



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
May 1, 2025**

The Council of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also 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/86324087233>

CLOSED SESSION - 2:00 p.m.

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.

WORK SESSION

4:10 p.m. - FY 26 Tentative Budget

5:10 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. February 2025 Sales Tax Report

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

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from March 26, 27, and April 10, 2025

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Construction Agreement with Big Horn Contractors LLC, as Approved by the City Attorney's Office, to Replace the Collapsed "Aspen Deck" on the Bonanza Flat Property Not to Exceed \$101,906
2. Request to Authorize the City Manager to Execute Four Professional Services Agreements as Follows: Ecology Bridge LLC - \$70,000; Optimo Landscaping and Snow Removal LLC - \$50,000; Utah State University Utah Conservation Corps - \$50,000; Greenleaf Enterprises - \$30,000; for a Total Not to Exceed \$200,000, for Invasive Species Mitigation in a Form Approved by the City Attorney's Office

VI. OLD BUSINESS

1. Consideration to Approve Recommendations of the Nonprofit Services Advisory Committee
(A) Public Input (B) Action
2. Discuss the Senior Center Mawhinney Lot Feasibility Report
(A) Public Input
3. Update on City Council Discussions with UDOT on SR224 Bus Rapid Transit (BRT)

VII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2025-06, an Ordinance Adopting a Tentative Budget for Fiscal Year 2026 for Park City Municipal Corporation and Its Related Agencies and Authorizing the Computation of the Property Tax Rate at a No Tax Increase Rate, and Set Public Hearings to Consider Adoption of the Final Budget on June 12, 2025, at a Regular City Council Meeting
(A) Public Hearing (B) Action
2. Consideration to Approve Ordinance 2025-07, an Ordinance Approving a Vacation of Right-of-Way for a 21,775-Square Foot Portion of Eastern Avenue within Lot 1 of the City Park Subdivision and a 4,631-Square Foot Portion of Calhoun/13th Street within Lot 2 of the City Park Subdivision
(A) Public Hearing (B) Action
3. Consideration to Approve a Three-Year Lease Renewal for PC Tots with an Amendment for the Exclusive Use of the Childcare Courtyard without Annual Check-Ins unless Requested by the City Council
(A) Public Input (B) Action

VIII. 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: FY26 Tentative Budget
Author: Budget Team
Department: Budget, Debt, & Grants
Date: May 1, 2025

Recommendation

Review and consider approving the required annual ordinance to adopt a Tentative FY26 Budget for Park City Municipal Corporation and related agencies and authorize the property tax rate computation at a no-tax-increase rate (Exhibit A).

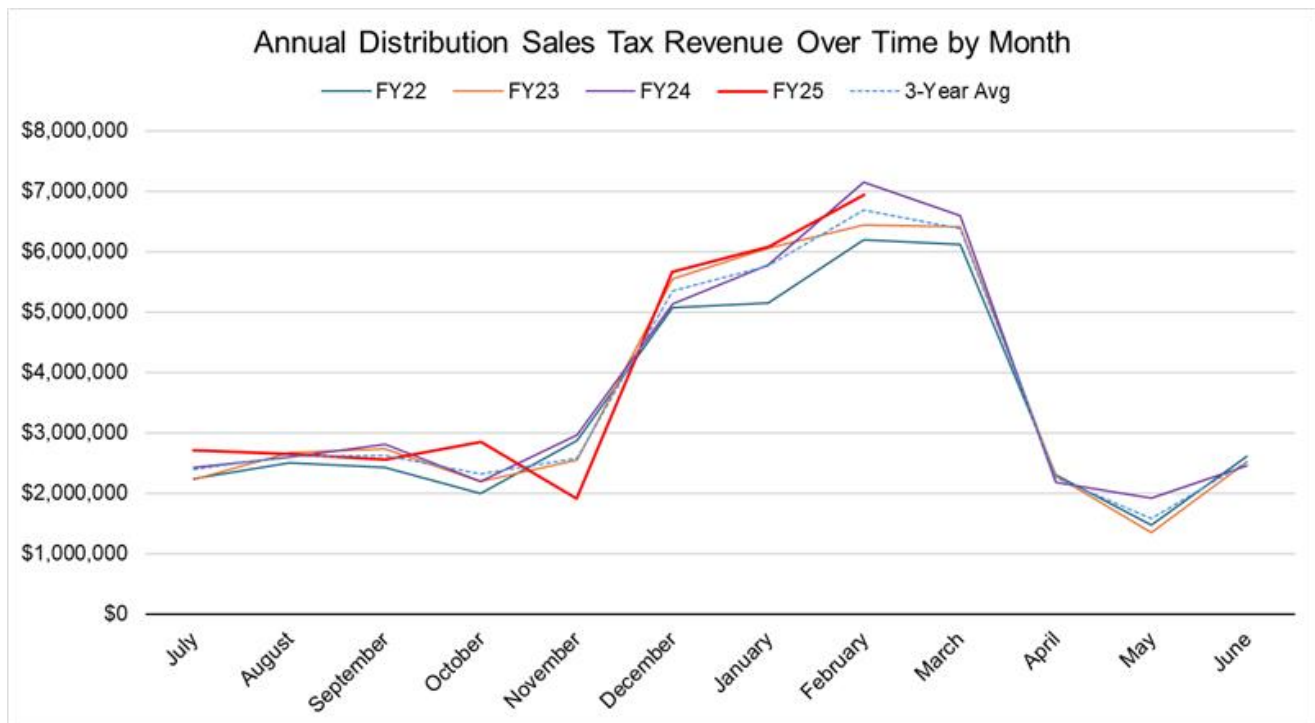
On June 12, 2025, the City Council will hold a final public hearing and adopt a Final FY26 Budget. Leading up to that date, Council will continue to evaluate and consider budget requests, with additional opportunities for community feedback at the following meetings:

- May 15 – Proposed Fee Changes
- May 22 – Follow-up presentations as needed
- June 5 – Follow-up presentations as needed

In the event that the City Council does not adopt a budget, the City would be unable to authorize expenditures or continue operations beyond the start of the new fiscal year, which is why State law requires the adoption of an annual budget by June 30.

Executive Summary

The current fiscal year's revenues are tracking slightly higher than last year's revenues. YTD General Fund sales tax revenues are tracking 0.10% below the cumulative YTD budget based on February distribution. With an eye toward caution, we anticipate FY26 to be a relatively flat or stable revenue year. We project the FY26 General Fund sales tax revenue to only be \$600k higher than FY25 projections, the lowest projected increase in recent years. Other fees and revenue projected increases contributed to a total increase of approximately \$845k, or \$1.45M higher than the FY25 projection.



General Fund Revenue Summary						
Revenue	FY24 Actual	FY25 YTD Actual	FY25 Ori Bud	FY25 Proj	FY26 Budget	%, Variance FY26 vs. FY25 Proj
Property Taxes	\$12,916,086	\$13,231,471	\$14,141,021	\$14,141,021	\$14,494,547	2%
Sales Tax	\$19,421,962	\$5,827,227	\$20,439,133	\$20,439,133	\$21,052,307	3%
Franchise Tax	\$4,096,926	\$1,114,825	\$4,782,816	\$4,296,909	\$4,296,909	0%
Planning, Building and Engineering Fees	\$5,142,906	\$5,005,863	\$6,449,807	\$7,036,260	\$7,036,260	0%
Recreation	\$2,725,993	\$1,408,167	\$2,863,434	\$3,245,882	\$3,343,258	3%
Licenses	\$428,848	\$353,604	\$464,017	\$401,841	\$464,017	15%
Ice Revenue	\$1,059,280	\$512,753	\$1,276,867	\$1,142,436	\$1,118,391	-2%
Intergovernmental Revenue	\$108,017	\$119,993	\$123,706	\$138,275	\$123,706	-11%
Fees/Other	\$2,293,569	\$420,148	\$2,042,402	\$2,001,753	\$2,042,402	2%
Interfund Transfers	\$4,011,403	\$1,973,072	\$4,197,778	\$4,197,778	\$4,365,689	4%
Total	\$52,204,990	\$29,967,123	\$56,780,981	\$57,075,734	\$58,337,487	2%

Due to relatively flat revenue growth, this year's budget plan primarily focuses on strategic resource allocation and identifying efficiencies. We emphasized finding efficiencies to support inflationary increases and rising expenses without seeking new revenue or increasing fees to cover increases when possible. By maximizing existing resources and identifying efficiencies, the FY26 Tentative Budget continues to support investments in City Council's [Focus Areas](#):

- **Core Programs:** The budget ensures the continuation of essential City services;
- **Transportation:** The budget ensures convenient and reliable transportation options for residents, employees, and visitors, while strategically enhancing key routes to popular destinations;

- **Recreation:** The Budget continues facility upgrades and long-term planning for community recreation spaces;
- **Neighborhood:** The Budget enhances neighborhood livability by improving trails, trailheads, sidewalks and bike lanes; and
- **Housing:** The Budget focuses on leveraging additional public-private partnerships to increase the affordable housing supply.

Analysis

Given the flat revenue growth, a more selective and disciplined approach to budgeting was necessary. Managers closely reviewed their base budgets, identified underutilized resources, and proposed internal efficiencies before submitting new funding requests.

The City also relies upon a host of Budget Policies adopted each year by Council that govern the stewardship of public funds and ensure transparency. Our Budget Policies cover revenue management, fees and rates, capital financing and debt management, reserves, capital improvements, compensation, and public service contracts (found [here](#)). We reviewed and discussed Budget Policies with Council on [March 20, 2025](#).

Budget Summary

Expenditure Summary - All Funds							
	Actuals FY 2022	Actuals FY 2023	Actuals FY 2024	YTD Actuals FY 2025	Original Budget FY 2025	Adjusted Budget FY 2025	Original Budget FY 2026
Operations	Personnel	\$41,409,399	\$50,290,017	\$57,594,426	\$44,970,666	\$61,521,762	\$62,315,337
	Mat. Suppls. Services	\$22,169,453	\$25,774,813	\$28,138,849	\$18,185,654	\$33,132,685	\$31,897,008
	Capital Outlay	\$526,103	\$853,785	\$956,243	\$442,810	\$818,127	\$984,611
	Contingency	\$24,600	\$0	\$60,000	\$38,286	\$300,000	\$250,000
	TOTAL	\$ 64,129,555	\$ 76,918,615	\$ 86,749,518		\$ 95,772,574	\$ 95,446,955
Capital, Debt, Transfer & Balance	Capital	\$51,495,991	\$51,092,396	\$43,056,960	\$19,246,435	\$84,053,629	\$37,044,937
	Debt Service	\$20,557,556	\$20,260,179	\$20,584,287	\$14,472,084	\$24,800,480	\$23,532,229
	Interfund Transfer	\$23,094,790	\$23,504,884	\$23,674,793	\$14,935,518	\$21,152,180	\$21,152,180
	Ending Balance	\$167,922,695	\$230,280,047	\$219,445,012	\$0	\$69,397,758	\$68,426,214
	TOTAL	\$283,071,032	\$325,137,506	\$306,761,052		\$199,404,047	\$173,200,754
	COMBINED TOTAL	\$327,200,587	\$402,056,121	\$393,510,570		\$295,176,621	\$268,647,709

Operating Budget Summary

The Results and Executive teams evaluated over \$1.6M in total new departmental operating budget requests in the General Fund. The effort to leverage existing resources and identify efficiencies to offset requests strategically freed up funds to support key childcare, public safety, transportation, and recreation requests. The recommended budget includes \$1M in new requests, offset by \$667k in efficiencies, for a net operating increase of only \$355,585 from FY25 to FY26.

General Fund Requests	Amount
Ongoing requests - personnel, services, supplies, same level of service	\$ 1,023,171
Offsets	\$ (667,586)
Net operating total	\$ 355,585
Contractual Obligations (Sundance, Summit County)	\$ 21,250
Health Insurance	\$ 770,554
Total	\$ 1,147,389
One-time Expenses (childcare, vehicle, equipment)	\$ 750,000
Sundance Film Festival 2026 Elevated Service (one-time expense)	\$ 314,567

The following highlights summarize a few of the key operating budget recommendations:

Child Care – On [March 20, 2025](#), Council requested we maintain the Child Care Needs-Based Scholarship program (launched in FY24) through FY26. Moving forward, Council must decide whether to integrate the program into the General Fund for ongoing support, as FY26 represents the last year of one-time funding. Approximately \$333,000 remains from the \$1M [approved in FY24](#), and \$300,000 additional budget is recommended through June 30, 2026, for a total contribution of \$633,000 in FY26.

Transit Operators

Transit services recently expanded, including enhancements to the 20 Tan and Richardson Flats Park and Ride routes and the upcoming launch of the 9 Purple Transit to Trails this summer. Expanded services benefit our community but also increase costs and reliance on overtime. Transit recommends additional driver positions in FY26 to ensure sustainable service and reduce overtime costs. Through more efficient contract management in Transportation Planning and reallocating the Microtransit Pilot Program funds, we recommend three new full-time and five seasonal positions. As a result, this can be achieved without increasing the overall transit budget, resulting in net savings of \$464,848 for FY26.

Recreation

Recreation is committed to enriching lives through exceptional programs, people, and facilities. To support the expanded pool facilities and offer winter lap swimming from November to April, the FY26 budget requests a net increase to obtain seasonal winter lifeguards. Additional funding is also requested for supplies, equipment, tennis and pickleball court cleaning, and a 5% increase in software and contracted services. While limited offsets were identified, Recreation has demonstrated strong revenue growth, with a \$396,551 increase in the first half of FY25, which will offset the same level of service increases in merchant fees, supplies, and contract services.

A comprehensive list of all FY26 Operating Budget requests by department can be found in Exhibit C.

Follow-up and Adjustments from [April 10, 2025, Operating Budget Preview Meeting](#)

The City Council asked for more information about the following items:

Park City Police Detective Sergeant Position:

PCPD requested a new Detective Sergeant position to meet the growing and increasingly complex demands placed on our Investigations Division. As the volume and sophistication of criminal cases continue to rise, so does the need for experienced, hands-on leadership within the unit.

For example, the Children's Justice Center investigative caseload increased 82% over the last four years, and interviews increased 52% year-over-year. The increased caseload exceeds the capacity of the Investigations Unit and a dedicated Detective Sergeant would provide essential oversight, ensuring frontline investigators receive consistent guidance, operational direction, and timely support in managing the day-to-day increase in investigations. This new role is both supervisory and operationally active, carrying a caseload, reviewing investigative documents such as affidavits, warrants, and subpoenas, and streamlining crucial administrative functions.

The Detective Sergeant would enhance the efficiency, consistency, and quality of casework across the division. Their presence would directly contribute to stronger case outcomes, improved investigator performance, and a more responsive, resilient investigative team.

Summit County Dispatch Services Contract and PCPD School Resource Officer (SRO):

Staff and Council liaisons will meet with Summit County on May 5th to discuss the Summit County Dispatch services contract, which was \$755,740 in FY25, and the SRO position. We will return to Council with an update before the final budget adoption. The SRO request is not included in the tentative budget.

Park City Police K9 Unit:

The City Manager did not recommend this budget item, nor was it a high priority for the PCPD. Each year, Park City hosts approximately 280 special event days. Risk assessments based on size, scale, and potential controversy are performed during large events to identify vulnerabilities. Based on the assessment, public safety sometimes requires the deployment of Explosives Detection (EOD) K9s, similar to other communities holding large events.

Fortunately, PCPD has relied on external resources—primarily through the state's EOD list and, more recently, private K9 services, to perform these services. This was the case for two events this year, Sundance and the World Cup. When working with private K9 services, a sworn officer must accompany the non-sworn private K9 handlers. The YTD total for K9 services is \$36k. A new K9 Officer costs \$300k when fully outfitted with salary, benefits, equipment and vehicle. The expenses related to insurance, food, and veterinary services are currently being assessed.

K9 teams can quickly and effectively sweep a given area much faster than a team of individuals. This makes the K9 Unit invaluable during threats or precursory sweeps. Quickly performing sweeps saves staff hours by freeing up public safety personnel and reducing the number of personnel required for a scene. EOD dogs are often cross-trained in search and rescue operations, further expanding their utility to the city.

Year	# of Events	# of Filled Shifts	# of Unfilled Shifts
YTD 2025	2	10	18
2024	9	20	44
2023	13	20	48
2022	7	5	23

Looking ahead, there may be grant opportunities to offset some of the K9 and training expenses. If this position is added to the budget, we will aggressively pursue grant funding. This request has not been included in the tentative budget due to competing priorities and the department's prioritization of the new Detective position.

Sundance Film Festival 2026 Budget Increase for Enhanced Service Levels:

We estimate the elevated level of service and safety for the 2025 Sundance Film Festival was approximately \$315k across departments throughout the City, such as Transportation, Public Safety, Public Works, and Special Events. The table below shows the estimated budget increases for FY26 to support the same level of service as provided in 2025. These expenses are included in the tentative budget.

Department	Increase
Transit Services	\$ 89,264
Public Safety (Police, EMS, SWAT)	\$ 177,133
Special Events	\$ 38,953
Traffic Management (Drop and Load Area)	\$ 1,000
Public Works	\$ 8,217
Total	\$ 314,567

Helpdesk Manager Position | \$156,127

The internal IT Helpdesk team manages over 7,000 annual work orders from several different facilities. We anticipate the volume will increase as the initiatives like "Email for

All" and mobile workforce support continue to scale. With over 70 physical sites, hundreds of mobile devices, and applications in use, the complexity and expectations on IT have grown substantially.

A dedicated Helpdesk Manager is essential to maintain service levels while ensuring operational oversight of frontline IT support, prioritize incoming requests, allocate workload efficiently, and serve as the bridge between ongoing project work and day-to-day user support.

Exhibit E provides additional detail and data on the overall IT department workflow, projects and challenges.

Sunny Slopes Trail Segment

Bids have come in favorably for trail repaving and asphalt paving this year. This trail segment, from Meadows Drive to the Round Valley trailhead, was able to be included in the FY26 Pavement Management Program request in the capital budget at no additional costs due to quality bids. Construction is planning to start in July. The Public Works Director plans to return to Council in May seeking contract approvals for the FY26 Pavement Management Program.

Payment processing fees for City Services

As of April 1, Finance and Utility Billing transitioned to a new payment processing provider as a key upgrade within our new Enterprise Resource Planning (ERP) system. Finance will actively monitor the performance and the costs of the new provider to ensure its effectiveness and competitiveness.

For example, the current 2% credit card processing fee for transactions over \$5,000 is being evaluated as part of the FY26 fee schedule. We may consider adjusting this threshold and/or the fee percentage. In FY24 we had 45 transactions over \$5,000 and collected \$10,466 in fees. Typically, these transactions occur in the Building, Planning and Engineering departments.

Separately, the MARC and Golf facilities are also moving to a new payment provider to improve integration with their existing point-of-sale systems and lower their monthly service rates. Additionally, while no-shows aren't common, this system will provide the option for the golf course to implement a no-show fee for online reservations that aren't canceled in advance.

