**

FTA FUNDING

- Funding from the Federal Transit Administration (FTA) is subject to lapse if contract is not approved for spending.

FFY 2021 5339 – Bus and Bus Facilities:	$1,178,970.00
FFY 2021 5339 (b) – Bus and Bus Facilities:	$2,389,699.00
FFY 2022 5339 (c) – Low or No Emission Vehicles:	$6,095,770.00
Total Federal Grant Funding:	$9,663,438.00
Local Match from the Transportation Fund:	$2,415,860.00
Total Project Budget	$12,079,298.00

PARK CITY 1884

QUESTIONS/FEEDBACK?

24-MONTH PILOT PROGRAM FOR LEASED BUSES

CURRENT FLEET

Quantity	Year	Size	Manufacturer	Powertrain
7	2023	35’	Gillig	Long Range Electric
7	2018	35’	Proterra	Long Range Electric
6	2016	40’	Proterra	Short Range Electric
21	2006-‘18	35’	Gillig	Diesel

- 2016 Proterra buses are in the process of being retired.
- Peak Vehicle Service requirement anticipated at 30 Buses.
  - 40 total buses are required to provide consistent service.
    - Spare ratio of 33%.

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WHY?

- Proterra retirement.
- Long lead time for new transit buses.
  - >24 months.
- Seasonal fluctuation in service levels.
- Special event service.
- Test run for Olympics.
- More cost effective than previous leases:
  - Winter 2019-2020: $10,000 per vehicle, per month
  - Winter 2023-2024: $6,330-$6,500 per vehicle, per month

PROPOSED PILOT PROGRAM

- Eight 2008 35’ Low-Floor Gillig Diesel Transit buses (32 passenger capacity)

- Cyclical pricing $5,500/month
  - Eight months of use: November – April, July and August
  - Ability to increase per demand

- PCMC branding and equipment installation

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TOTAL COST OF PILOT PROGRAM

- The total program cost is anticipated to not exceed $1,024,187.20 over 24-months. This is less than the cost on one new BEB.
- These funds were originally budgeted for Microtransit Service

Vehicle Lease for 8 vehicles for 16-20 months:	$704,000 - $880,000
Wearable Parts Cost of 24-months:	$68,564.56- $144,187.20
Anticipated Bus Lease Pilot Program Cost:	**$772,564.56 - $1,024,187.20**

QUESTIONS/FEEDBACK?