



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
April 28, 2025**

The Council of Park City, Utah, will hold a virtual special meeting with an anchor location in the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. The meeting will be available online and may have options to listen, watch, or participate virtually. [Click here for more information.](#)

Zoom Link: <https://us02web.zoom.us/j/82586089897>

SPECIAL MEETING - 4:00 p.m.

I. ROLL CALL

II. OLD BUSINESS

1. Reconsider the Participation of Park City in the Utah Municipal Alternate Voting Method Pilot Project, also known as Ranked Choice Voting (RCV) for the 2025 Municipal Election (A) Public Input (B) Action
2. Discuss the Irrigation Water Rate Structure Alternative

III. CLOSED SESSION

The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code § 52-4-205), including to discuss the purchase, exchange, lease, or sale of real property; litigation; the character, competence, or fitness of an individual; for attorney-client communications (Utah Code section 78B-1-137); or any other lawful purpose.

IV. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**

City Council Staff Report

Subject: Ranked Choice Voting Resolution
Author: Michelle Kellogg, City Recorder/Election Officer
Department: Executive
Date: April 28, 2025



Recommendation

Pursuant to a request from a majority of the City Council, reconsider the resolution requesting inclusion of Park City, Utah in the Municipal Alternative Voting Methods Pilot Project (Ranked Choice Voting) for the 2025 Mayoral and City Council Municipal Election.

Executive Summary

At the [March 13, 2025 Council meeting](#), a majority of the City Council supported participating in the Utah Municipal Alternate Voting Method Pilot Project, also known as Ranked Choice Voting (RCV) for the 2025 Municipal Election. In the determination to participate, the Council supported foregoing a Primary Election, and moving the Declaration of Candidacy period to August 12-19, 2025 to support the inclusion of all candidates interested in running.

At the [April 24, 2025 Council meeting \(2:13:45\)](#), a majority of the Council requested revisiting this resolution. If the resolution is rescinded, the City Recorder/Election Official will notify the Summit County Clerk and the Lt. Governor's office prior to May 1, 2025 that Park City is withdrawing from the RCV pilot program. The candidate filing period for the traditional voting is June 1-9, 2025 during normal business hours. If more than double the number of candidates file than there are open seats, a primary election will be held August 12, 2025. In this election a primary would be held if three or more candidates filed for Mayor and five or more candidates filed for City Council.

Exhibit

A: Resolution to Rescind RCV



Resolution No. 07-2025

**A RESOLUTION RESCINDING A REQUEST FOR THE INCLUSION OF PARK CITY,
UTAH IN THE MUNICIPAL ALTERNATIVE VOTING METHODS PILOT PROJECT
(RANKED CHOICE VOTING)**

WHEREAS, on March 20, 2025, the Park City Council adopted a resolution requesting inclusion in the Municipal Alternative Voting Methods Pilot Project (Ranked Choice Voting) and thereafter provided written notice to the Lieutenant Governor and the Summit County Clerk stating that Park City Municipal Corporation intends to participate in the pilot project for the 2025 municipal election; and

WHEREAS, during Council Comments in an open meeting on April 28, 2025, a City Council member requested support from a majority of the City Council to reconsider this voting method based on new information he had learned since adopting the resolution;

WHEREAS, a majority of the City Council supported a discussion at a Special Meeting to discuss reconsidering this voting method; and

WHEREAS, the Park City Council finds that it will be in the best interest of Park City and its residents to rescind the request and hold its 2025 municipal election by the traditional voting method;

NOW THEREFORE, BE IT RESOLVED, that the Park City Council rescinds the request for instant runoff voting for the 2025 municipal election and that by this resolution, gives notice to the Lieutenant Governor and the Summit County Clerk that Park City does not intend to enter the pilot project by use of instant runoff voting for its 2025 municipal election; and

BE IT FURTHER RESOLVED that the City Recorder and City Attorney are hereby authorized and directed to do all things necessary to cause the 2025 Park City municipal election to be held in accordance with the traditional voting process.

PASSED and adopted this 28th day of April, 2025.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder
Approved as to Form:

Margaret Plane, City Attorney



City Council Staff Report

Subject: Irrigation Water Rates

Author: Clint McAfee

Department: Public Utilities

Date: April 28, 2025

Recommendation

Pursuant to a City Council request on March 27, 2025, the Public Utilities Team is working with the City Council Water Liaisons to develop and present alternatives to the structure and strategy behind our Irrigation water rates.