Although most merchant fees are not directly charged to users at the point of sale, this factor is considered during the annual fee review. One area we are very sensitive to propose passing this fee along to consumers is when paying public utility bills online. Additionally, according to Utah Code § 13-38a-401, before a utility company imposes a convenience fee, it must:

1. **Clearly disclose** to the consumer that a convenience fee will be charged;
2. **Specify the amount** of the convenience fee; and
3. **Provide an alternative payment method** that does not incur a convenience fee, such as ACH transfer or check payment.

These disclosures must be made in a manner and at a time that allows the consumer to accept or reject the fee before completing the transaction.

While the City currently offers no-fee alternative payment options for utility bills, our existing online residential portal does not fully support the required disclosures for potential convenience fees, nor opportunity to cancel the transaction and change the payment method. We are addressing this limitation with the launch of our new online portal, anticipated in early 2026. This upgraded platform will provide a user-friendly solution that meets all state disclosure requirements, which will give us additional tools moving forward if the City Council wants to make a policy change in this area.

Budget Report by Department

Exhibit D shows each departmental budget along with staffing numbers and a summary of budget efficiencies proposed for FY26. Many of the budgetary reallocations came from the City Manager's attempt to reduce costs by eliminating non-essential vacant positions, reevaluating trainings and travel requests, and rebidding contractual services to obtain a better rate or costs.

Increase Bus Frequency of 20 Tan Line: The 20 Tan line runs every two hours. There is a request to consider the costs to increase the frequency to once an hour from residents in the neighborhood and the HOA. The Transportation Team is planning to return on June 5 for discussion.

Golf Enterprise Consultant: The Golf Enterprise has reached out to several consultants, with support from the Budgeting Team, to assess golf operations and capital investments. We anticipate having an RFP with a scope of work in April.

Capital Budget Summary

At the April 24, 2025, City Council meeting, we previewed the City's FY26 Capital Budget recommendations. In that discussion, \$4.1M was the net reduction in the General Capital Fund balance that we recommend repurposing to continue to build a balance to support the future of an S.R.248 Park and Ride capital project. Here's a few highlights:

- **CP0411 SR248/US 40 Park & Ride Program, \$10M** – This project is split between the General Capital and Transportation Funds to support the DVR LOI [agreement](#) for a regional parking and transportation facility located near SR 248. This project already has a FY25 \$15M budget, which meets the minimum required City contribution to match DVR's contribution. We recommend allocating another \$10M to support this high-priority transportation project: \$5M is obtained from repurposing capital projects in the General Capital Fund, and \$5M is obtained from the

Transportation Fund. This brings the project total to \$25M and will help support the Mayor's challenge to identify a project location this summer, while also building a construction balance over several years. The increased funding demonstrates the City's commitment to pushing forward long-term transportation and traffic solutions in one of our key entryway corridors.

- **CP0598 PC MARC Aquatics Replacement, \$2.2M** – This FY25 budget request will cover the higher costs from the most recent construction contract amendment approved by the City Council on [March 20, 2025](#). This recommendation enables the pool construction project to begin on time, or on April 21, 2025, with completion by March 2026.
- **0000000729 PC MARC Public Restroom and Locker Room Remodel, \$570k** – The PC MARC locker rooms have seen significant use over the last 13+ years and require increasing maintenance and operational services due to daily malfunctioning equipment and wear and tear. This recommendation includes new lockers, restrooms, showers, plumbing upgrades, steam rooms, and all tile, grout, countertops, and fixtures.
- **0000000730 Kearns Blvd. Multi-Purpose Trail, \$300k** – This recommendation funds the design of a proposed 12-foot-wide shared-use path with a 3-foot landscaped buffer along Kearns Boulevard, a high-traffic corridor within a major redevelopment area that includes the City's 5-acre parcel. The project aims to improve pedestrian and cyclist safety and respond to long-standing public interest in enhanced multimodal connections throughout the Bonanza District.

Summary

Despite relatively flat revenue projections and broader economic uncertainty, Park City's Operating and Capital Improvement Funds remain strong and well-positioned to continue investing in infrastructure, maintaining core programs, delivering high levels of service, recruiting and retaining a competitive workforce, and refocusing resources to support community initiatives.

For additional information, please refer to FY26 Fund Summaries and FY26 Capital Budget Summary available on the [Budget, Debt and Grants](#) page of Park City website.

Exhibits

- Exhibit A – Tentative Budget Ordinance
- Exhibit B – Budget Summaries
- Exhibit C – FY26 Operating Budget Requests
- Exhibit D – Departmental Budget Report
- Exhibit E – Helpdesk Manager Information



Ordinance No. 2025-06

**ORDINANCE ADOPTING A TENTATIVE BUDGET FOR FISCAL YEAR 2026 FOR
PARK CITY MUNICIPAL CORPORATION AND ITS RELATED AGENCIES AND
AUTHORIZING THE COMPUTATION OF THE PROPERTY TAX RATE AT A NO TAX
INCREASE RATE**

WHEREAS, the Utah State law requires that city budgets be adopted by ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Park City, Utah that:

SECTION 1. TENTATIVE BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended budget presented on May 1, 2025, and with changes as summarized in the Attachments to this ordinance, is hereby adopted as the tentative budget for Fiscal Year 2026 for Park City Municipal Corporation and its related agencies.

SECTION 2. CERTIFIED PROPERTY TAX RATE. The City's Budget Officer is authorized, after the County has provided the Certified Property Tax data, to compute the City's Certified Property Tax Rate for 2026 at a "No Tax Increase Rate" and file said rate with the County.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective on the day of publication.

PASSED AND ADOPTED this 1st day of May, 2025.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

City Attorney's Office

All Funds Combined

Revenue	Actual FY 2021	Actual FY 2022	Actual FY 2023	Actual FY 2024	Actual FY 2025	Original FY 2025	Adjusted FY 2025	Original FY 2026	FY26 v FY25 %
RESOURCES									
Property Taxes	\$28,380,276	\$27,864,213	\$26,358,146	\$27,862,538	\$26,098,182	\$30,959,830	\$27,751,699	\$28,721,341	3.5%
Sales Tax	\$33,614,011	\$49,056,806	\$51,529,732	\$52,859,211	\$28,526,403	\$52,872,621	\$52,872,621	\$55,499,374	5.0%
Franchise Tax	\$3,253,431	\$3,526,041	\$4,368,710	\$4,096,926	\$2,302,182	\$4,782,816	\$4,782,816	\$4,296,909	-10.2%
Licenses	\$1,213,639	\$1,251,664	\$1,422,301	\$1,478,483	\$1,443,215	\$1,491,838	\$1,491,838	\$1,593,248	6.8%
Planning Building & Engineering Fees	\$5,005,364	\$5,683,951	\$6,631,063	\$6,527,305	\$8,953,657	\$7,740,327	\$7,740,327	\$9,092,476	17.5%
Special Event Fees	\$8,081	\$216,481	\$214,229	\$245,295	\$128,088	\$232,607	\$232,607	\$373,959	60.8%
Federal Revenue	\$11,071,350	\$5,819,607	\$18,340,954	\$7,217,231	\$1,393,184	\$14,121,660	\$19,380,757	\$23,040,787	18.9%
State Revenue	\$527,368	\$786,591	\$485,817	\$678,573	\$622,032	\$618,052	\$618,052	\$708,774	14.7%
County/SP District Revenue	\$1,171,385	\$2,034,782	\$382,160	\$4,012,773	\$1,251,836	\$1,746,139	\$1,746,139	\$2,515,370	44.1%
Water Charges for Services	\$22,597,344	\$21,922,162	\$22,538,675	\$25,851,894	\$22,306,723	\$27,663,316	\$27,663,316	\$31,664,816	14.5%
Transit Charges for Services	\$2,455,909	\$4,066,593	\$33,379	\$313,392	\$300,000	\$75,991	\$75,991	\$356,110	368.6%
Cemetery Charges for Services	\$19,787	\$27,621	\$25,162	\$37,217	\$15,904	\$61,817	\$61,817	\$88,341	42.9%
Recreation	\$4,241,522	\$4,638,424	\$4,672,032	\$4,974,559	\$3,904,950	\$4,947,929	\$4,947,929	\$5,871,383	18.7%
Ice	\$634,725	\$850,024	\$945,775	\$1,059,280	\$877,604	\$1,276,867	\$1,276,867	\$1,109,407	-13.1%
Other Service Revenue	\$54,964	\$57,542	\$73,704	\$78,756	\$53,989	\$95,595	\$95,595	\$138,230	44.6%
Library Fees	\$13,483	\$16,811	\$14,615	\$18,877	\$14,508	\$22,552	\$22,552	\$29,345	30.1%
Fines & Forfeitures	\$1,075,883	\$2,158,774	\$2,768,712	\$2,901,116	\$2,799,497	\$3,740,162	\$3,740,162	\$3,082,762	-17.6%
Misc. Revenues	\$3,620,970	\$1,106,110	\$12,552,813	\$13,851,111	\$2,552,954	\$13,467,356	\$13,467,356	\$10,156,475	-24.6%
Interfund Transactions (Admin)	\$6,495,085	\$7,284,491	\$8,478,974	\$9,039,648	\$5,963,724	\$9,189,783	\$9,273,321	\$9,189,783	-0.9%
Interfund Transactions (CIP/Debt)	\$13,194,041	\$15,815,649	\$15,025,910	\$14,829,896	\$8,971,794	\$11,962,397	\$11,962,397	\$11,957,747	0.0%
Special Revenues & Resources	\$8,106,934	\$2,014,065	\$1,981,567	\$1,004,512	\$1,301,296	\$1,744,377	\$1,744,377	\$774,859	-55.6%
Bond Proceeds							\$6,050,647		-100.0%
Beginning Balance	\$142,278,488	\$168,838,441	\$187,500,425	\$230,280,047		\$106,362,588	\$219,445,012	\$68,426,214	-68.8%
TOTAL	\$289,034,038	\$325,036,843	\$366,344,855	\$409,218,641	\$119,781,721	\$295,176,622	\$416,444,197	\$268,687,710	

Expenditure Summary by Fund and Major Object (FY 2025 Adjusted Budget)

Description	Personnel FY 2025	Mat, Supplies, Services FY 2025	Capital FY 2025	Debt Service FY 2025	Contingency FY 2025	Sub - Total FY 2025	Interfund Transfer FY 2025	Ending Balance FY 2025	Total FY 2025
Park City Municipal Corporation									
011 GENERAL FUND	\$36,971,577	\$14,178,476	\$468,117	\$0	\$300,000	\$51,918,170	\$4,175,849	\$14,425,597	\$70,519,616
012 QUINNS RECREATION COMPLEX	\$1,329,372	\$432,633	\$1,000	\$0	\$0	\$1,763,005	\$0	\$-473,963	\$1,289,042
021 POLICE SPECIAL REVENUE FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,773	\$35,773
022 DRUG CONFISCATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,203	\$34,203
031 CAPITAL IMPROVEMENT FUND	\$0	\$0	\$114,392,852	\$0	\$0	\$114,392,852	\$4,174,675	\$2,751,168	\$121,318,695
038 EQUIPMENT REPLACEMENT CIP	\$0	\$0	\$3,072,540	\$0	\$0	\$3,072,540	\$0	\$394,718	\$3,467,258
051 WATER FUND	\$5,381,342	\$6,895,386	\$23,509,744	\$9,400,688	\$0	\$45,187,159	\$2,646,483	\$3,840,290	\$51,673,932
052 STORM WATER FUND	\$855,316	\$299,830	\$3,296,253	\$0	\$0	\$4,451,399	\$180,768	\$1,297,808	\$5,929,975
055 GOLF COURSE FUND	\$1,335,875	\$680,725	\$1,056,663	\$0	\$0	\$3,073,263	\$209,623	\$1,417,729	\$4,700,615
057 TRANSPORTATION & PARKING FUND	\$12,581,115	\$3,699,110	\$55,432,445	\$0	\$0	\$71,712,670	\$3,784,665	\$1,646,274	\$77,143,609
058 PARKING FUND	\$1,453,962	\$753,800	\$718,805	\$0	\$0	\$2,926,567	\$186,533	\$2,977,436	\$6,090,536
062 FLEET SERVICES FUND	\$1,613,204	\$2,399,450	\$6,205	\$0	\$0	\$4,018,859	\$0	\$393,032	\$4,411,891
064 SELF INSURANCE FUND	\$0	\$2,557,952	\$0	\$0	\$0	\$2,557,952	\$0	\$2,824,704	\$5,382,656
070 SALES TAX REV BOND - DEBT SVS FUND	\$0	\$0	\$0	\$6,969,266	\$0	\$6,969,266	\$0	\$26,011,160	\$32,980,426
071 DEBT SERVICE FUND	\$0	\$0	\$0	\$8,430,526	\$0	\$8,430,526	\$0	\$1,702,295	\$10,132,821
Total Park City Municipal Corporation	\$61,521,762	\$31,897,362	\$201,954,624	\$24,800,480	\$300,000	\$320,474,229	\$15,358,596	\$59,278,224	\$395,111,049
Park City Redevelopment Agency									
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$0	\$787,823	\$0	\$0	\$0	\$787,823	\$3,092,532	\$5,852,625	\$9,732,980
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$0	\$5,000	\$0	\$0	\$0	\$5,000	\$0	\$1,210,198	\$1,215,198
033 REDEVELOPMENT AGENCY-LOWER PRK	\$0	\$0	\$4,375,676	\$0	\$0	\$4,375,676	\$2,784,590	\$367,211	\$7,527,477
034 REDEVELOPMENT AGENCY-MAIN ST	\$0	\$0	\$639,537	\$0	\$0	\$639,537	\$0	\$1,368,005	\$2,007,542
Total Park City Redevelopment Agency	\$0	\$792,823	\$5,015,213	\$0	\$0	\$5,808,036	\$5,877,122	\$8,798,039	\$20,483,197
Municipal Building Authority									
035 BUILDING AUTHORITY	\$0	\$0	\$500,000	\$0	\$0	\$500,000	\$0	\$349,951	\$849,951
Total Municipal Building Authority	\$0	\$0	\$500,000	\$0	\$0	\$500,000	\$0	\$349,951	\$849,951
Park City Housing Authority									
Total Park City Housing Authority									
TOTAL	\$61,521,762	\$32,690,185	\$207,469,837	\$24,800,480	\$300,000	\$326,782,264	\$21,235,718	\$68,426,214	\$416,444,197

Expenditure Summary by Fund and Major Object (FY 2026 Budget)

Description	Personnel FY 2026	Mat, Supplies, Services FY 2026	Capital FY 2026	Debt Service FY 2026	Contingency FY 2026	Sub - Total FY 2026	Interfund Transfer FY 2026	Ending Balance FY 2026	Total FY 2026
Park City Municipal Corporation									
011 GENERAL FUND	\$37,618,295	\$13,731,074	\$437,467	\$0	\$250,000	\$52,036,836	\$4,129,524	\$15,380,398	\$71,546,758
012 QUINNS RECREATION COMPLEX	\$1,313,095	\$498,933	\$5,000	\$0	\$0	\$1,817,028	\$0	\$-1,167,647	\$649,381
021 POLICE SPECIAL REVENUE FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,773	\$35,773
022 DRUG CONFISCATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,367	\$71,367
031 CAPITAL IMPROVEMENT FUND	\$0	\$0	\$13,779,876	\$0	\$0	\$13,779,876	\$4,174,675	\$8,118,344	\$26,072,895
038 EQUIPMENT REPLACEMENT CIP	\$0	\$0	\$1,979,000	\$0	\$0	\$1,979,000	\$0	\$454,318	\$2,433,318
051 WATER FUND	\$4,971,338	\$7,414,022	\$8,135,350	\$9,405,237	\$0	\$29,925,947	\$2,637,521	\$3,179,836	\$35,743,304
052 STORM WATER FUND	\$855,455	\$300,630	\$406,513	\$0	\$0	\$1,562,598	\$180,648	\$1,609,185	\$3,352,431
055 GOLF COURSE FUND	\$1,306,251	\$784,425	\$356,505	\$0	\$0	\$2,447,181	\$209,504	\$1,440,135	\$4,096,820
057 TRANSPORTATION & PARKING FUND	\$13,144,702	\$2,413,048	\$12,698,632	\$0	\$0	\$28,256,382	\$3,756,653	\$14,959,149	\$46,972,184
058 PARKING FUND	\$1,502,881	\$704,200	\$80,000	\$0	\$0	\$2,287,081	\$186,533	\$3,641,375	\$6,114,989
062 FLEET SERVICES FUND	\$1,603,320	\$2,399,450	\$6,205	\$0	\$0	\$4,008,975	\$0	\$-435,143	\$3,573,832
064 SELF INSURANCE FUND	\$0	\$2,805,402	\$0	\$0	\$0	\$2,805,402	\$0	\$2,402,507	\$5,207,909
070 SALES TAX REV BOND - DEBT SVS FUND	\$0	\$0	\$0	\$6,964,616	\$0	\$6,964,616	\$0	\$27,028,687	\$33,993,303
071 DEBT SERVICE FUND	\$0	\$0	\$0	\$7,162,376	\$0	\$7,162,376	\$0	\$2,995,925	\$10,158,301
Total Park City Municipal Corporation	\$62,315,337	\$31,051,185	\$37,884,548	\$23,532,229	\$250,000	\$155,033,299	\$15,275,058	\$79,714,209	\$250,022,566
Park City Redevelopment Agency									
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$0	\$835,823	\$0	\$0	\$0	\$835,823	\$3,092,532	\$7,842,837	\$11,771,192
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$0	\$50,000	\$0	\$0	\$0	\$50,000	\$0	\$1,197,453	\$1,247,453
033 REDEVELOPMENT AGENCY-LOWER PRK	\$0	\$0	\$145,000	\$0	\$0	\$145,000	\$2,784,590	\$639,753	\$3,569,343
034 REDEVELOPMENT AGENCY-MAIN ST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,443,205	\$1,443,205
Total Park City Redevelopment Agency	\$0	\$885,823	\$145,000	\$0	\$0	\$1,030,823	\$5,877,122	\$11,123,248	\$18,031,193
Municipal Building Authority									
035 BUILDING AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$633,951	\$633,951
Total Municipal Building Authority	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$633,951	\$633,951
Park City Housing Authority									
Total Park City Housing Authority									
TOTAL	\$62,315,337	\$31,937,008	\$38,029,548	\$23,532,229	\$250,000	\$156,064,122	\$21,152,180	\$91,471,408	\$268,687,710

Change in Fund Balance

Fund	Actuals FY 2022	Actuals FY 2023	Actuals FY 2024	Ori Budget FY 2025	Adjusted FY 2025	Var \$ FY24 v FY25 Adj Bud	Var % FY24 v FY25	Ori Budget FY 2026	Var \$ FY25 v FY26 Ori Bud	Var % FY25 v FY26
Park City Municipal Corporation										
011 GENERAL FUND	\$14,584,589	\$15,183,108	\$15,027,677	\$9,736,869	\$14,425,597	\$-602,080	-4%	\$15,380,398	\$954,801	7%
012 QUINNS RECREATION COMPLEX	\$0	\$0	\$0	\$-1,346,777	\$-473,963	\$-473,963		\$-1,167,647	\$-693,684	146%
021 POLICE SPECIAL REVENUE FUND	\$35,773	\$35,773	\$35,773	\$0	\$35,773			\$35,773		
022 DRUG CONFISCATIONS	\$23,168	\$23,168	\$23,168	\$11,035	\$34,203	\$11,035	48%	\$71,367	\$37,164	109%
031 CAPITAL IMPROVEMENT FUND	\$82,329,107	\$96,577,328	\$97,878,102	\$5,695,414	\$2,751,168	\$-95,126,934	-97%	\$8,118,344	\$5,367,176	195%
038 EQUIPMENT REPLACEMENT CIP	\$2,419,955	\$2,427,949	\$1,431,658	\$131,962	\$394,718	\$-1,036,940	-72%	\$454,318	\$59,600	15%
051 WATER FUND	\$10,575,595	\$28,146,222	\$17,488,143	\$319,407	\$3,840,290	\$-13,647,853	-78%	\$3,179,836	\$-660,454	-17%
052 STORM WATER FUND	\$3,106,148	\$2,942,190	\$3,605,317	\$1,177,581	\$1,297,808	\$-2,307,509	-64%	\$1,609,185	\$311,377	24%
055 GOLF COURSE FUND	\$2,807,041	\$2,122,432	\$2,434,996	\$1,036,586	\$1,417,729	\$-1,017,267	-42%	\$1,440,135	\$22,406	2%
057 TRANSPORTATION & PARKING FUND	\$33,005,887	\$39,409,102	\$36,074,923	\$6,861,302	\$1,646,274	\$-34,428,649	-95%	\$14,959,149	\$13,312,875	809%
058 PARKING FUND	\$887,427	\$1,879,829	\$2,569,389	\$3,044,300	\$2,977,436	\$408,047	16%	\$3,641,375	\$663,939	22%
062 FLEET SERVICES FUND	\$1,900,204	\$1,101,087	\$1,231,091	\$289,585	\$393,032	\$-838,059	-68%	\$-435,143	\$-828,175	-211%
064 SELF INSURANCE FUND	\$1,297,178	\$2,397,165	\$2,937,913	\$2,099,534	\$2,824,704	\$-113,209	-4%	\$2,402,507	\$-422,197	-15%
070 SALES TAX REV BOND - DEBT SVS FUND	\$26,404,276	\$26,426,750	\$24,736,751	\$24,482,916	\$26,011,160	\$1,274,409	5%	\$27,028,687	\$1,017,527	4%
071 DEBT SERVICE FUND	\$1,645,801	\$1,648,133	\$1,673,648	\$4,879,411	\$1,702,295	\$28,647	2%	\$2,995,925	\$1,293,630	76%
Total Park City Municipal Corporation	\$159,870,959	\$220,320,236	\$207,148,549	\$58,419,125	\$59,278,224	\$-147,870,325	-454%	\$79,714,209	\$20,435,985	1,165%
Park City Redevelopment Agency										
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$1,262,193	\$2,654,316	\$4,430,146	\$4,713,154	\$5,852,625	\$1,422,479	32%	\$7,842,837	\$1,990,212	34%
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$1,460,076	\$1,138,237	\$1,159,879	\$338,875	\$1,210,198	\$50,319	4%	\$1,197,453	\$-12,745	-1%
033 REDEVELOPMENT AGENCY-LOWER PRK	\$3,281,547	\$3,649,297	\$4,297,945	\$3,011,956	\$367,211	\$-3,930,734	-91%	\$639,753	\$272,542	74%
034 REDEVELOPMENT AGENCY-MAIN ST	\$1,594,504	\$2,047,102	\$1,913,542	\$1,733,789	\$1,368,005	\$-545,537	-29%	\$1,443,205	\$75,200	5%
Total Park City Redevelopment Agency	\$7,598,320	\$9,488,952	\$11,801,512	\$9,797,774	\$8,798,039	\$-3,003,473	-84%	\$11,123,248	\$2,325,209	113%
Municipal Building Authority										
035 BUILDING AUTHORITY	\$453,416	\$470,859	\$494,951	\$1,180,859	\$349,951	\$-145,000	-29%	\$633,951	\$284,000	81%
Total Municipal Building Authority	\$453,416	\$470,859	\$494,951	\$1,180,859	\$349,951	\$-145,000	-29%	\$633,951	\$284,000	81%

FY26 General Fund Operating Budget Requests

SLOS - Same Level of Service (aligning budget with actuals)

OTE - One Time Expense

MSS - Materials, Services, Supplies

Department	Subcategory	Request	Manager Request	Results Team Recommendation	City Manager Recommendation
Service Contracts/Agreements	MSS	Park City Museum Provider Services Agreement Increase	\$ 8,000	\$ -	\$ -
Budget - Manager Proposed Savings					\$ (5,600)
Building Dept	Personnel	Reclass Two Building Insp to Senior Building Insp	\$ 46,562	\$ -	\$ 23,281
Manager Proposed Savings					\$ (180,203)
Building Dept Total			\$ 46,562	\$ -	\$ (156,922)
Childcare	OTE - MSS				\$ 633,000
Community Engagement - Manager Proposed Savings					\$ (8,600)
Emergency Contingency - Manager Proposed Savings					\$ (50,000)
Economic Development - Manager Proposed Savings					\$ (93,253)
Public Works					
Public Works - Bldg Maint	MSS	Contract Services	\$ 23,600	\$ 23,600	\$ 23,600
Manager Proposed Savings					\$ (46,603)
Public Works - Parks	Personnel	Parks III (2) - Enhanced snow removal on sidewalks, stairs & bike paths, summer park maint. & repairs	\$ 238,778	\$ -	\$ 238,778
Public Works - Parks	MSS	Planters, Plant Material (external)	\$ 12,000	\$ 12,000	\$ 12,000
Public Works - Parks	MSS	Holiday decorating	\$ 18,000	\$ -	\$ -
Manager Proposed Savings			\$ (50,000)		\$ (50,000)
Public Works - Streets	Personnel	Increase to OT wages	\$ 15,000	\$ 15,000	\$ -
Manager Proposed Savings					\$ (23,180)
Public Works Total			\$ 257,378	\$ 50,600	\$ 154,595
Engineering	Personnel	Reclass Public Improvement Engineer position to Assistant City Engineer	\$ 12,000	\$ 12,000	\$ 12,000
Engineering	MSS	Software Licenses	\$ 10,000	\$ -	\$ 5,000
Engineering	MSS	Dept & Office Supplies, Equipment	\$ 4,650	\$ 4,650	\$ 4,650
Engineering	MSS	Align Cell Phone Budget to Actual Spending	\$ 1,600	\$ 1,600	\$ 1,600

Department	Subcategory	Request	Manager Request	Results Team Recommendation	City Manager Recommendation
Manager Proposed Savings					\$ (23,000)
Engineering Total			\$ 28,250	\$ 18,250	\$ 250
Human Resources	Personnel	Reclass HRBP to Senior HRBP	\$ 13,400	\$ -	\$ 13,400
Human Resources	MSS	Enhance Healthy Living Program Increase (giveaways, biometric screenings onsite, etc)	\$ 10,000	\$ -	\$ -
Human Resources	MSS	Employee Holiday Events/Valuing Employees Event	\$ 19,000	\$ -	\$ -
Manager Proposed Savings					\$ (13,400)
HR Total			\$ 42,400	\$ -	\$ -
Information Technology	Personnel	Helpdesk Manager (wages, benefits, equipment)	\$ 156,127	\$ 156,127	
Information Technology	Personnel	Reallocate shared GIS position from Water			\$ 45,564
Information Technology	MSS	Contract Services	\$ 150,000	\$ -	\$ 75,000
Manager Proposed Savings					\$ -
IT Total			\$ 306,127	\$ 156,127	\$ 120,564
Library	MSS	Postage, PO Box Services, Package Pickup/Delivery	\$ 4,282	\$ 4,282	\$ -
Library	MSS	Programs - More Attendees at Events	\$ 5,000	\$ 5,000	\$ -
Library	MSS	Room Rentals, Tenant Support	\$ 3,000	\$ 3,000	\$ 3,000
Library	MSS	Marketing	\$ 1,500	\$ -	\$ 1,500
Library	MSS	Digital Materials	\$ 2,000	\$ 2,000	\$ -
Library	MSS	Spanish Materials	\$ 2,000	\$ 2,000	\$ -
Library	MSS	Meetings, Conferences, Travel	\$ 5,000	\$ -	\$ 2,500
Library	MSS	Memberships	\$ 900	\$ 900	\$ 900
Library	MSS	Mileage	\$ 200	\$ 200	\$ 200
Manager Proposed Savings					\$ (7,885)
Library Total			\$ 23,882	\$ 17,382	\$ 215
Planning	Personnel	Reclass Planner I to Planner II	\$ 22,066		\$ 22,066
Planning	MSS	Memberships	\$ 230		\$ 230
Planning	OTE - MSS	OTE - Contract Services - Implement General Plan Updates	\$ 38,000	\$ -	\$ 38,000
Planning	MSS	Align budget to reflect increased per diems for public bodies	\$ 53,400	\$ -	\$ 34,400
Manager Proposed Savings					\$ (89,000)
Planning Total			\$ 113,696	\$ -	\$ 5,696
Police	Personnel	New Detective Sergeant to support growing case load. This includes wages, benefits, gear and safety equipment	\$ 240,802	\$ 240,802	\$ 240,802
Police	Personnel	K9 Officer and K9 trained in explosive detection and search & rescue. Includes wages, benefits, gear and safety equipment	\$ 204,404	\$ -	\$ -

Department	Subcategory	Request	Manager Request	Results Team Recommendation	City Manager Recommendation
Police	Personnel	School Resource Officer (SRO) per new legislation (there will be an \$80k PCSD offset per ILA)	\$ 204,404	\$ -	\$ -
Police	OTE - Vehicle	OTE - Vehicle and buildout for Detective Sgt	\$ 75,000	\$ 75,000	\$ 75,000
Police	OTE - Vehicle	OTE - Vehicle and special buildout for K9 unit	\$ 102,000	\$ -	\$ -
Police	OTE - Vehicle	OTE - SRO Vehicle and buildout	\$ 90,000	\$ -	\$ -
Manager Proposed Savings					\$ (50,000)
Total Police			\$ 826,610	\$ 315,802	\$ 265,802
MARC	Personnel	Recreation Program Supervisor for new Aquatics Center/Program (wages, benefits, computer, phone, etc)	\$ 164,443	\$ 164,443	\$ -
MARC	Personnel	PT Staff- Winter Aquatics	\$ 53,760	\$ 53,760	\$ 53,760
MARC	Personnel	PT Staff- Reclassification of Pro Shop Attendant	\$ 5,425	\$ -	\$ 5,425
MARC	MSS	Fitness Center Dept. Supplies/Services	\$ 2,000	\$ -	\$ 2,000
MARC	MSS	Aquatics Certification	\$ 1,000	\$ 1,000	\$ 1,000
MARC	MSS	Staff Apparel	\$ 1,000	\$ 1,000	\$ 1,000
MARC	MSS	Contract Services- Software/Service	\$ 11,600	\$ 11,600	\$ 11,600
MARC	MSS	Department Supplies- Bouldering Wall Programming	\$ 500	\$ -	\$ 500
MARC	MSS	Credit Card/Merchant Services Fees	\$ 125,000	\$ 125,000	\$ 125,000
Manager Proposed Savings					\$ (1,500)
MARC Total			\$ 364,728	\$ 356,803	\$ 198,785
Racquet Sports	MSS	Court Washing	\$ 5,000	\$ 5,000	\$ 3,000
Racquet Sports Total			\$ 5,000	\$ 5,000	\$ 3,000
Recreation	Personnel	PT Staff- MTB Instructor	\$ 3,100	\$ 3,100	\$ -
Recreation	MSS	Camp/Clinics Department Supplies-	\$ 5,000	\$ 5,000	\$ 5,000
Recreation	MSS	Volleyball Tournaments	\$ 2,500	\$ 2,500	\$ 2,500
Manager Proposed Savings					\$ (1,250)
Recreation Total			\$ 10,600	\$ 10,600	\$ 6,250
Ice	MSS	Cleaning Contract	\$ 46,700	\$ 46,700	\$ 51,000
Ice	MSS	Credit Card/Merchant Services Fees	\$ 7,000	\$ 7,000	\$ 5,000
Ice	OTE - MSS	OTE- Ford Ranger	\$ 35,760	\$ 35,760	\$ -
Ice	OTE - MSS	OTE - Laptop, Monitors, Supplies for League Coordinator	\$ 4,000	\$ 4,000	\$ 4,000
Manager Proposed Savings					\$ (24,112)
Ice Total			\$ 93,460	\$ 93,460	\$ 35,888

FY26 Enterprise Fund Operating Budget Requests

SLOS - Same Level of Service (aligning budget with actuals)

OTE - One Time Expense

MSS - Materials, Services, Supplies

Department	Subcategory	Request	Manager Request	Results Team Recommendation	City Manager Recommendation
Golf Pro Shop	MSS	Range Supplies - Balls, Mats, Pickers, Baskets	\$ 8,500	\$ 8,500	\$ 8,500
Golf Pro Shop	MSS	Replenish Rental Club Stock	\$ 10,000	\$ 10,000	\$ 10,000
Golf Pro Shop	MSS	Credit Card/Merchant Fees	\$ 12,000	\$ 12,000	\$ 12,000
Golf Pro Shop	MSS	GPS for Golf Carts (revenue offset from slight increase to cart fees)	\$ 50,000	\$ 50,000	\$ -
Golf Maint	MSS	Supplies - Tee Markers, Flags, Cups	\$ 10,000	\$ 10,000	\$ 10,000
Golf Maint	MSS	Cellular - Increase budget to cover actual cost of replacements	\$ 1,000	\$ 1,000	\$ 1,000
Golf Maint	MSS	Equipment Repair/Maint - Aging equipment is requiring more repairs	\$ 10,000	\$ 10,000	\$ 10,000
Manager Proposed Savings					\$ (30,500)
Golf Fund Total			\$ 101,500	\$ 101,500	\$ 21,000
Public Utilities - Water	MSS	Equipment, Materials and Supplies - Funds to keep our system operational, long-term. Increased focus on asset management with goal of reducing water breaks and water loss.	\$ 76,836	\$ 76,836	\$ -
Public Utilities - Water	MSS	This is an ongoing payment for water delivery and will increase with inflation and other factors. Planned expense since 2010 and has been included in the financial model	\$ 65,881	\$ 65,881	\$ 65,881
Public Utilities - Water	MSS	Travel/Conference/Training & Software Licenses	\$ 9,000	\$ 9,000	\$ -
Public Utilities - Water	MSS	Contract Services/Consulting	\$ 105,202	\$ 105,202	\$ -
Public Utilities - Water	MSS	Chemicals	\$ 269,000	\$ -	\$ 269,000
Public Utilities - Water	MSS	Credit Card Fees	\$ 121,500	\$ 121,500	\$ 121,500
Manager Proposed Savings					\$ (612,583)
Water Fund Total			\$ 647,419	\$ 378,419	\$ (156,202)
Transit Operations	Personnel	Bus Porters (4) - Includes wages, taxes, benefits	\$ 440,220	\$ -	\$ -
Transit Operations	Personnel	Bus Operators (3 FTR, 5 Seasonal) - Includes wages, taxes, benefits	\$ 435,152	\$ 435,152	\$ 435,152
Manager Proposed Savings					\$ (900,000)
Transit Ops Total					\$ (464,848)
Transpo Planning	Personnel	Project Delivery Specialist (Hire Fall 2025) - NEPA review, design support, handoff projects to Engineering	\$ 163,000	\$ 163,000	\$ -
Manager Proposed Savings					\$ (85,000)
Transportation Planning Total					\$ (85,000)
Transit Fund Total			\$ 1,038,372	\$ 598,152	\$ (549,848)
				\$ -	
Parking	Personnel	PT Customer Service Analyst for Transit to Trails	\$ 44,874	\$ 44,874	\$ -
Manager Proposed Savings					\$ (50,000)
Parking Total					\$ (50,000)

	FY25 Budget	City Manager Rec FY 2026	Variance	Notes/Explanation
Administrative/Internal Services/Other				
- Dept : 40011 CITY COUNCIL				
SALARIES AND WAGES	\$ 298,000	\$ 298,000	\$ -	5 Council Members, 1 Mayor
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 48,330	\$ 48,330	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 109,528	\$ 109,528	\$ -	
UTILITIES	\$ 6,200	\$ 6,200	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 2,500	\$ 2,500	\$ -	
Total 40011 CITY COUNCIL	\$ 464,558	\$ 464,558	\$ -	
- Dept : 40021 CITY MANAGER				
SALARIES AND WAGES	\$ 1,072,334	\$ 1,072,334	\$ -	6.62 Full-time Regular (FTR)
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 435,676	\$ 437,071	\$ 1,395	New FY26 FICA
MATERIALS, SUPPLIES AND SERVICES	\$ 73,955	\$ 73,955	\$ -	
UTILITIES	\$ 6,621	\$ 6,621	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 221,544	\$ 221,544	\$ -	
Total 40021 CITY MANAGER	\$ 1,810,130	\$ 1,811,525	\$ 1,395	
- Dept : 40023 ELECTIONS				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 3,000	\$ 25,000	\$ 22,000	FY26 is an election year, increased budget to reflect one election in FY26
Total 40023 ELECTIONS	\$ 3,000	\$ 25,000	\$ 22,000	
- Dept : 40031 CITY ATTORNEY				
SALARIES AND WAGES	\$ 1,369,449	\$ 1,369,449	\$ -	7 FTR and \$81k in Part-time (PT) for Law Clerks/Interns
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 504,553	\$ 506,878	\$ 2,325	New FY26 FICA
MATERIALS, SUPPLIES AND SERVICES	\$ 32,300	\$ 32,300	\$ -	
UTILITIES	\$ 4,250	\$ 4,250	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 53,500	\$ 53,500	\$ -	
CAPITAL OUTLAY	\$ 10,600	\$ 10,600	\$ -	
Total 40031 CITY ATTORNEY	\$ 1,974,652	\$ 1,976,977	\$ 2,325	
- Dept : 40034 BUDGET, DEBT & GRANTS				
SALARIES AND WAGES	\$ 623,211	\$ 623,211	\$ -	5 FTR
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 276,167	\$ 276,167	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 11,300	\$ 11,300	\$ -	
UTILITIES	\$ 2,600	\$ 2,600	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 75,300	\$ 40,300	\$ (35,000)	Removed \$30k in one-time expenses for FY25 fee study, \$5k in FY26 for efficiency exercise
Total 40034 BUDGET, DEBT & GRANTS	\$ 988,578	\$ 953,578	\$ (35,000)	
- Dept : 40062 HUMAN RESOURCES				
SALARIES AND WAGES	\$ 742,134	\$ 755,557	\$ 13,423	FY26 reclass request 6 FTR and \$25k for PT/intern