Executive Summary

Several reports are linked below and contain detailed information on the process that resulted in significant changes to water rates in FY24:

- [April 7, 2022](#) (new business, p. 290)
- [July 28, 2022](#) (discussion items, p. 11)
- [February 16, 2023](#) (work session, p. 27)
- [April 4, 2023](#) (old business, p. 319)
- [May 11, 2023](#) (old business, p. 217)

Multiple Council discussions have occurred about Single-Family and Irrigation adjustments, linked below:

- [February 1, 2024](#) (work session, p.3)
- [April 4, 2024](#) (communications and disclosures from council and staff, p. 17)
- [May 23, 2024](#) (old business, p. 118)
- [June 6, 2024](#) (work session, p. 12)
- [March 27, 2025](#) (new business, item 2)

As a result, the City Council requested an Irrigation rate structure discussion to consider similar design parameters as the newly created Single-Family Alternative.

Analysis

Existing Irrigation Rates

Irrigation water rates are shown in the table below and include three billing rates to accommodate properties with different needs. Irrigation customers are initially placed in billing rates based on their actual meter size. Per [PC Code § 13-1-1](#), customers can change to a different billing rate based on their water needs for their landscaping type and size.

For context, we have approximately 180 Irrigation accounts generating revenue totaling about \$2M per year. About 133 of the Irrigation customers are associated with Multi-

Family accounts, about 40 with Commercial accounts, and the remaining with Single Family accounts.

There are 30 HOA's and businesses with multiple Irrigation meters ranging from 2 meters to 10 meters for a single customer. Properties with multiple meters are usually larger and require more than one connection to the City's system to serve portions of their property that are separated by distance or a physical feature such as a roadway. Each Irrigation meter is associated with its own billing account and is charged a base fee and consumption fees even if there are multiple meters providing water to the same property or customer.

The size of properties served by Irrigation meters ranges from less than one acre to the largest property which is 18 acres and has 10 irrigation meters.

Current FY 25 Irrigation Rates			
	3/4"	1"	2"+
Base Rate*	\$166.02	\$387.38	\$923.09
Volumetric Tier Definitions (Price per Thousand Gallon)			
Tier 1 \$12.26	0 - 10	0 - 30	0 - 110
Tier 2 \$17.28	10 - 30	30 - 90	110 - 150
Tier 3 \$24.14	30 - 90	90 - 200	150 - 600
Tier 4 \$36.21	> 90	> 200	> 600

*Base Rate only charged if water is used during the billing period

Alternative Irrigation Rates

We are currently working with the water liaisons on alternatives to the existing Irrigation water rate structure.

The alternative below represents the work completed so far and is provided to illustrate a rate structure based on property size and irrigated area. The concept alternative consists of three Irrigation rate plans based on different lot sizes and irrigated area per meter, and customers would be assigned a plan corresponding to their lot size or irrigated area. For properties with multiple irrigation meters, irrigated area is based on the irrigated area for each meter. For example, if a 5-acre property has two meters, and one meter provides 80% of the water to that property, it would be assigned an irrigated area of 4 acres (80% of 5 acres) and placed in the large plan while the other meter would be assigned an irrigated area of 1 acre (20% of 5 acres) and placed in the small rate plan. Using this method of calculating irrigated area, the maximum irrigated area for one existing meter is about six acres.

Alternative FY 26 Irrigation Rates			
	Small 0 – 1 acre	Medium 1 - 3 acre	Large > 3 acre
Base Rate*	\$235.00	\$235.00	\$235.00
Volumetric Tier Definitions (Price per Thousand Gallon)			
Tier 1 \$10.00	0 - 25	0 - 50	0 - 75
Tier 2 \$20.00	25 - 60	50 - 200	75 - 300
Tier 3 \$40.00	60 - 100	200 - 300	300 - 500
Tier 4 \$75.00	> 100	> 300	> 500

*Base Rate charged May – October, or alternatively could be charged year round.

Similar to the approach taken with Single Family Residential water rates, historical summer water usage for each lot size and irrigated area range shown in the table below was used as a guideline to set the volume for each consumption tier with the goal of decreasing annual costs for all customers using less than the 90th percentile volume per month during the summer.

Rate Plan	Lot Size (acres)	Percent of Irrigation Customers	Percentile Summer Use (1,000 gallons per month)		
			50th	75th	90th
Small	< 1	51%	34	75	110
Medium	1 - 3	34%	116	233	298
Large	> 3	16%	216	375	495

This Alternative would reduce annual revenue by about \$200k compared to the existing rate structure which would need to be offset with expense reductions and/or an alternative revenue source.

An additional alternative is being developed that would aggregate water use through multiple meters serving one property to a single billing rate. For example, if a 5-acre property has two meters, water usage from both meters would be added together and billed as if there was only a single meter providing water the entire 5 acres.

Exhibits

Exhibit A – Customer Impacts from concept alternative

Exhibit A - Change in Annual Cost

Summer water use (gallons per month)	Existing 0.75" moving to:			Existing 1" moving to:			Existing 1.5" & 2" moving to:		
	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
25,000	1%	1%	No 0.75" moving to Large	-30%	-30%	-30%	-66%	-66%	-66%
50,000	-6%	-21%		-17%	-31%	-31%	-51%	-59%	-59%
75,000	0%	-25%		0%	-25%	-33%	-31%	-48%	-54%
100,000	4%	-27%		14%	-20%	-29%	-11%	-38%	-45%
200,000	54%	-35%		98%	-17%	-23%	93%	-19%	-25%
300,000	72%	-26%		112%	-9%	-29%	135%	1%	-21%
400,000	81%	-2%		113%	15%	-22%	154%	37%	-7%
500,000	86%	12%		112%	28%	-19%	165%	60%	1%
600,000	89%	28%		111%	42%	-14%	174%	85%	12%
700,000	92%	38%		111%	52%	0%	168%	93%	27%
800,000	94%	46%		111%	59%	9%	164%	99%	37%

Summer water use (gallons per month)	Existing 0.75" moving to:			Existing 1" moving to:			Existing 1.5" & 2" moving to:		
	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
25,000	\$19	\$19	\$19	-\$989	-\$989	-\$989	-\$4,325	-\$4,325	-\$4,325
50,000	-\$253	-\$853	-\$853	-\$785	-\$1,385	-\$1,385	-\$3,919	-\$4,519	-\$4,519
75,000	-\$24	-\$1,524	-\$2,024	\$19	-\$1,482	-\$1,982	-\$2,714	-\$4,214	-\$4,714
100,000	\$365	-\$2,235	-\$2,935	\$1,085	-\$1,515	-\$2,215	-\$1,108	-\$3,708	-\$4,408
200,000	\$10,627	-\$6,923	-\$7,923	\$15,015	-\$2,535	-\$3,535	\$14,573	-\$2,977	-\$3,977
300,000	\$22,921	-\$8,329	-\$13,429	\$28,919	-\$2,331	-\$7,431	\$31,403	\$153	-\$4,947
400,000	\$35,615	-\$1,035	-\$14,885	\$42,258	\$5,608	-\$8,242	\$48,222	\$11,572	-\$2,278
500,000	\$48,188	\$6,938	-\$16,312	\$55,045	\$13,795	-\$9,455	\$65,041	\$23,791	\$541
600,000	\$61,390	\$18,990	-\$15,460	\$68,514	\$26,114	-\$8,336	\$82,560	\$40,160	\$5,710
700,000	\$74,558	\$31,008	-\$7,642	\$81,958	\$38,408	-\$242	\$97,614	\$54,064	\$15,414
800,000	\$87,726	\$43,026	\$176	\$95,402	\$50,702	\$7,852	\$112,600	\$67,900	\$25,050

Water Rates



Context

March 27, 2025, Council Meeting:

- Council Selected Alternative 1 for Single Family Residential Water Rates
 - Moved from a single tiered rate structure to 3 plans based on lot size
 - All customers using less than the 90th percentile will see a decrease compared to the current rate structure
- Council requested to see an alternative for the Irrigation Rate structure based on lot size