	FY25 Budget	City Manager Rec FY 2026	Variance	Notes/Explanation
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 345,082	\$ 345,555	\$ 473	New FY26 FICA
MATERIALS, SUPPLIES AND SERVICES	\$ 257,550	\$ 244,150	\$ (13,400)	Efficiency offset from Recruiting funds for HRBP reclass
UTILITIES	\$ 5,300	\$ 5,300	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 74,500	\$ 74,500	\$ -	
PARTS/MAINTENANCE SUPPLIES	\$ 42,800	\$ 42,800		
CAPITAL OUTLAY	\$ 3,000	\$ 3,000	\$ -	
Total 40062 HUMAN RESOURCES	\$ 1,470,366	\$ 1,470,862	\$ 496	
- Dept : 40072 FINANCE				
SALARIES AND WAGES	\$ 759,222	\$ 759,222	\$ -	7 FTR and \$40k for PT/Intern
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 356,678	\$ 357,023	\$ 345	New FY26 FICA
MATERIALS, SUPPLIES AND SERVICES	\$ 32,350	\$ 32,350	\$ -	
UTILITIES	\$ 3,400	\$ 3,400	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 116,500	\$ 116,500	\$ -	
SPECIAL SERV CONTRACT/MISC CHARGES	\$ 40,000	\$ 40,000	\$ -	
Total 40072 FINANCE	\$ 1,308,150	\$ 1,308,495	\$ 345	
- Dept : 40082 TECHNICAL & CUSTOMER SERVICES				
SALARIES AND WAGES	\$ 1,357,862	\$ 1,516,770	\$ 158,908	Reallocated 25% of shared GIS position from Water to IT, FY26 Helpdesk Mgr request
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 601,844	\$ 655,751	\$ 53,907	11.75 FTR and \$50k for PT/Seasonal
MATERIALS, SUPPLIES AND SERVICES	\$ 43,300	\$ 43,300	\$ -	New FICA, benefits, taxes, insurance for new position
UTILITIES	\$ 94,200	\$ 94,200	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 1,124,000	\$ 1,199,000	\$ 75,000	FY26 contract services request for special projects, remote site support and infrastructure tools
CAPITAL OUTLAY	\$ 28,900	\$ 28,900	\$ -	
INTERFUND TRANSFER	\$ 1,750	\$ 1,750	\$ -	
Total 40082 TECHNICAL & CUSTOMER SERVICES	\$ 3,251,856	\$ 3,539,671	\$ 287,815	
- Dept : 40100 COMMUNITY ENGAGEMENT				
SALARIES AND WAGES	\$ 456,087	\$ 456,087	\$ -	4 FTR
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 214,506	\$ 214,506	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 69,500	\$ 69,500	\$ -	
UTILITIES	\$ 3,000	\$ 3,000	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 109,900	\$ 93,100	\$ (16,800)	Removed \$16,800 for FY25 one-time expense for biannual NCS survey
PARTS/MAINTENANCE SUPPLIES	\$ 10,400	\$ 10,400	\$ -	
CAPITAL OUTLAY	\$ 4,100	\$ 4,100	\$ -	
Total 40100 COMMUNITY ENGAGEMENT	\$ 867,493	\$ 850,693	\$ (16,800)	
- Dept : 40101 ECONOMY & HOUSING				

	FY25 Budget	City Manager Rec FY 2026	Variance	Notes/Explanation
SALARIES AND WAGES	\$ 643,991	\$ 598,721	\$ (45,270)	FY26 efficiency repurposed vacant Housing Director position 5 FTR
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 340,753	\$ 278,224	\$ (62,529)	
MATERIALS, SUPPLIES AND SERVICES	\$ 60,175	\$ 81,775	\$ 21,600	Moved money between lines to better reflect spending. No overall increase
UTILITIES	\$ 1,640	\$ 1,640	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 220,800	\$ 196,450	\$ (24,350)	
CAPITAL OUTLAY	\$ 450	\$ 3,200	\$ 2,750	
Total 40101 ECONOMY	\$ 1,267,809	\$ 1,160,010	\$ (107,799)	
- Dept : 40102 ENVIRONMENTAL REGULATORY				
SALARIES AND WAGES	\$ 130,000	\$ 130,000	\$ -	1 FTR
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 57,821	\$ 57,821	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 7,000	\$ 7,000	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 178,000	\$ 178,000	\$ -	
Total 40102 ENVIRONMENTAL REGULATORY	\$ 372,821	\$ 372,821	\$ -	
- Dept : 40104 ENVIRONMENTAL SUSTAINABILITY				
SALARIES AND WAGES	\$ 335,433	\$ 335,433	\$ -	2 FTR, \$56k in PT/Intern FY26 FICA thresholds have increased
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 128,270	\$ 128,735	\$ 465	
MATERIALS, SUPPLIES AND SERVICES	\$ 47,550	\$ 47,550	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 302,927	\$ 302,927	\$ -	
PARTS/MAINTENANCE SUPPLIES	\$ 22,100	\$ 22,100	\$ -	
Total 40104 ENVIRONMENTAL SUSTAINABILITY	\$ 836,280	\$ 836,745	\$ 465	
- Dept : 40106 SPECIAL EVENTS				
SALARIES AND WAGES	\$ 370,549	\$ 370,549	\$ -	4 FTR
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 191,362	\$ 191,362	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 30,080	\$ 69,033	\$ 38,953	Sundance Film Festival 2026 estimated increase in contract services
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 704,500	\$ 704,500	\$ -	
Total 40106 SPECIAL EVENTS	\$ 1,296,491	\$ 1,335,444	\$ 38,953	
- Dept : 40094 MCPOLIN BARN				
SALARIES AND WAGES	\$ 32,357	\$ 32,357	\$ -	.38 FTR (shared with Executive Office Analyst position)
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 17,792	\$ 17,792	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 1,400	\$ 1,400	\$ -	
UTILITIES	\$ 7,003	\$ 7,003	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 4,000	\$ 4,000	\$ -	
PARTS/MAINTENANCE SUPPLIES	\$ 7,900	\$ 7,900	\$ -	
Total 40094 MCPOLIN BARN	\$ 70,452	\$ 70,452	\$ -	
- Dept : 40136 LEADERSHIP				

	FY25 Budget	City Manager Rec FY 2026	Variance	Notes/Explanation
SALARIES AND WAGES	\$ 65,000	\$ 65,000	\$ -	1 PT Contract Employee
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 5,070	\$ 5,070	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 34,300	\$ 34,300	\$ -	
UTILITIES	\$ 800	\$ 800	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 13,200	\$ 13,200	\$ -	
PARTS/MAINTENANCE SUPPLIES	\$ 15,000	\$ 15,000	\$ -	
Total 40136 LEADERSHIP	\$ 133,370	\$ 133,370	\$ -	
- Dept : 40151 SOCIAL EQUITY				
SALARIES AND WAGES	\$ 33,883	\$ 33,883	\$ -	.50 FTR - Funds are used by PD for community outreach or other services.
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 21,316	\$ 21,316	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 6,479	\$ 6,479	\$ -	
Total 40151 SOCIAL EQUITY	\$ 61,678	\$ 61,678	\$ -	May use this budget for Public Art funding/grants in FY26
Building, Planning, Engineering				
- Dept : 40352 BUILDING DEPT.				
SALARIES AND WAGES	\$ 1,907,679	\$ 1,809,768	\$ (97,911)	FY26 reclass request, FY26 efficiency eliminated vacant Building Inspector Supervisor position \$164k.
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 959,917	\$ 910,259	\$ (49,658)	19 FTR
MATERIALS, SUPPLIES AND SERVICES	\$ 60,100	\$ 60,100	\$ -	
UTILITIES	\$ 14,250	\$ 14,250	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 39,900	\$ 32,400	\$ (7,500)	FY26 efficiency (historically underspent contract svcs budget)
CAPITAL OUTLAY	\$ 12,100	\$ 7,100	\$ (5,000)	FY26 efficiency (historically underspent equipment budget)
INTERFUND TRANSFER	\$ 71,500	\$ 71,500	\$ -	
Total 40352 BUILDING DEPT.	\$ 3,065,446	\$ 2,905,377	\$ (160,069)	
- Dept : 40342 PLANNING DEPT.				
SALARIES AND WAGES	\$ 1,303,129	\$ 1,356,163	\$ 53,034	FY26 reclass request and added additional amounts to per diems for public bodies.
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 655,776	\$ 659,208	\$ 3,432	13 FTR
MATERIALS, SUPPLIES AND SERVICES	\$ 63,970	\$ 58,970	\$ (5,000)	FY26 efficiency in public notices
UTILITIES	\$ 8,600	\$ 8,600	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 568,085	\$ 188,085	\$ (380,000)	Removed \$300k for FY25 General Plan one-time expense. FY26 efficiency of \$80k in contract services
CAPITAL OUTLAY	\$ 4,000	\$ 4,000	\$ -	

	FY25 Budget	City Manager Rec FY 2026	Variance	Notes/Explanation
Total 40342 PLANNING DEPT.	\$ 2,603,560	\$ 2,275,026	\$ (328,534)	
- Dept : 40313 ENGINEERING				
SALARIES AND WAGES	\$ 1,203,786	\$ 1,212,815	\$ 9,029	FY26 personnel reclass request. 9 FTR
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 523,412	\$ 526,261	\$ 2,849	
MATERIALS, SUPPLIES AND SERVICES	\$ 39,550	\$ 29,825	\$ (9,725)	FY26 efficiencies in recruiting/training and conferences/travel
UTILITIES	\$ 2,500	\$ 4,100	\$ 1,600	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 125,000	\$ 120,000	\$ (5,000)	FY26 efficiency reduction in software licenses/programs
CAPITAL OUTLAY	\$ 1,500	\$ 3,000	\$ 1,500	
Total 40313 ENGINEERING	\$ 1,895,748	\$ 1,896,001	\$ 253	
Public Safety				
- Dept : 40221 POLICE				
SALARIES AND WAGES	\$ 5,123,308	\$ 5,442,781	\$ 319,473	FY26 Det. Sgt request, Sundance Film Festival 26. 40.30 FTR, \$204k in PT/Seasonal Funds
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 3,017,115	\$ 3,091,259	\$ 74,144	
MATERIALS, SUPPLIES AND SERVICES	\$ 120,220	\$ 120,220	\$ -	
UTILITIES	\$ 59,897	\$ 59,897	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 20,000	\$ 20,000	\$ -	
PARTS/MAINTENANCE SUPPLIES	\$ 94,500	\$ 94,500	\$ -	
CAPITAL OUTLAY	\$ 148,544	\$ 173,544	\$ 25,000	FY26 Det Sgt vehicle (\$85k), reduced by \$50k for FY26 efficiency exercise
Total 40221 POLICE	\$ 8,583,584	\$ 9,002,201	\$ 418,617	
- Dept : 40222 DRUG EDUCATION				
SALARIES AND WAGES	\$ 21,940	\$ 21,940	\$ -	.20 Allocation for PCPD sworn officer time
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 14,267	\$ 14,267	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 3,000	\$ 3,000	\$ -	
PARTS/MAINTENANCE SUPPLIES	\$ 2,000	\$ 2,000	\$ -	
Total 40222 DRUG EDUCATION	\$ 41,207	\$ 41,207	\$ -	DARE education in Park City schools, officer presence at school events. In FY26 our SRO will be teaching a semester-long class focusing on drug education.
- Dept : 40223 STATE LIQUOR ENFORCEMENT				
SALARIES AND WAGES	\$ 56,730	\$ 56,730	\$ -	Allocation for PCPD sworn officer time
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 6,250	\$ 6,250	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 10,000	\$ 10,000	\$ -	

	FY25 Budget	City Manager Rec FY 2026	Variance	Notes/Explanation
Total 40223 STATE LIQUOR ENFORCEMENT	\$ 72,980	\$ 72,980	\$ -	Activities associated with alcohol enforcement, DABC checks, liquor license checks, DUI stops. These expenses are reimbursed 100% through a State allocation fund
- Dept : 40148 EMERGENCY MANAGEMENT				
SALARIES AND WAGES	\$ 126,731	\$ 126,731	\$ -	1 FTR
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 56,073	\$ 56,073	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 42,500	\$ 42,500	\$ -	
CAPITAL OUTLAY	\$ 75,000	\$ 75,000	\$ -	
Total 40148 EMERGENCY MANAGEMENT	\$ 173,573	\$ 173,573	\$ -	
- Dept : 40231 COMMUNICATION CENTER				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 790,163	\$ 807,163	\$ 17,000	FY26 budget increase for Summit County Dispatch Services contract
Total 40231 COMMUNICATION CENTER	\$ 790,163	\$ 807,163	\$ 17,000	
Library and Recreation				
- Dept : 40551 LIBRARY				
SALARIES AND WAGES	\$ 1,342,727	\$ 1,342,727	\$ -	10 FTR, \$340k in PT/Seasonal funds
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 527,737	\$ 527,737	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 49,100	\$ 43,015	\$ (6,085)	FY26 efficiency reduced mailing services
UTILITIES	\$ 93,600	\$ 93,600	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 73,930	\$ 68,230	\$ (5,700)	FY26 efficiency
PARTS/MAINTENANCE SUPPLIES	\$ 152,849	\$ 164,849	\$ 12,000	
SPECIAL SERV CONTRACT/MISC CHARGES	\$ 1,500	\$ 1,500	\$ -	
CAPITAL OUTLAY	\$ 18,930	\$ 18,930	\$ -	
Total 40551 LIBRARY	\$ 2,260,373	\$ 2,260,588	\$ 215	
- Dept : 40092 PC MARC				
SALARIES AND WAGES	\$ 981,044	\$ 1,035,545	\$ 54,501	FY26 requests for PT Aquatic Staff and Pro Shop reclass.
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 354,685	\$ 359,198	\$ 4,513	6.60 FTR (multiple shared positions among MARC, Racquet Sports & Recreation) and \$512k in seasonal/PT for instructors, lifeguards, front desk, etc.
MATERIALS, SUPPLIES AND SERVICES	\$ 86,580	\$ 91,080	\$ 3,000	Original FY26 request for \$4,500 uniforms, fitness equipment, supplies, bouldering wall. Identified \$1,500 in efficiency exercise
UTILITIES	\$ 249,573	\$ 249,573	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 47,150	\$ 51,750	\$ 11,600	FY26 5% increase for service contracts and software licenses

	FY25 Budget	City Manager Rec FY 2026	Variance	Notes/Explanation
PARTS/MAINTENANCE SUPPLIES	\$ 50,900	\$ 50,900	\$ -	
SPECIAL SERV CONTRACT/MISC CHARGES	\$ 115,000	\$ 240,000	\$ 125,000	FY26 request for payment processing fees
CAPITAL OUTLAY	\$ 20,700	\$ 14,400	\$ (6,300)	Removed \$6,300 FY25 one-time expense for computer equipment
INTERFUND TRANSFER	\$ 7,000	\$ 7,000	\$ -	
Total 40092 PC MARC	\$ 1,912,632	\$ 2,099,446	\$ 186,814	
- Dept : 40093 TENNIS				
SALARIES AND WAGES	\$ 876,305	\$ 876,305	\$ -	6.50 FTR (multiple shared positions among MARC, Racquet Sports & Recreation) and \$107k in Seasonal/PT for instructors, recreational workers
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 417,338	\$ 417,431	\$ 93	FY26 FICA
MATERIALS, SUPPLIES AND SERVICES	\$ 24,950	\$ 24,950	\$ -	
UTILITIES	\$ 1,300	\$ 1,300	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 2,000	\$ 5,000	\$ 3,000	FY26 request for additional court washing
PARTS/MAINTENANCE SUPPLIES	\$ 165,200	\$ 165,200	\$ -	
Total 40093 TENNIS	\$ 1,487,093	\$ 1,490,186	\$ 3,093	
- Dept : 40095 ICE FACILITY				
SALARIES AND WAGES	\$ 797,249	\$ 782,430	\$ (14,819)	FY26 efficiency exercise eliminated PT curling instructor and reduced PT ice rink operators.
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 240,042	\$ 238,754	\$ (1,288)	6.0 FTR and \$334k in Seasonal/PT funds for skating professionals, instructors, scorekeepers, front desk, maintenance
MATERIALS, SUPPLIES AND SERVICES	\$ 37,065	\$ 37,065	\$ -	
UTILITIES	\$ 138,741	\$ 138,741	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 121,110	\$ 167,110	\$ 51,000	FY26 request for enhanced cleaning, identified \$5k offset
PARTS/MAINTENANCE SUPPLIES	\$ 54,620	\$ 54,620	\$ -	
SPECIAL SERV CONTRACT/MISC CHARGES	\$ 23,000	\$ 28,000	\$ 5,000	FY26 request for payment processing fees
CAPITAL OUTLAY	\$ 1,000	\$ 5,000	\$ 4,000	FY26 one-time request for laptop and monitors
Total 40095 ICE FACILITY	\$ 1,412,827	\$ 1,451,720	\$ 38,893	
- Dept : 40098 RECREATION PROGRAMS				
SALARIES AND WAGES	\$ 792,879	\$ 792,879	\$ -	5.90 FTR (multiple shared positions among MARC, Racquet Sports & Recreation), \$183k in Seasonal/PT funds for referees, program staff, and recreation workers
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 326,953	\$ 327,092	\$ 139	FY26 FICA
MATERIALS, SUPPLIES AND SERVICES	\$ 6,950	\$ 6,950	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 5,300	\$ 5,300	\$ -	

	FY25 Budget	City Manager Rec FY 2026	Variance	Notes/Explanation
PARTS/MAINTENANCE SUPPLIES	\$ 76,120	\$ 83,620	\$ 7,500	FY26 request for \$5k in camp/clinic supplies, original request \$2,500 for volleyball tournament prizes, reduced to \$1.250.
SPECIAL SERV CONTRACT/MISC CHARGES	\$ 1,000	\$ 1,000	\$ -	
Total 40098 RECREATION PROGRAMS	\$ 1,209,202	\$ 1,216,841	\$ 7,639	
- Dept : 40150 TRAILS O&M				
SALARIES AND WAGES	\$ 505,303	\$ 481,991	\$ (23,312)	3.50 FTR (one Trail Ranger is split with Transportation Planning) and \$31k in PT/Seasonal funds. Trails and Open Space went through a restructure in late 2024. The Department Manager position was reallocated, this reflects the remaining savings
PAYROLL TAXES, INSURANCE, BENEFITS	\$ -	\$ -	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 13,500	\$ 13,500	\$ -	
UTILITIES	\$ 2,800	\$ 2,800	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 294,100	\$ 294,100	\$ -	
Total 40150 TRAILS O&M	\$ 815,703	\$ 792,391	\$ (23,312)	
Public Works				
- Dept : 40412 PARKS & CEMETERY				
SALARIES AND WAGES	\$ 1,461,847	\$ 1,621,887	\$ 160,040	Two Parks III added for FY26, Sundance Film Festival 2026 estimated increase. 12.80 FTR, \$582k in PT/Seasonal
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 574,121	\$ 602,571	\$ 28,450	
MATERIALS, SUPPLIES AND SERVICES	\$ 97,081	\$ 97,081	\$ -	
UTILITIES	\$ 42,366	\$ 42,366	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 186,673	\$ 186,673	\$ -	
PARTS/MAINTENANCE SUPPLIES	\$ 135,085	\$ 147,085	\$ 12,000	FY26 request for planters, plants, materials
CAPITAL OUTLAY	\$ 22,793	\$ 22,793	\$ -	
INTERFUND TRANSFER	\$ 191,500	\$ 191,500	\$ -	
Total 40412 PARKS & CEMETERY	\$ 2,711,466	\$ 2,911,956	\$ 200,490	
- Dept : 40421 STREET MAINTENANCE				
SALARIES AND WAGES	\$ 1,574,738	\$ 1,551,558	\$ (23,180)	FY26 efficiency eliminated a contract position split between Streets and Water. 16.60 FTR, \$180k in PT/Seasonal
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 783,796	\$ 783,123	\$ (673)	
MATERIALS, SUPPLIES AND SERVICES	\$ 47,001	\$ 47,001	\$ -	
UTILITIES	\$ 44,500	\$ 44,500	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 171,600	\$ 171,600	\$ -	

	FY25 Budget	City Manager Rec FY 2026	Variance	Notes/Explanation
PARTS/MAINTENANCE SUPPLIES	\$ 346,296	\$ 346,296	\$ -	
CAPITAL OUTLAY	\$ 9,000	\$ 9,000	\$ -	
INTERFUND TRANSFER	\$ 663,000	\$ 663,000	\$ -	
Total 40421 STREET MAINTENANCE	\$ 3,639,931	\$ 3,616,078	\$ (23,853)	
- Dept : 40423 STREET LIGHTS/SIGN				
MATERIALS, SUPPLIES AND SERVICES	\$ 13,500	\$ 13,500	\$ -	
UTILITIES	\$ 33,512	\$ 33,512	\$ -	
PARTS/MAINTENANCE SUPPLIES	\$ 63,300	\$ 63,300	\$ -	
CAPITAL OUTLAY	\$ 55,000	\$ 55,000	\$ -	
Total 40423 STREET LIGHTS/SIGN	\$ 165,312	\$ 165,312	\$ -	
- Dept : 40091 BLDG MAINT ADM				
				Eliminated shared Bldg Maint position (25% Bldg Maint, 75% Water). 8.90 FTR (Procurement Coord is allocated between Public Works depts)
SALARIES AND WAGES	\$ 763,342	\$ 730,924	\$ (32,418)	
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 451,666	\$ 449,285	\$ (2,381)	
MATERIALS, SUPPLIES AND SERVICES	\$ 193,050	\$ 181,550	\$ (11,500)	FY26 efficiency offset in department supplies
UTILITIES	\$ 200,482	\$ 200,482	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 503,866	\$ 527,466	\$ 23,600	
PARTS/MAINTENANCE SUPPLIES	\$ 89,500	\$ 89,500	\$ -	
INTERFUND TRANSFER	\$ 17,800	\$ 17,800	\$ -	
Total 40091 BLDG MAINT ADM	\$ 2,219,705	\$ 2,197,007	\$ (22,699)	
- Dept : 40096 FIELDS				
SALARIES AND WAGES	\$ 197,227	\$ 197,227	\$ -	2 FTR, \$32k for Seasonal/PT
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 94,853	\$ 94,853	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 33,600	\$ 33,600	\$ -	
UTILITIES	\$ 12,797	\$ 12,797	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 4,300	\$ 4,300	\$ -	
PARTS/MAINTENANCE SUPPLIES	\$ 7,400	\$ 7,400	\$ -	
Total 40096 FIELDS	\$ 350,177	\$ 350,177	\$ -	
Enterprise Funds				
- Dept : 40451 WATER OPERATIONS				
				Eliminated shared Bldg Maint position, Engineering Mgr, Water Treatment Operator, Energy Project Mgr and reallocated GIS to IT.
SALARIES AND WAGES	\$ 3,616,322	\$ 3,184,756	\$ (431,566)	28.50 FTR, \$96k in Seasonal/PT funds
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 1,765,020	\$ 1,642,504	\$ (122,516)	
MATERIALS, SUPPLIES AND SERVICES	\$ 630,434	\$ 630,434	\$ -	

	FY25 Budget	City Manager Rec FY 2026	Variance	Notes/Explanation
UTILITIES	\$ 1,393,533	\$ 1,393,533	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 3,153,944	\$ 3,219,825	\$ 65,881	
PARTS/MAINTENANCE SUPPLIES	\$ 1,525,775	\$ 1,794,775	\$ 269,000	
SPECIAL SERV CONTRACT/MISC CHARGES	\$ 191,700	\$ 313,200	\$ 121,500	Credit Card processing fees
CAPITAL OUTLAY	\$ 43,000	\$ 43,000	\$ -	
INTERFUND TRANSFER	\$ 2,422,473	\$ 2,422,473	\$ -	
Total 40451 WATER OPERATIONS	\$ 14,742,200	\$ 14,644,499	\$ (97,701)	
- Dept : 40455 STORM WATER OPER				
SALARIES AND WAGES	\$ 588,302	\$ 588,302	\$ -	5.15 FTR, \$70k Seasonal funds
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 267,013	\$ 267,013	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 63,000	\$ 63,000	\$ -	
UTILITIES	\$ 45,299	\$ 45,299	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 150,125	\$ 150,125	\$ -	
PARTS/MAINTENANCE SUPPLIES	\$ 41,406	\$ 41,406	\$ -	
CAPITAL OUTLAY	\$ 1,500	\$ 1,500	\$ -	
INTERFUND TRANSFER	\$ 180,648	\$ 180,648	\$ -	
Total 40455 STORM WATER OPER	\$ 1,337,293	\$ 1,337,293	\$ -	
- Dept : 40471 FLEET SERVICES DEPT				
SALARIES AND WAGES	\$ 1,063,227	\$ 1,063,227	\$ -	9.85 FTR, \$5k in Seasonal
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 549,976	\$ 549,976	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 63,950	\$ 63,950	\$ -	
UTILITIES	\$ 1,077,900	\$ 1,077,900	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 8,000	\$ 8,000	\$ -	
PARTS/MAINTENANCE SUPPLIES	\$ 1,249,600	\$ 1,249,600	\$ -	
CAPITAL OUTLAY	\$ 6,205	\$ 6,205	\$ -	
Total 40471 FLEET SERVICES DEPT	\$ 4,018,858	\$ 4,018,858	\$ -	
- Dept : 40481 TRANSPORTATION OPER				
				FY26 bus operator request, moved 4.5 staff from Transit Operations to Transportation Planning.
SALARIES AND WAGES	\$ 7,578,196	\$ 7,557,241	\$ 187,243	86.50 FTR, \$690k Seasonal/PT funds
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 4,022,921	\$ 4,069,481	\$ 46,560	
MATERIALS, SUPPLIES AND SERVICES	\$ 378,600	\$ 398,576	\$ 19,976	
UTILITIES	\$ 349,928	\$ 349,928	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 2,470,610	\$ 1,253,422	\$ (1,217,188)	Microtransit pilot, battery charger
PARTS/MAINTENANCE SUPPLIES	\$ 57,000	\$ 10,700	\$ (46,300)	Operational budget moved with personnel to Transportation Planning
SPECIAL SERV CONTRACT/MISC CHARGES	\$ 16,500	\$ 29,000	\$ 12,500	
CAPITAL OUTLAY	\$ 232,800	\$ 425,934	\$ 193,134	
INTERFUND TRANSFER	\$ 3,756,653	\$ 3,756,653	\$ -	
Total 40481 TRANSPORTATION OPER	\$ 18,863,209	\$ 17,850,936	\$ (1,012,273)	

	FY25 Budget	City Manager Rec FY 2026	Variance	Notes/Explanation
- Dept : 40485 TRANSPORTATION PLANNING				
SALARIES AND WAGES	\$ 668,724	\$ 1,232,944	\$ 564,220	Moved 4.5 staff from Transit Ops to Transit Planning 10.25 FTR
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 311,273	\$ 452,328	\$ 141,055	
MATERIALS, SUPPLIES AND SERVICES	\$ 33,822	\$ 80,122	\$ 46,300	Moved operational expenses for that staff from Transit to Transit Planning
UTILITIES	\$ 2,100	\$ 7,800	\$ 5,700	Moved cell phone expenses for transferred staff
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 389,250	\$ 284,250	\$ (105,000)	FY26 efficiency in contract services
PARTS/MAINTENANCE SUPPLIES	\$ -	\$ 20,000	\$ 20,000	
Total 40485 TRANSPORTATION PLANNING	\$ 1,405,169	\$ 2,077,444	\$ 672,275	
- Dept : 40500 PARKING				
SALARIES AND WAGES	\$ 927,458	\$ 927,458	\$ -	12.25 FTR
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 526,504	\$ 526,504	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 472,500	\$ 472,500	\$ -	
UTILITIES	\$ 11,300	\$ 11,300	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 148,000	\$ 98,000	\$ (50,000)	FY26 efficiency
PARTS/MAINTENANCE SUPPLIES	\$ 57,000	\$ 57,000	\$ -	
SPECIAL SERV CONTRACT/MISC CHARGES	\$ 65,000	\$ 65,000	\$ -	
INTERFUND TRANSFER	\$ 186,533	\$ 186,533	\$ -	
Total 40500 PARKING	\$ 2,394,295	\$ 2,344,295	\$ (50,000)	
- Dept : 40564 GOLF MAINTENANCE				
SALARIES AND WAGES	\$ 743,658	\$ 715,491	\$ (28,167)	FY26 efficiency reduced seasonal personnel funds 2.5 FTR, \$330k in PT/Seasonal
PAYROLL TAXES, INSURANCE, BENEFITS	\$ -	\$ (2,333)	\$ (2,333)	
MATERIALS, SUPPLIES AND SERVICES	\$ 69,625	\$ 89,625	\$ 20,000	FY26 request for supplies and equipment
UTILITIES	\$ 42,300	\$ 43,300	\$ 1,000	FY26 request for cellular phone replacement
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 30,000	\$ 30,000	\$ -	
PARTS/MAINTENANCE SUPPLIES	\$ 117,000	\$ 117,000	\$ -	
CAPITAL OUTLAY	\$ 64,505	\$ 64,505	\$ -	
INTERFUND TRANSFER	\$ 127,502	\$ 127,502	\$ -	
Total 40564 GOLF MAINTENANCE	\$ 1,194,590	\$ 1,185,090	\$ (9,500)	
- Dept : 40571 GOLF PRO SHOP				
SALARIES AND WAGES	\$ 449,743	\$ 449,743	\$ -	2 FTR, \$289k in Seasonal/PT funds
PAYROLL TAXES, INSURANCE, BENEFITS	\$ 142,475	\$ 142,475	\$ -	
MATERIALS, SUPPLIES AND SERVICES	\$ 16,575	\$ 16,575	\$ -	
UTILITIES	\$ 16,100	\$ 16,100	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 79,825	\$ 79,825	\$ -	
PARTS/MAINTENANCE SUPPLIES	\$ 265,800	\$ 284,300	\$ 18,500	FY26 request for rental clubs and range supplies
SPECIAL SERV CONTRACT/MISC CHARGES	\$ 43,500	\$ 55,500	\$ 12,000	FY26 request for payment processing fees
CAPITAL OUTLAY	\$ 1,000	\$ 1,000	\$ -	

	FY25 Budget	City Manager Rec FY 2026	Variance	Notes/Explanation
INTERFUND TRANSFER	\$ 82,002	\$ 82,002	\$ -	
Total 40571 GOLF PRO SHOP	\$ 1,097,020	\$ 1,127,520	\$ 30,500	
Non-departmental Budgets				
- Dept : 40424 SWEDE ALLEY PARKING STRUCT.				
MATERIALS, SUPPLIES AND SERVICES	\$ 3,200	\$ 3,200	\$ -	
UTILITIES	\$ 36,800	\$ 36,800	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 7,300	\$ 7,300	\$ -	
PARTS/MAINTENANCE SUPPLIES	\$ 2,100	\$ 2,100	\$ -	
CAPITAL OUTLAY	\$ 4,500	\$ 4,500	\$ -	
Total 40424 SWEDE ALLEY PARKING STRUCT.	\$ 53,900	\$ 53,900	\$ -	
- Dept : 40132 SELF INS & SEC BOND				
MATERIALS, SUPPLIES AND SERVICES	\$ 50,500	\$ 50,500	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 840,000	\$ 840,000	\$ -	
SPECIAL SERV CONTRACT/MISC CHARGES	\$ 950,000	\$ 1,147,450	\$ 197,450	Estimate for FY26 liability insurance increase (Cyber, Vehicles, Property)
Total 40132 SELF INS & SEC BOND	\$ 1,840,500	\$ 2,037,950	\$ 197,450	
- Dept : 40122 SPEC. SRVC. CNTRT/HIST SOC MUS				
SPECIAL SERV CONTRACT/MISC CHARGES	\$ 25,000	\$ 25,000	\$ -	
Total 40122 SPEC. SRVC. CNTRT/HIST SOC MUS	\$ 25,000	\$ 25,000	\$ -	
- Dept : 40124 SPEC. SRVC. CNTRT/YOUTH				
SPECIAL SERV CONTRACT/MISC CHARGES	\$ 825,000	\$ 633,000	\$ (192,000)	FY26 one-time expense to continue Childcare program through June 30, 2026
Total 40124 SPEC. SRVC. CNTRT/YOUTH	\$ 825,000	\$ 633,000	\$ (192,000)	
- Dept : 40135 SPEC. SRVC. CNTRT./UNSPECIFIED				
SPECIAL SERV CONTRACT/MISC CHARGES	\$ 500,000	\$ 500,000	\$ -	
Total 40135 SPEC. SRVC. CNTRT./UNSPECIFIED	\$ 500,000	\$ 500,000	\$ -	
- Dept : 40139 WORKERS COMP				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 30,952	\$ 30,952	\$ -	
SPECIAL SERV CONTRACT/MISC CHARGES	\$ 350,000	\$ 350,000	\$ -	
Total 40139 WORKERS COMP	\$ 380,952	\$ 380,952	\$ -	
- Dept : 40141 DENTAL SELF FUNDING				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 336,500	\$ 336,500	\$ -	
Total 40141 DENTAL SELF FUNDING	\$ 336,500	\$ 336,500	\$ -	
- Dept : 40240 SPEC. SRVC. CONTRT/SISTER CITY ADMINISTR				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 8,550	\$ 8,550	\$ -	
Total 40240 SPEC. SRVC. CONTRT/SISTER CITY ADM	\$ 8,550	\$ 8,550	\$ -	

	FY25 Budget	City Manager Rec FY 2026	Variance	Notes/Explanation
- Dept : 40242 SPEC. SRVC. CONTRT/WASTE/RECYCLING MGMT				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 50,000	\$ 50,000	\$ -	
Total 40242 SPEC. SRVC. CONTRT/WASTE/RECYCLI	\$ 50,000	\$ 50,000	\$ -	
- Dept : 40244 SPEC. SRVC CONTRT/LEGAL MEDIATION				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 16,540	\$ 16,540	\$ -	
Total 40244 SPEC. SRVC CONTRT/LEGAL MEDIATION	\$ 16,540	\$ 16,540	\$ -	
- Dept : 40981 CONTINGENCY/GENERAL				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 100,000	\$ 100,000	\$ -	
Total 40985 CONTINGENCY/SNOW REMOVAL	\$ 100,000	\$ 100,000	\$ -	
- Dept : 40985 CONTINGENCY/SNOW REMOVAL				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 50,000	\$ 50,000	\$ -	
Total 40985 CONTINGENCY/SNOW REMOVAL	\$ 50,000	\$ 50,000	\$ -	
- Dept : 40986 CONTINGENCY/COUNCIL				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 50,000	\$ 50,000	\$ -	
Total 40986 CONTINGENCY/COUNCIL	\$ 50,000	\$ 50,000	\$ -	
- Dept : 40990 EMERGENCY CONTINGENCY				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 100,000	\$ 50,000	\$ (50,000)	FY26 efficiency
Total 40990 EMERGENCY CONTINGENCY	\$ 100,000	\$ 50,000	\$ (50,000)	
- Dept : 42180 SUNDANCE MITIGATION				
SPECIAL SERV CONTRACT/MISC CHARGES	\$ 372,000	\$ 376,250	\$ 4,250	Contractual CPI adjustment
Total 42180 SUNDANCE MITIGATION	\$ 372,000	\$ 376,250	\$ 4,250	
- Dept : 42181 ECONOMIC DEVELOPMENT GRANT				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 10,000	\$ 10,000	\$ -	
Total 42181 ECONOMIC DEVELOPMENT GRANT	\$ 10,000	\$ 10,000	\$ -	
- Dept : 42182 PUBLIC ART				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 7,000	\$ 7,000	\$ -	
Total 42182 PUBLIC ART	\$ 7,000	\$ 7,000	\$ -	
- Dept : 42183 MENTAL HEALTH				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 138,500	\$ 138,500	\$ -	
Total 42183 MENTAL HEALTH	\$ 138,500	\$ 138,500	\$ -	
- Dept : 42190 MARSAC-SWEDE CONDO HOA				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 13,000	\$ 13,000	\$ -	HOA fees to Marsac-Swede Association for suites 100 and 300
Total 42190 MARSAC-SWEDE CONDO HOA	\$ 13,000	\$ 13,000	\$ -	
- Dept : 42305 ABATEMENT				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 48,688	\$ 48,688	\$ -	
Total 42305 ABATEMENT	\$ 48,688	\$ 48,688	\$ -	
- Dept : 42310 HISTORICAL INCENTIVE GRANT				

	FY25 Budget	City Manager Rec FY 2026	Variance	Notes/Explanation
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 127,136	\$ 127,136	\$ -	
Total 42310 HISTORICAL INCENTIVE GRANT	\$ 127,136	\$ 127,136	\$ -	
- Dept : 43010 BUSINESS IMPROVEMENT DISTRICT				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 64,419	\$ 64,419	\$ -	
Total 43010 BUSINESS IMPROVEMENT DISTRICT	\$ 64,419	\$ 64,419	\$ -	
- Dept : 43303 MAIN STREET RDA				
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 20,000	\$ 20,000	\$ -	
Total 43303 MAIN STREET RDA	\$ 20,000	\$ 20,000	\$ -	
- Dept : 43328 LOWER PARK AVENUE RDA				
MATERIALS, SUPPLIES AND SERVICES	\$ 10,000	\$ 10,000	\$ -	
UTILITIES	\$ 7,823	\$ 7,823	\$ -	
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	\$ 20,000	\$ 20,000	\$ -	
INTERFUND TRANSFER	\$ 3,092,532	\$ 3,092,532	\$ -	
Total 43328 LOWER PARK AVENUE RDA	\$ 3,130,355	\$ 3,130,355	\$ -	

Information Technology

2025

IT operations comprise **3.4%** of the City's total operating budget—highlighting our position at the efficient end of the **3 to 7%** industry benchmark and underscoring financial responsibility, strategic resource optimization, and consistent service excellence.