Current FY2025 SFR Rates			
Meter Size	3/4"	1"	1.5" & 2"
Base Rates	\$57.73	\$77.93	\$92.42
Volumetric Tier Definitions (Price per Thousand Gallon)			
Tier 1	0 - 5		
\$7.19			
Tier 2	5 - 10		
\$9.49			
Tier 3	10 - 20		
\$12.26			
Tier 4	20 - 30		
\$17.28			
Tier 5	30 - 40		
\$24.14			
Tier 6	> 40		
\$36.21			

Alternative 1			
	Small 0 – 0.25 acre	Medium 0.25 - 0.75 acre	Large 0.75+ acre
Base Rate*	\$72.00	\$72.00	\$72.00
Volumetric Tier Definitions (Price per Thousand Gallon)			
Tier 1	2 - 5	2 - 5	2 - 5
\$7.00			
Tier 2	5 - 15	5 - 30	5 - 40
\$10.00			
Tier 3	15 - 20	30 - 45	40 - 60
\$20.00			
Tier 4	> 20	> 45	> 60
\$75.00			

*Base Rate includes 2,000 gallons usage

Context

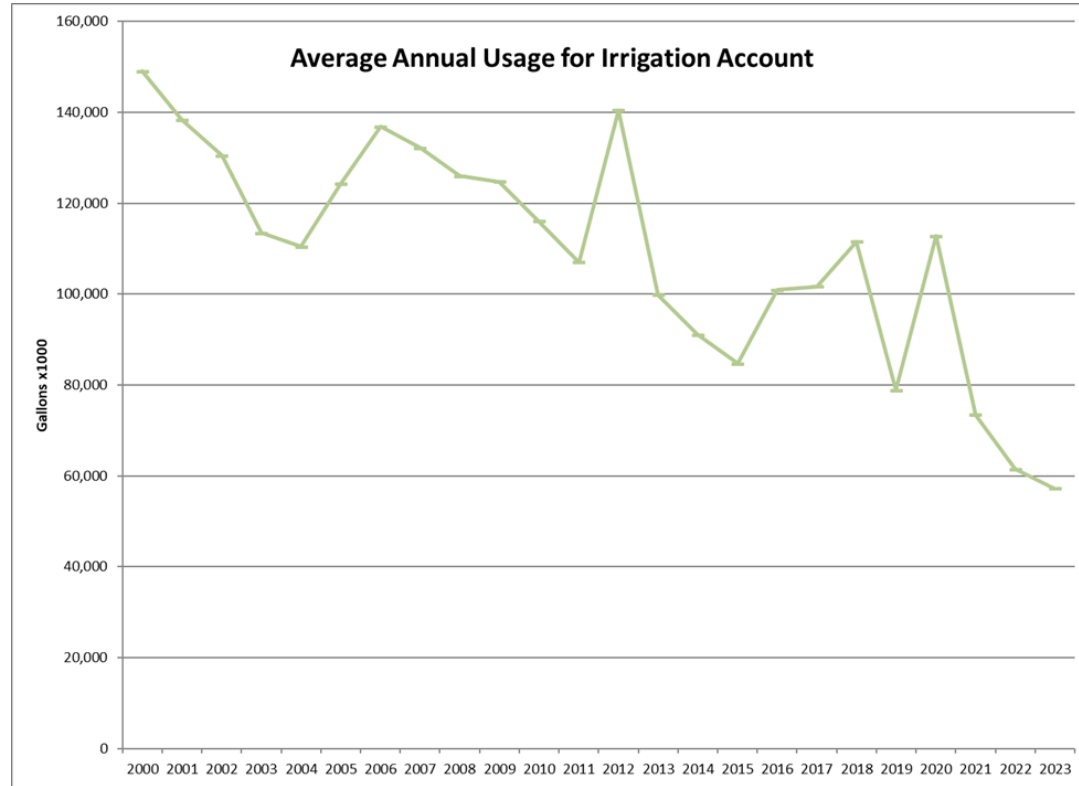
Goal: Evolve rate policy to support conservation and water usage fee policies

Tiered pricing drives conservation

- Average annual Irrigation consumption has dropped by about 60% since 2000
- Annual Irrigation consumption continues to trend down

Problem:

- Some property owners who reduced water usage still experience penalty pricing and will continue without major capital investments.
- Older and larger properties had landscaping installed when practices and water were significantly cheaper.
- Significant capital costs to replace landscaping.