Executive Summary

To meet growing demands, sustain critical service delivery, and fortify IT infrastructure, approving a **Help Desk Manager** and **Contract Services** is both imperative and transformative. With just 5 Help Desk staff supporting 365 full-time employees and 700 total staff, this strategic decision ensures optimized operations, scalable growth, and a robust foundation for ongoing excellence.

The **IT Department** serves as the backbone for over 30 operational areas, ensuring seamless communication, secure connectivity, and mission-critical support for community services such as Police, Transit, and Water. It drives organizational efficiency, fosters innovation, and ensures regulatory adherence while addressing key priorities:

- **Cybersecurity:** Proactively defending against ever-evolving and sophisticated threats.
- **Technology Lifecycles:** Streamlining asset management for maximum value from acquisition to retirement.
- **Compliance:** Safeguarding the City's reputation through audit-readiness and risk mitigation strategies.
- **Infrastructure:** Enhancing system performance, strengthen security, and driving cost-effective upgrades.
- **Service Evolution:** Continuously improving accessibility, transparency, and productivity to meet user needs.
- **Technical Debt:** Addressing deferred updates to modernize systems and avoid future risks.
- **Staff Retention:** Mitigating turnover impacts through efficient offboarding, onboarding, training, equipment management, data preservation, and access control.
- **Opportunities:** Harnessing AI to revolutionize operations and service delivery, unlocking efficiency, insights, and cutting-edge innovation.

Contract Services Request

Why Contract Services?

Contract services offer strategic advantages to meet evolving IT demands effectively and efficiently.

- **Specialized Expertise:** Access advanced technical skills and niche capabilities for complex challenges.
- **Flexible Scaling:** Quickly adapt resources for high-stakes projects without long-term obligations.
- **Cost Efficiency:** Gain top-tier expertise affordably, avoiding the expense of full-time employment.
- **Risk Mitigation:** Minimize service interruptions and ensure seamless project execution.
- **Priority Focus:** Free internal teams to concentrate on strategic initiatives and cybersecurity enhancements.
- **Resilience:** Strengthen IT infrastructure with scalable, robust solutions for sustained reliability.

Core Advantages:

- Comprehensive systems optimization and server management.
- Seamless data migration and cloud integration.
- Efficient application consulting and deployment.
- Advanced network administration and proactive support.
- Precise fiber installations using specialized tools.

Outsourced Functions:

- **Managed Detection & Response (MDR) + Security Operations Center (SOC):** 24/7 cybersecurity monitoring, incident response, and logging.
- **Software as a Service (SaaS):** Cloud platforms for streamlined infrastructure and remote access.
- **Network & System Infrastructure:** Specialized vendors for diagnostics, design, and cabling solutions.

FTE Request

Why a Help Desk Manager?

- **Enhanced Risk Mitigation:** Minimizes disruptions, ensures continuity, and elevates user satisfaction.
- **Optimized Cost Management:** Offers efficient oversight without inflating staffing costs.
- **Specialized Oversight:** Provides focused leadership to enhance reliability and efficiency in help desk operations.
- **Strategic Resource Allocation:** Enables prioritization of high-impact tasks and initiatives.
- **Scalable Infrastructure:** Strengthens IT systems to accommodate organizational growth.
- **Empowered Teams:** Allows IT staff to focus on innovation, cyber risk, AI advancements, and strategic operations.

Core Responsibilities:

- Supervising help desk activities for prompt issue resolution.
- Monitoring system performance to maintain consistent efficiency.
- Acting as a liaison between IT teams and end users to improve communication.
- Driving service delivery enhancements aligned with strategic goals.
- Promoting productivity through targeted leadership and process optimization.

Impact Across 100+ Projects:

- **High-Priority:** Ensures compliance, security, infrastructure stability, and critical service continuity.
- **Medium-High Priority:** Expands accessibility, transparency, and remote connectivity.
- **Medium-Priority:** Supports operational efficiency and effective resource management.
- **Low-Priority:** Advances equity, modernization, and exploratory innovation for future improvements.

Active IT Projects

High-Priority

EERP Deployment (3/4-year)

Domain Conversion (.gov)

Website Redesign

Employee On/Offboarding Automation

70 Radio Sites (End-of-Support)

Aged Access Control – POC/Replace

Server & Network Replacements

Phone System Upgrade (Phase 1 of 3)

Employee SharePoint Replacement

Cyber: Vulnerabilities Remediation

AWWA IT Water Standards

Computer Equipment Replacements

Medium-High Priority

Email for All Deployment

Council Chambers AV Upgrades

UCJIS New Compliance Standards (Police)

Water Distribution Network Replacement

Data Retention & Litigation Holds

Medium-Priority

Technical Support Infrastructure

State of Utah: Cyber/Data Compliance

Asset Tracking Licenses Management

MARC/Golf Credit Card & Payment System

Doors Audit & Access (All Facilities)

SCADA to VoIP Architecture & Design

Snow Park – IT Conditional Uses

Low-Priority

Library Digital Tools & Tech Equity

Digital Signage

Fiber Inventory

Housing Software Development

Payment Card (PCI) Compliance

Webex Meeting Rooms

Community Center Tech Design

R&D: Virtual Desktops

AI: Data Protections & Policy

GIS: Cloud Architect & Security

Managing 100+ total projects

IT Operations Scale

700+ FT/PT/seasonal staff

24/7/365 IT support

7,400+ work orders/yr.

2,000+ devices supported

70+ facilities supported

100+ software applications

5.3M ft of fiber installed

IT Support Statistics

IT Support Statistics	Count
Help Desk Ratio (5 to FTR)	1:73*
Help Desk Ratio (5 to All Staff)	1:175*
Help Desk Overtime Hours (YTD)	182
Audio Visual Support	1
GIS Support	1
Project Management (EERP)	1
Network Support	2
Systems Support (+ EERP PM)	2

Equipment Statistics

Equipment Statistics	Count
Cell Phones	313
Laptops & Desktops	316 + 98
Wi-Fi Access Points	150
Cellular Data Devices**	175

**Includes iPads, police & bus laptops, pump stations, and mobile units

Cyber Score

750 A
Advanced

~100k cyber events mo.

170 cyber incidents yr.

➤ 98% Uptime

*Help Desk Support

1:45 – Optimal ratio for complex IT environments
1:70 – Appropriate ratio for single OS/network setups
1:25 – Industry median ratio
(Source: Gartner & Workforce.com)

Cost Reduction Options

Services	Annual Costs	Cost Reduction Options	Operational Impacts	Risks/Challenges	Recommendations
Microsoft Licensing & Dept. Software	Varies by license (Mixed CapEx/OpEx)	Web-only, limited-features, or license reduction for select users	Inconsistent user experience; higher support demands	Lower productivity; training challenges; complex support requirements	Low Priority: Consider only under urgent budget constraints
Equipment	Varies by device (CapEx only)	Transition to desktops; extend replacement cycles	Reduced mobility; higher support demands for field teams	Decreased flexibility; role inequity; impacts mission readiness	Medium Priority: Limit changes to office-based roles exclusively
Email for All Deployment	\$140K	Restrict access to full-time and core staff	Disrupts onboarding, scheduling, and communication workflows	Undermines coordination; compromises safety alerts	Medium Priority: Reduce access for seasonal/part-time staff
City-Wide Fiber	\$271K [\$415K CIP reduction]	Scale back fiber conduit investments	Minimal immediate operational impact; potential future challenges	Increased long-term costs (e.g., Olympics); missed open trench installation opportunities	Medium Priority: Limit investment to critical project requirements
Cybersecurity (MDR)	\$160K	Leverage state/shared/grant-funded alternatives	Reduced threat visibility; fragmented cybersecurity integrations	Heightened risk post-2027 grant expiration; added workload & budget pressures	High Priority: Retain funding; pursue alternate resources
Cellular Services	\$200K	Limit to essential staff; discontinue city-funded phones	Restricted communication access to PCMC resources	Significant impacts for field teams, remote staff, and EOC operations	High Risk: Restrict cuts to administrative and non-field roles only



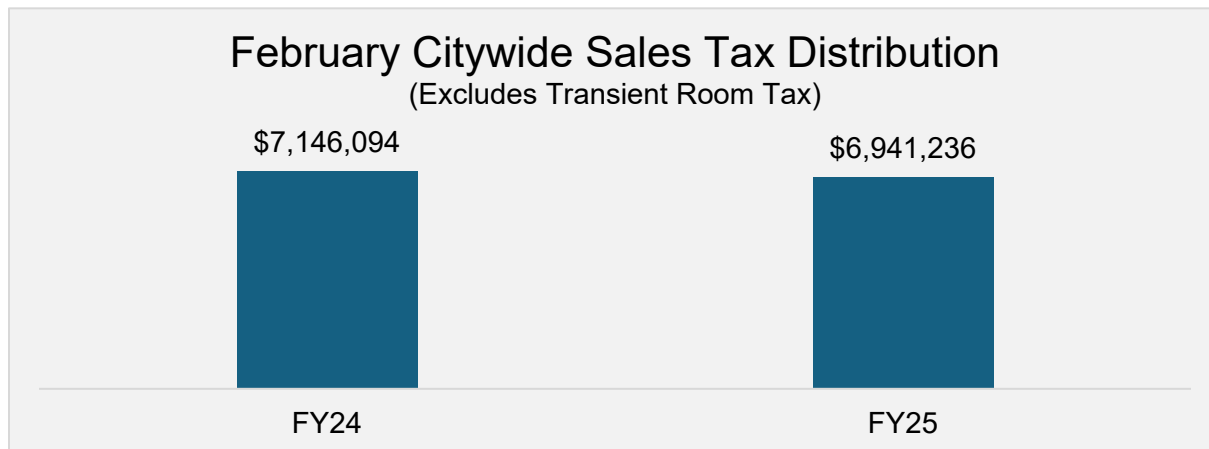
City Council Staff Report

Subject: February Sales Tax Report
Author: Budget Team
Department: Budget
Date: May 15, 2025

Sales Tax Distribution

The February 2025 sales tax distribution, excluding Transient Room Tax, decreased by 2.9% (\$204,858) compared to last February, bringing the year-to-date citywide sales tax distributions 1.0% (\$312,220) above last year. Regarding budgeted sales taxes, the General Fund was 0.9% (\$34,309) below the February budget, while year-over-year sales tax distributions are tracking 0.1% (\$17,497) below the budget. As a reminder, revenue reflects actual filings; distributions reflect allocations received from the State.

Trends in the City's Capital and Transportation Funds, which also receive sales tax revenue, broadly mirrored those seen in the General Fund. The February distribution accounts for over 15% of monthly sales tax distributions. This year, February had five Fridays but only four weekend days (Saturdays/Sundays). Additionally, the Sundance Film Festival overlapped into February, which didn't happen last year.

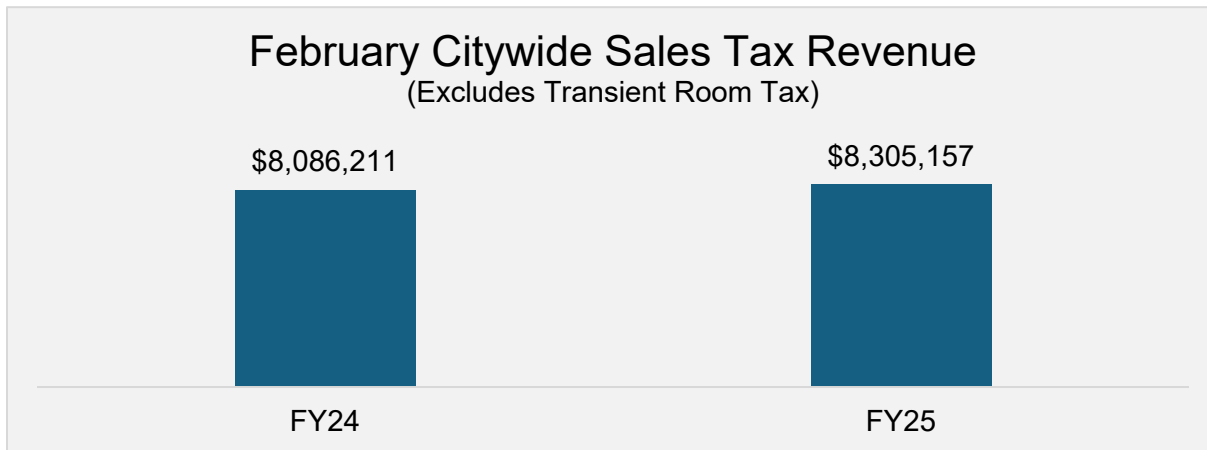


On the lodging front, the February Transient Room Tax distribution decreased 4.2% (\$38,190) compared to last year, but was 1.6% (\$13,707) higher than the budgeted amount. Year-to-date distributions have seen a slight decrease of 1.2% (\$39,775). Compared to the year-to-date budget, distributions are down 2.1% (\$72,529).

Sales Tax Revenue

February 2025 sales tax revenue, excluding Transient Room Sales Tax, saw an increase of 2.7% (\$218,947) compared to February 2024. This figure is expected to increase slightly as additional February filings are included in subsequent distributions.

On a rolling quarterly basis, citywide sales tax revenue rose 0.4% (\$84,373), while fiscal year-to-date revenue is up 3.3% (\$1,184,729) compared to the same period last year.



February Transient Room Tax revenue decreased by 4.2% (\$38,190) from last year. Regarding a rolling quarter comparison, revenue increased by 3.9% (\$85,047). Year-to-date revenue is slightly down compared to last year, with a decrease of 1.2% (\$39,775). Occupancy was flat in February, but average daily rates increased. The short-term rental market once again weighed down overall Transient Room Tax revenues.

Sales Tax Analysis

Sales tax distributions for the first three months of the winter season are 3.5% (\$626,533) ahead of last year. Measured by actual filing period, revenue is up 0.4% (\$84,373), but that figure excludes late filings that typically arrive in subsequent months; we expect it to climb as those returns post. December through February generate roughly 43% of the City's annual sales tax revenue, so even modest year-over-year growth in these months materially strengthens the year-end outlook.

Local indicators such as lodging occupancy and resort visitation point to a comparatively flat March, suggesting results should land close to the amount budgeted. At the national level, however, consumer confidence has softened, and the global outlook is increasingly cautious, driven partly by uncertainty over tariffs and trade policy. Given these conditions, we remain cautiously optimistic but will continue to monitor sales tax collections closely and update Council if conditions change.

We continue collaborating with the Park City Chamber of Commerce to regularly assess a range of global, national, and local economic indicators, including consumer spending patterns and tourism activity. This ongoing analysis will help ensure that our fiscal year 2025 budget and revenue forecasts align with current economic trends and that any proactive adjustments can be made accordingly.

Exhibits

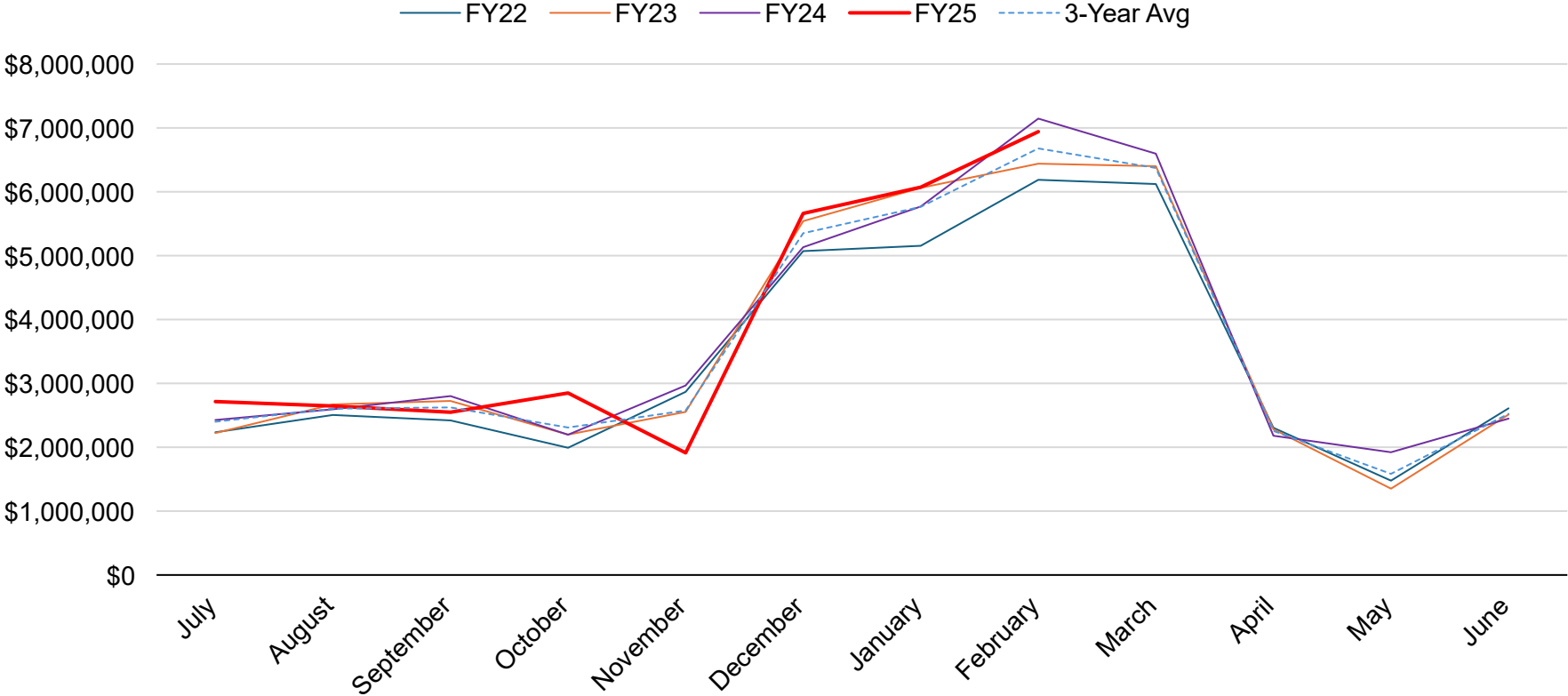
- A *FY25 February Sales Tax Distribution*
- B *FY25 February Sales Tax Revenue*

February Sales Tax Distribution Appendix I



Sales Tax Distributions

Annual Distribution Sales Tax Revenue Over Time by Month



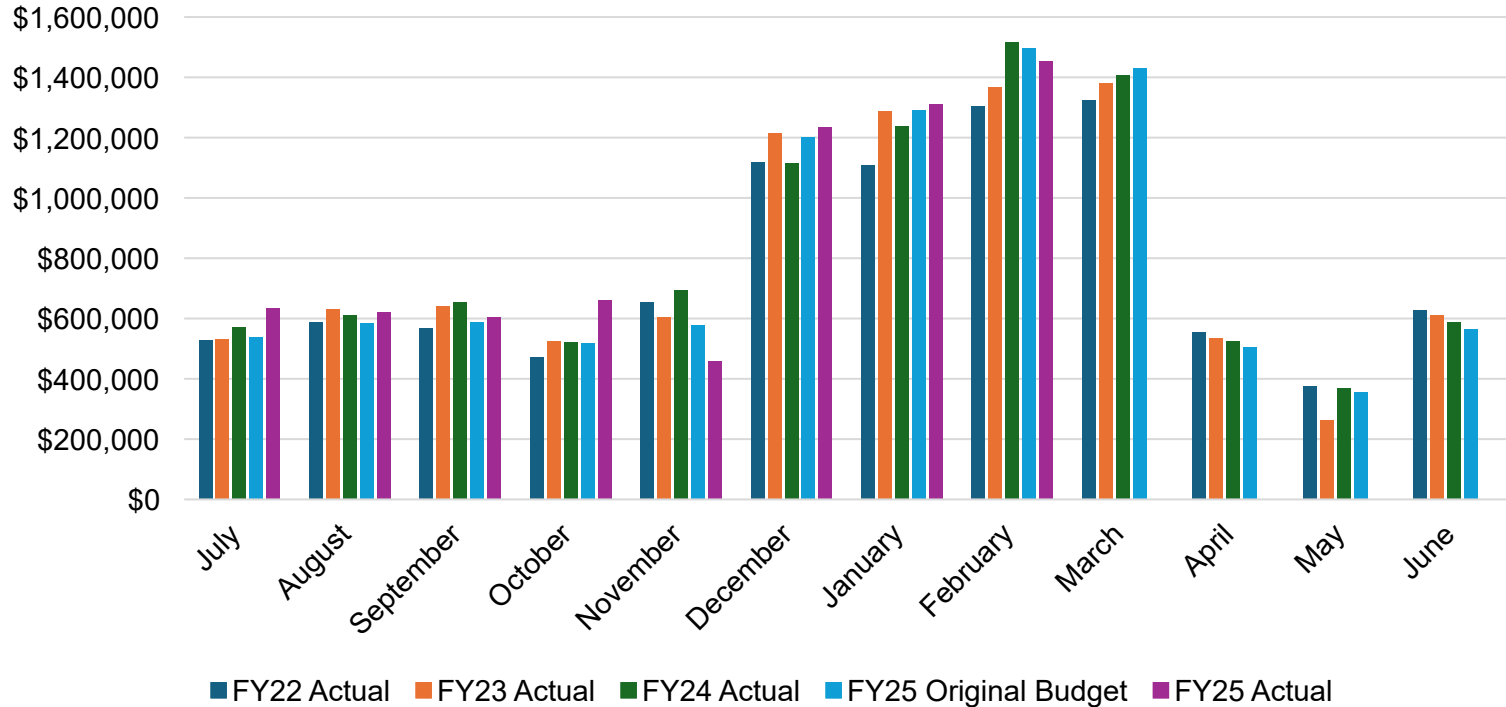
Local Option Sales Tax Distribution

Local Option Sales Tax - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$529,671	\$532,806	\$570,791	\$538,224	\$634,037	11.08%	17.80%
August	\$589,690	\$631,245	\$612,827	\$584,044	\$623,012	1.66%	6.67%
September	\$569,012	\$641,829	\$655,342	\$588,450	\$604,981	-7.68%	2.81%
October	\$473,070	\$526,872	\$521,364	\$517,825	\$661,089	26.80%	27.67%
November	\$655,496	\$603,371	\$695,129	\$577,581	\$460,257	-33.79%	-20.31%
December	\$1,119,655	\$1,216,593	\$1,116,760	\$1,200,233	\$1,233,701	10.47%	2.79%
January	\$1,110,233	\$1,288,403	\$1,236,790	\$1,292,914	\$1,312,696	6.14%	1.53%
February	\$1,305,827	\$1,366,459	\$1,518,413	\$1,497,967	\$1,453,765	-4.26%	-2.95%
March	\$1,323,165	\$1,380,769	\$1,408,614	\$1,429,374	\$0	-100.00%	-100.00%
April	\$556,420	\$534,284	\$525,152	\$505,899	\$0	-100.00%	-100.00%
May	\$375,382	\$264,260	\$370,168	\$355,143	\$0	-100.00%	-100.00%
June	\$626,591	\$611,246	\$586,773	\$565,991	\$0	-100.00%	-100.00%
Total	\$9,234,210	\$9,598,138	\$9,818,123	\$9,653,643	\$6,983,537	-28.87%	-27.66%

Local Option Sales Tax - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$529,671	\$532,806	\$570,791	\$538,224	\$634,037	11.08%	17.80%
August	\$1,119,361	\$1,164,051	\$1,183,618	\$1,122,268	\$1,257,049	6.20%	12.01%
September	\$1,688,373	\$1,805,880	\$1,838,960	\$1,710,718	\$1,862,030	1.25%	8.84%
October	\$2,161,443	\$2,332,752	\$2,360,324	\$2,228,543	\$2,523,119	6.90%	13.22%
November	\$2,816,939	\$2,936,124	\$3,055,453	\$2,806,123	\$2,983,376	-2.36%	6.32%
December	\$3,936,593	\$4,152,716	\$4,172,213	\$4,006,356	\$4,217,077	1.08%	5.26%
January	\$5,046,826	\$5,441,119	\$5,409,003	\$5,299,270	\$5,529,773	2.23%	4.35%
February	\$6,352,653	\$6,807,579	\$6,927,416	\$6,797,237	\$6,983,537	0.81%	2.74%
March	\$7,675,818	\$8,188,348	\$8,336,030	\$8,226,611	\$0	-100.00%	-100.00%
April	\$8,232,238	\$8,722,631	\$8,861,182	\$8,732,509	\$0	-100.00%	-100.00%
May	\$8,607,619	\$8,986,891	\$9,231,350	\$9,087,652	\$0	-100.00%	-100.00%
June	\$9,234,210	\$9,598,138	\$9,818,123	\$9,653,643	\$0	-100.00%	-100.00%

Local Option Sales Tax Distribution

Local Option Sales Tax Historical Sales Tax Revenues Over Time by Month



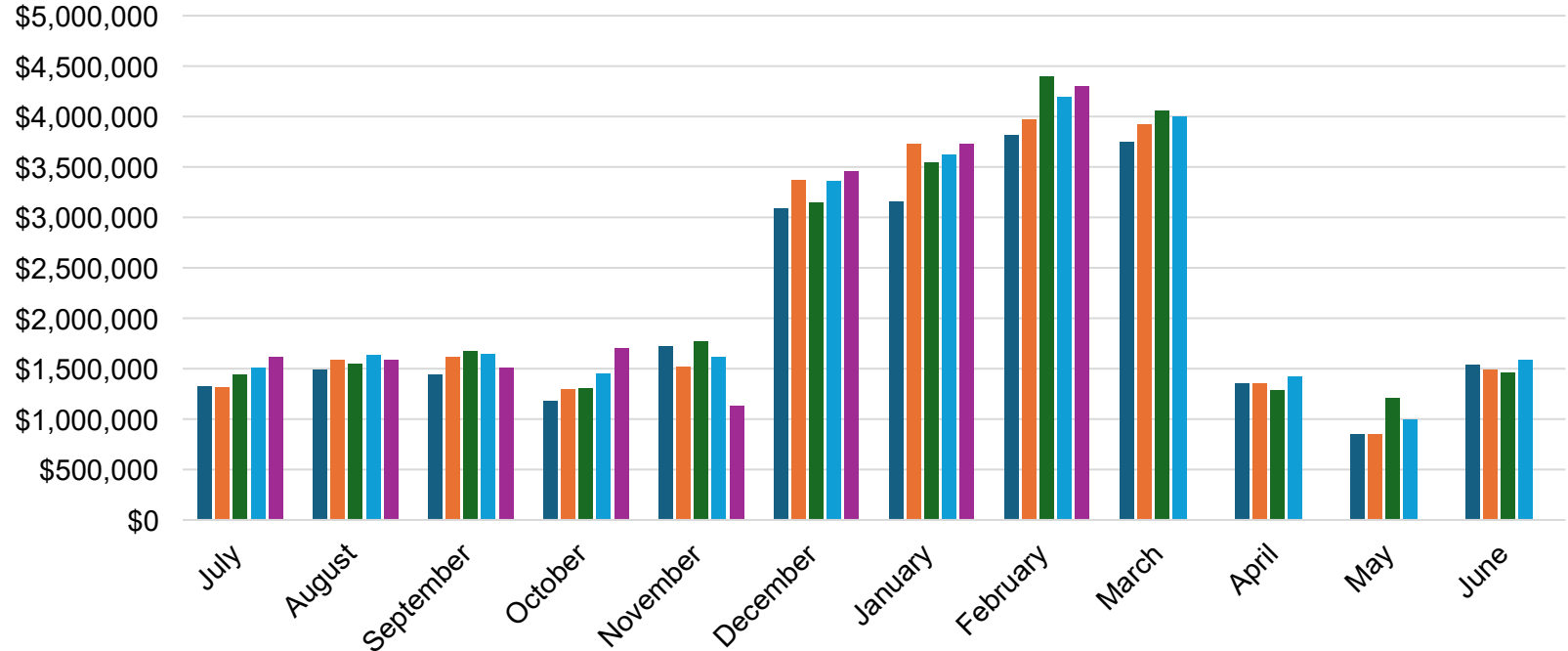
Resort Sales Tax Distribution

Resort Sales Tax - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$1,324,191	\$1,312,332	\$1,442,948	\$1,506,032	\$1,618,474	12.2%	7.47%
August	\$1,486,151	\$1,586,065	\$1,541,605	\$1,634,244	\$1,580,122	2.50%	-3.31%
September	\$1,439,786	\$1,615,491	\$1,668,124	\$1,646,572	\$1,508,595	-9.56%	-8.38%
October	\$1,177,422	\$1,296,056	\$1,299,701	\$1,448,953	\$1,700,690	30.85%	17.37%
November	\$1,717,615	\$1,512,524	\$1,764,089	\$1,616,159	\$1,125,600	-36.19%	-30.35%
December	\$3,082,526	\$3,368,390	\$3,140,247	\$3,358,434	\$3,458,333	10.13%	2.97%
January	\$3,157,600	\$3,729,527	\$3,538,256	\$3,617,770	\$3,722,264	5.20%	2.89%
February	\$3,812,931	\$3,965,502	\$4,397,749	\$4,191,540	\$4,295,595	-2.32%	2.48%
March	\$3,746,856	\$3,920,247	\$4,053,790	\$3,999,605	\$0	-100.00%	-100.00%
April	\$1,354,702	\$1,356,848	\$1,283,854	\$1,415,582	\$0	-100.00%	-100.00%
May	\$849,574	\$844,454	\$1,202,996	\$993,744	\$0	-100.00%	-100.00%
June	\$1,538,289	\$1,491,338	\$1,462,232	\$1,583,728	\$0	-100.00%	-100.00%
Total	\$24,687,643	\$25,998,774	\$26,795,590	\$27,012,364	\$19,009,674	-29.06%	-29.63%

Resort Sales Tax - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$1,324,191	\$1,312,332	\$1,442,948	\$1,506,032	\$1,618,474	12.16%	7.47%
August	\$2,810,341	\$2,898,396	\$2,984,553	\$3,140,277	\$3,198,596	7.17%	1.86%
September	\$4,250,127	\$4,513,887	\$4,652,677	\$4,786,848	\$4,707,191	1.17%	-1.66%
October	\$5,427,549	\$5,809,943	\$5,952,378	\$6,235,802	\$6,407,882	7.65%	2.76%
November	\$7,145,164	\$7,322,467	\$7,716,467	\$7,851,961	\$7,533,482	-2.37%	-4.06%
December	\$10,227,690	\$10,690,858	\$10,856,714	\$11,210,395	\$10,991,815	1.24%	-1.95%
January	\$13,385,290	\$14,420,385	\$14,394,970	\$14,828,165	\$14,714,079	2.22%	-0.77%
February	\$17,198,221	\$18,385,887	\$18,792,719	\$19,019,705	\$19,009,674	1.15%	-0.05%
March	\$20,945,078	\$22,306,135	\$22,846,508	\$23,019,310	\$0	-100.00%	-100.00%
April	\$22,299,780	\$23,662,982	\$24,130,362	\$24,434,892	\$0	-100.00%	-100.00%
May	\$23,149,354	\$24,507,436	\$25,333,358	\$25,428,636	\$0	-100.00%	-100.00%
June	\$24,687,643	\$25,998,774	\$26,795,590	\$27,012,364	\$0	-100.00%	-100.00%

Resort Sales Tax Distribution

Resort Sales Tax
Historical Sales Tax Revenues Over Time by Month



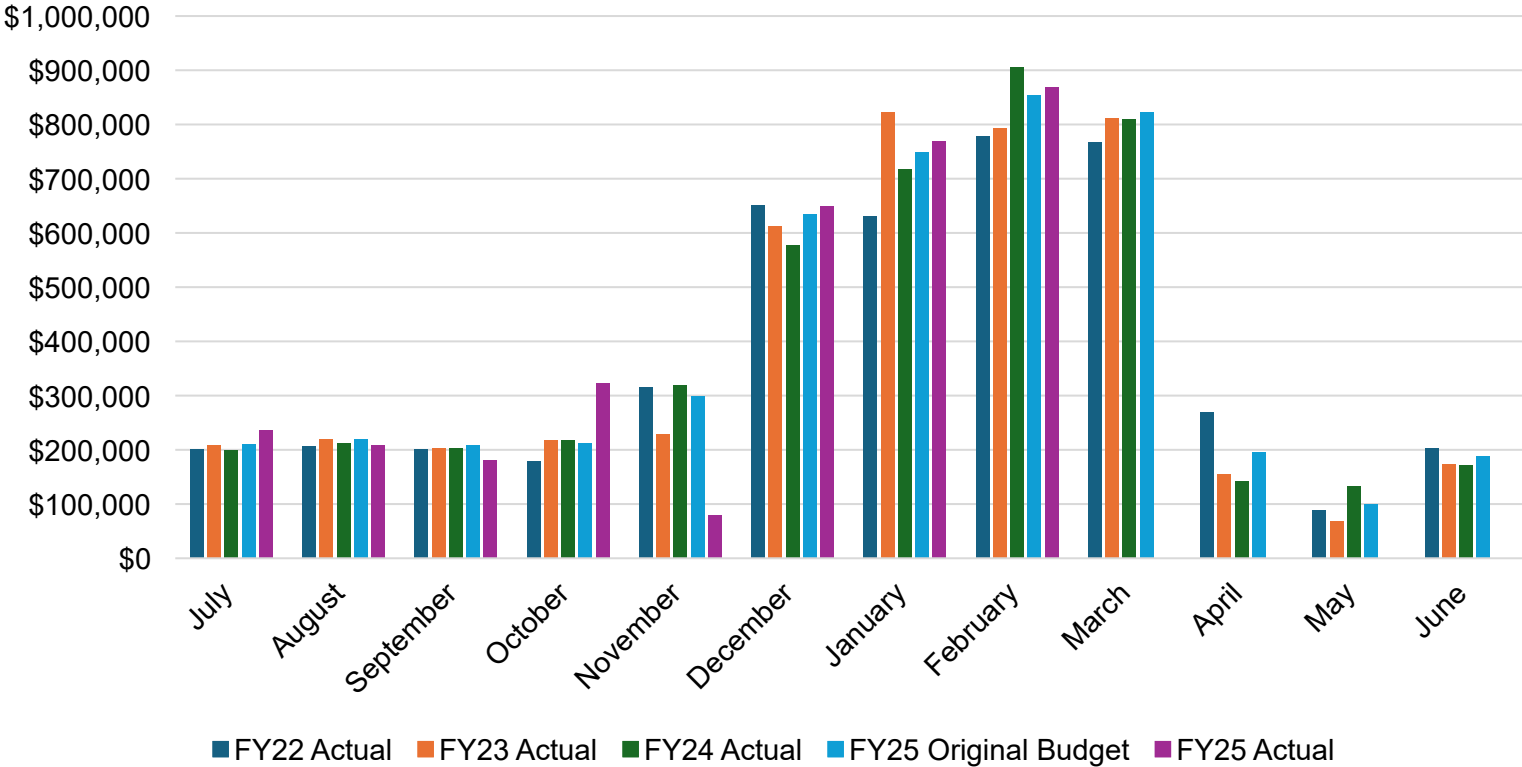
Transient Room Tax Distribution

Transient Room Sales Tax - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$201,780	\$207,936	\$199,624	\$210,132	\$236,013	18.23%	12.32%
August	\$206,192	\$219,874	\$212,683	\$220,274	\$209,093	-1.69%	-5.08%
September	\$200,321	\$203,178	\$203,721	\$209,401	\$181,611	-10.85%	-13.27%
October	\$179,897	\$217,406	\$217,701	\$212,085	\$322,638	48.20%	52.13%
November	\$315,172	\$229,493	\$319,441	\$297,988	\$78,992	-75.27%	-73.49%
December	\$650,240	\$611,583	\$577,710	\$634,366	\$649,471	12.42%	2.38%
January	\$630,062	\$823,076	\$717,139	\$748,424	\$768,614	7.18%	2.70%
February	\$778,153	\$793,379	\$906,424	\$854,527	\$868,234	-4.21%	1.60%
March	\$767,199	\$811,367	\$809,258	\$823,445	\$0	-100.00%	-100.00%
April	\$270,230	\$154,497	\$141,257	\$195,180	\$0	-100.00%	-100.00%
May	\$87,896	\$69,124	\$132,111	\$99,707	\$0	-100.00%	-100.00%
June	\$203,021	\$172,713	\$171,123	\$188,585	\$0	-100.00%	-100.00%
Total	\$4,490,163	\$4,513,625	\$4,608,192	\$4,694,114	\$3,314,667	-28.07%	-29.39%

Transient Room Sales Tax - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$201,780	\$207,936	\$199,624	\$210,132	\$236,013	18.23%	12.32%
August	\$407,972	\$427,810	\$412,307	\$430,405	\$445,106	7.96%	3.42%
September	\$608,293	\$630,988	\$616,027	\$639,806	\$626,717	1.74%	-2.05%
October	\$788,190	\$848,393	\$833,728	\$851,891	\$949,356	13.87%	11.44%
November	\$1,103,363	\$1,077,886	\$1,153,169	\$1,149,880	\$1,028,347	-10.82%	-10.57%
December	\$1,753,602	\$1,689,469	\$1,730,880	\$1,784,246	\$1,677,819	-3.07%	-5.96%
January	\$2,383,664	\$2,512,545	\$2,448,018	\$2,532,669	\$2,446,433	-0.06%	-3.40%
February	\$3,161,817	\$3,305,925	\$3,354,443	\$3,387,196	\$3,314,667	-1.19%	-2.14%
March	\$3,929,016	\$4,117,292	\$4,163,701	\$4,210,642	\$0	-100.00%	-100.00%
April	\$4,199,246	\$4,271,788	\$4,304,958	\$4,405,822	\$0	-100.00%	-100.00%
May	\$4,287,142	\$4,340,912	\$4,437,069	\$4,505,529	\$0	-100.00%	-100.00%
June	\$4,490,163	\$4,513,625	\$4,608,192	\$4,694,114	\$0	-100.00%	-100.00%