Irrigation Customers

Irrigation Accounts:

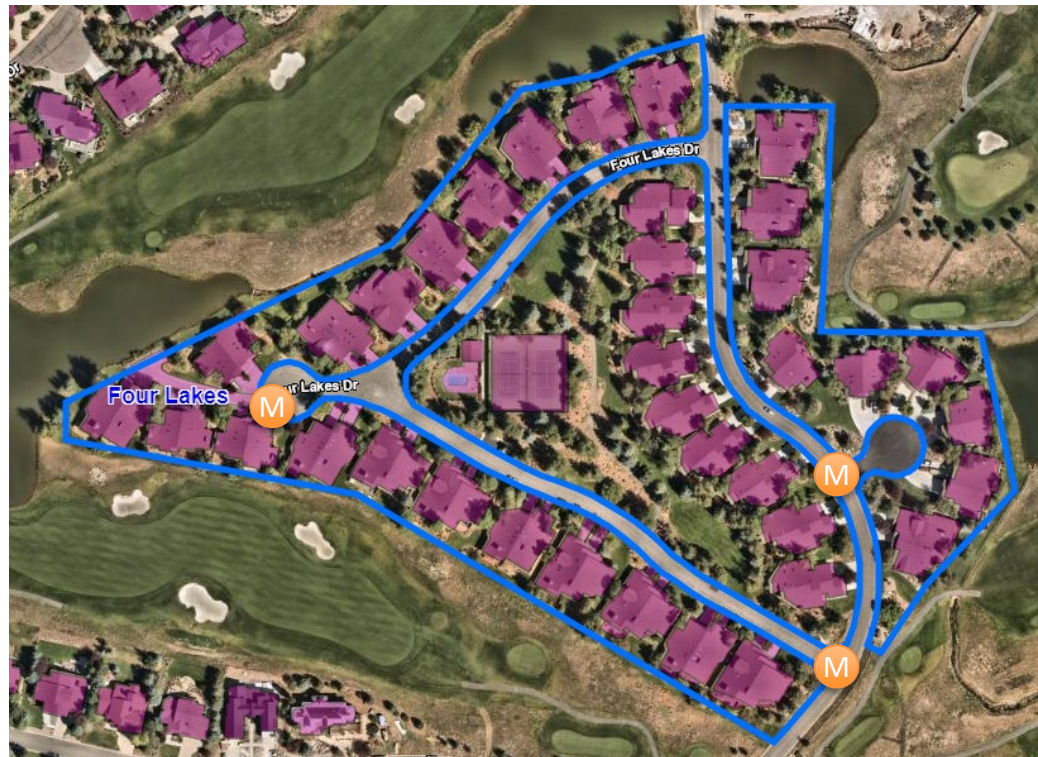
- Separate account with a connection to City's water system for outdoor irrigation only
- Each account is metered and billed
- 180 existing Irrigation accounts
 - 133 are associated with Multi-Family
 - 40 are associated with Commercial
 - 7 are associated with Single-Family
- 84 properties have a single Irrigation account
- 31 properties have multiple Irrigation accounts
 - 1 property has 9 meters
 - 4 properties have 5 to 6 meters
 - 6 properties have 3 to 4 meters
 - 20 properties have 2 meters

Current FY 25 Irrigation Rates			
	3/4"	1"	2"+
Base Rate*	\$166.02	\$387.38	\$923.09
Volumetric Tier Definitions (Price per Thousand Gallon)			
Tier 1	0 - 10	0 - 30	0 - 110
\$12.26			
Tier 2	10 - 30	30 - 90	110 - 150
\$17.28			
Tier 3	30 - 90	90 - 200	150 - 600
\$24.14			
Tier 4	> 90	> 200	> 600
\$36.21			

*Base Rate only charged if water is used during the billing period

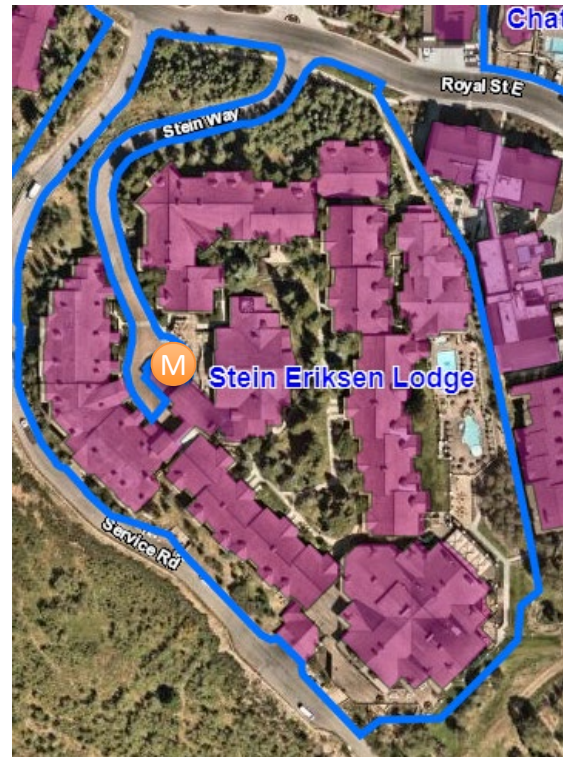
Examples of Properties with Irrigation Meters

One Property, Multiple Meters



 = Irrigation meter

One Property, One Meter



Irrigation Volume by Lot Size

- Utah Division of Natural Resources recommends 1.5" of water per week during peak irrigation season for lawns
 - 160,000 gallons/acre/month
- Park City Land Management Code limits lawn area to a maximum of 20% of a property's landscaped area (for areas greater than 250 square feet)
- Proposed Water allocation for Irrigation - Allocate enough water for 65% lawn coverage of a property's irrigated area.
 - 100,000 gallons/landscaped acre/month

Example Calculation (see image on right):

Total Property size = 8.7 acres

Irrigated area = 4.6

Lawn area for water allocation = 3 acres (65% of landscaped area)

Monthly water allocation = 300,000 gallons

One Property, One Meter



Rate Schedule Alternatives

Number of Customers	Monthly Base Rate	Irrigated Acres	Starting Tier Volume (1,000 gallons)			Monthly Base Rate	Starting Tier Volume (1,000 gallons)		
			Tier 1 \$10	Tier 2 \$20	Tier 3 \$75		Tier 1 \$10	Tier 2 \$20	Tier 3 \$75
62	\$100	1	0	75	100	\$150	0	100	110
16	\$200	2	0	150	200	\$300	0	200	220
16	\$300	3	0	225	300	\$450	0	300	330
7	\$400	4	0	300	400	\$600	0	400	440
5	\$500	5	0	375	500	\$750	0	500	550
1	\$600	6	0	450	600	\$900	0	600	660
3	\$700	7	0	525	700	\$1,050	0	700	770
2	\$800	8	0	600	800	\$1,200	0	800	880
2	\$1,400	14	0	1,050	1,400	\$2,100	0	1,400	1,540
1	\$1,500	15	0	1,125	1,500	\$2,250	0	1,500	1,650

Alternative 1

- Base rate = \$100/acre
- Tier 2 starts at 75% allocated volume
- Tier 3 starts at 100% allocated volume
- \$300,000 revenue reduction

Alternative 2

- Base rate = \$150/acre
- Tier 2 starts at 100% allocated volume
- Tier 3 starts at 110% allocated volume
- \$300,000 revenue reduction

Customer Examples

Irrigated Area	Monthly Water Budget (65% lawn coverage)	Actual Peak Month Use	Actual Total Annual Usage	Existing Cost	Alternative 1 Cost	Alternative 1 Percent change	Alternative 2 Cost	Alternative 2 Percent change
15	1,500,000	956,000	2,694,000	\$71,283	\$44,940	-37%	\$53,940	-24%
14	1,400,000	2,304,000	6,113,000	\$151,143	\$164,545	9%	\$143,580	-5%
3	300,000	684,000	2,643,000	\$65,741	\$106,450	62%	\$96,250	46%
1	100,000	137,000	506,000	\$11,192	\$14,060	26%	\$12,230	9%
1	100,000	62,000	229,000	\$5,285	\$3,490	-34%	\$4,090	-23%

Options to Close the Revenue Gap

- \$650,000 budget reduction already achieved to offset SFR revenue reduction
- Expenditure and budget recalibration
 - Defer infrastructure, maintenance, equipment, and supplies
- Interfund transfer reduction - Water to the General Fund assessment
- Subsidy from General Fund

Questions For Council

1. Does Council want to pursue one of the Alternatives presented?