Transient Room Tax Distribution

Transient Room Sales Tax
Historical Sales Tax Revenues Over Time by Month



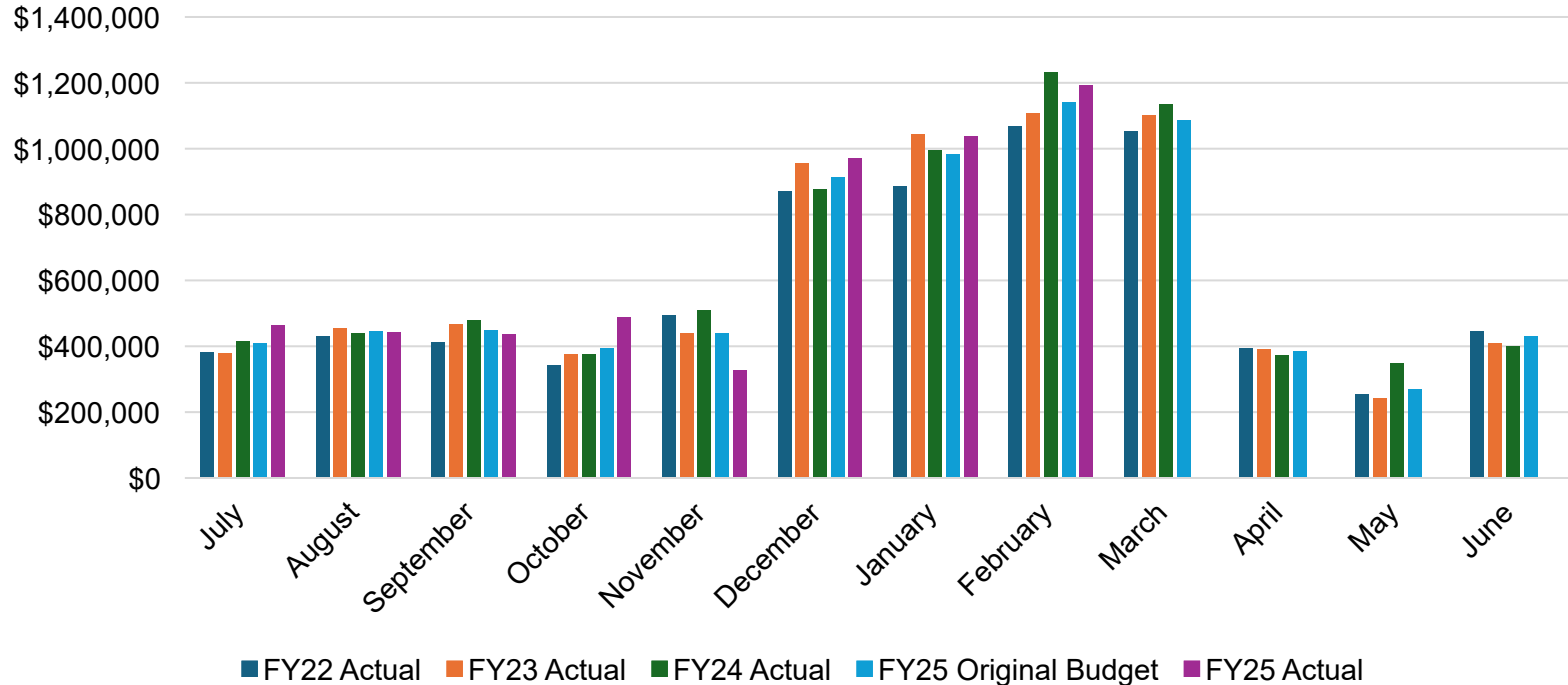
Transportation Sales Taxes Distributions

Transportation Sales Taxes - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$380,466	\$377,116	\$413,216	\$409,294	\$462,510	11.93%	13.00%
August	\$429,532	\$453,180	\$439,674	\$444,138	\$442,599	0.67%	-0.35%
September	\$411,403	\$467,427	\$477,474	\$447,488	\$434,807	-8.94%	-2.83%
October	\$341,061	\$375,061	\$375,137	\$393,782	\$487,245	29.88%	23.73%
November	\$494,289	\$437,648	\$507,667	\$439,223	\$326,755	-35.64%	-25.61%
December	\$868,834	\$955,716	\$874,845	\$912,721	\$969,064	10.77%	6.17%
January	\$886,424	\$1,043,825	\$994,634	\$983,201	\$1,036,865	4.25%	5.46%
February	\$1,068,449	\$1,107,890	\$1,229,933	\$1,139,134	\$1,191,877	-3.09%	4.63%
March	\$1,051,270	\$1,099,522	\$1,134,098	\$1,086,972	\$0	-100.00%	-100.00%
April	\$393,681	\$390,607	\$371,011	\$384,712	\$0	-100.00%	-100.00%
May	\$252,065	\$242,686	\$348,567	\$270,070	\$0	-100.00%	-100.00%
June	\$444,710	\$409,441	\$399,687	\$430,409	\$0	-100.00%	-100.00%
Total	\$7,022,185	\$7,360,119	\$7,565,943	\$7,341,144	\$5,351,723	-29.27%	-27.10%

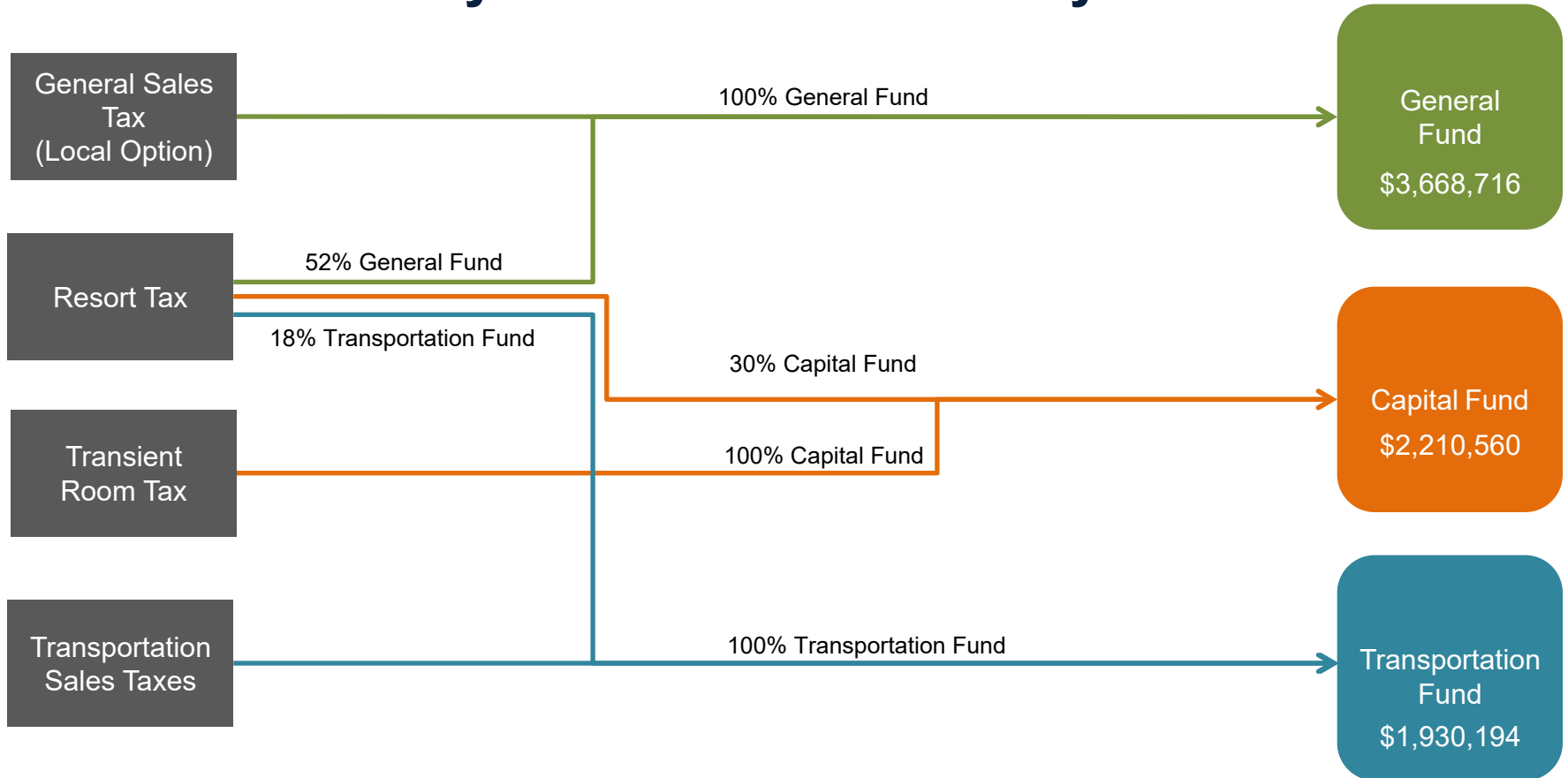
Transportation Sales Taxes - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$380,466	\$377,116	\$413,216	\$409,294	\$462,510	11.93%	13.00%
August	\$809,998	\$830,296	\$852,890	\$853,432	\$905,110	6.12%	6.06%
September	\$1,221,401	\$1,297,723	\$1,330,364	\$1,300,921	\$1,339,916	0.72%	3.00%
October	\$1,562,462	\$1,672,784	\$1,705,501	\$1,694,702	\$1,827,162	7.13%	7.82%
November	\$2,056,751	\$2,110,432	\$2,213,168	\$2,133,926	\$2,153,917	-2.68%	0.94%
December	\$2,925,585	\$3,066,148	\$3,088,013	\$3,046,646	\$3,122,981	1.13%	2.51%
January	\$3,812,009	\$4,109,973	\$4,082,647	\$4,029,847	\$4,159,846	1.89%	3.23%
February	\$4,880,458	\$5,217,863	\$5,312,580	\$5,168,981	\$5,351,723	0.74%	3.54%
March	\$5,931,728	\$6,317,384	\$6,446,678	\$6,255,953	\$0	-100.00%	-100.00%
April	\$6,325,409	\$6,707,992	\$6,817,689	\$6,640,665	\$0	-100.00%	-100.00%
May	\$6,577,475	\$6,950,678	\$7,166,256	\$6,910,735	\$0	-100.00%	-100.00%
June	\$7,022,185	\$7,360,119	\$7,565,943	\$7,341,144	\$0	-100.00%	-100.00%

Transportation Sales Tax Distributions

Transportation Sales Taxes Historical Sales Tax Revenues Over Time by Month (Excludes Additional Mass Transit Tax 2nd Quarter)



January Sales Tax Revenue by Fund

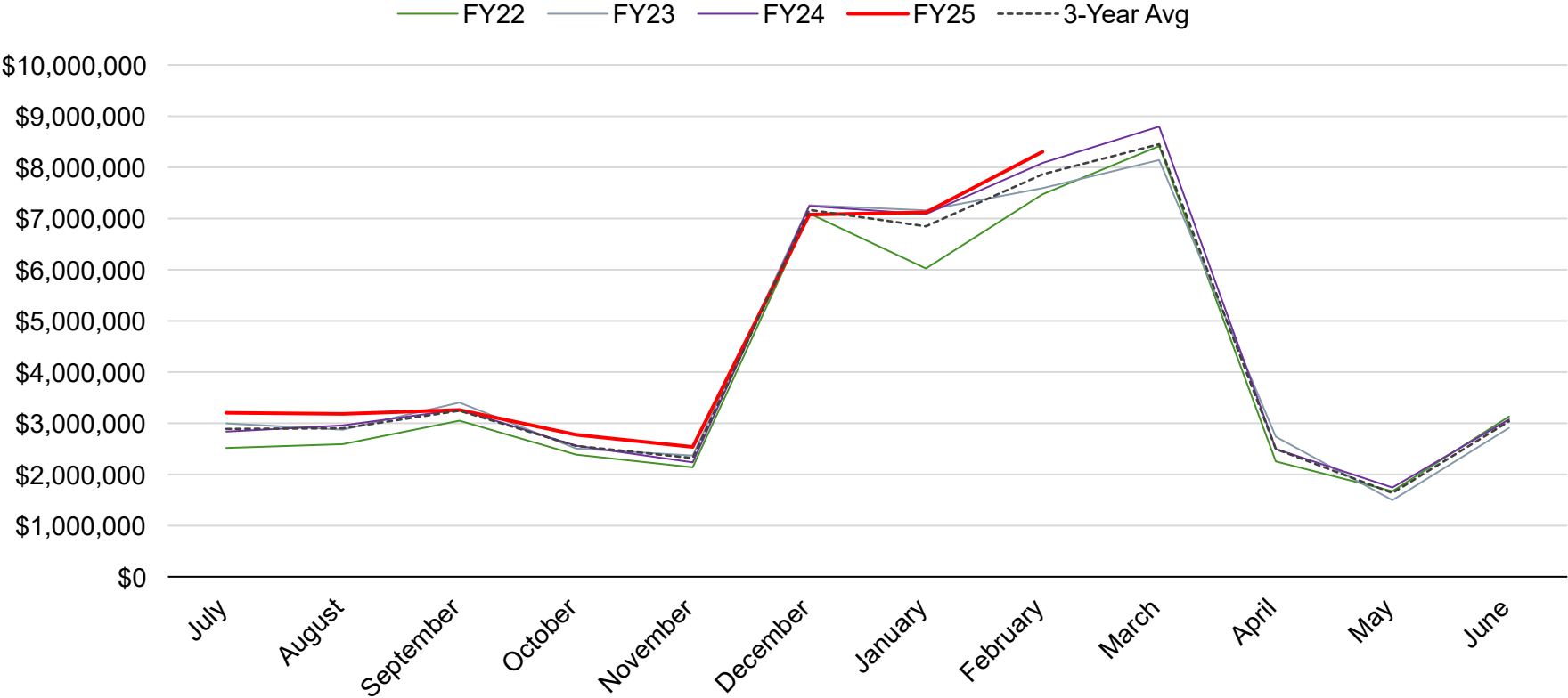


February Sales Tax Revenue Appendix II



Sales Tax Revenue

Annual Actual Sales Tax Revenue Over Time by Month



Source: Park City Municipal Corporation. As of April 2025. Note: Excludes Transient Room Tax. Includes 100% of the Local Option Tax.

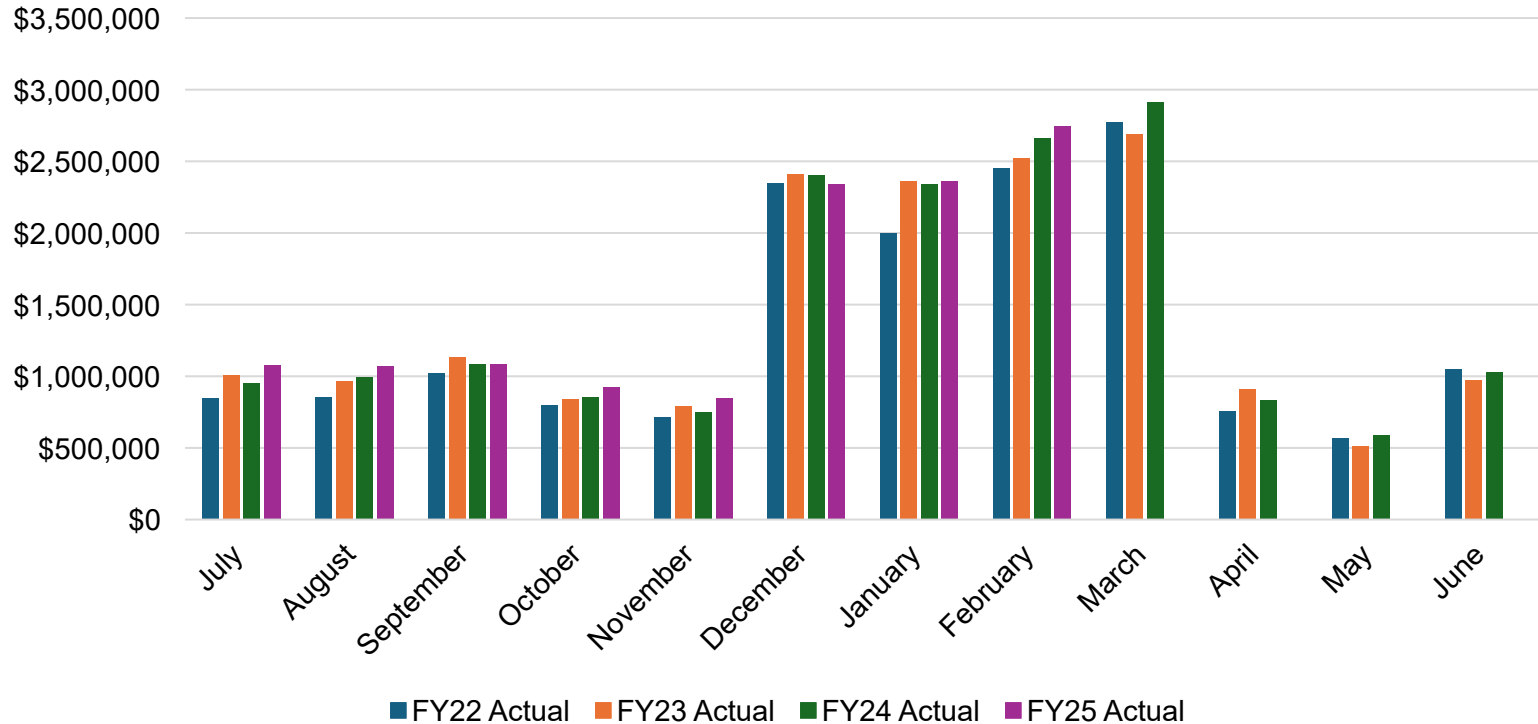
Local Option Sales Tax

Local Option Sales Tax - Monthly					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$847,859	\$1,011,896	\$952,494	\$1,076,251	12.99%
August	\$857,988	\$966,504	\$993,978	\$1,071,262	7.78%
September	\$1,020,252	\$1,132,367	\$1,088,089	\$1,085,315	-0.25%
October	\$801,286	\$838,395	\$852,941	\$924,145	8.35%
November	\$712,206	\$793,974	\$746,843	\$849,922	13.80%
December	\$2,345,388	\$2,409,386	\$2,403,178	\$2,339,552	-2.65%
January	\$2,002,372	\$2,363,459	\$2,338,911	\$2,360,956	0.94%
February	\$2,451,609	\$2,520,061	\$2,664,413	\$2,743,621	2.97%
March	\$2,772,301	\$2,687,771	\$2,910,676	\$0	-100.00%
April	\$755,906	\$910,578	\$833,772	\$0	-100.00%
May	\$566,444	\$513,304	\$592,012	\$0	-100.00%
June	\$1,049,026	\$976,538	\$1,030,909	\$0	-100.00%
Total	\$16,182,637	\$17,124,233	\$17,408,218	\$12,451,024	-28.48%

Local Option Sales Tax - Culmulative					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$847,859	\$1,011,896	\$952,494	\$1,076,251	12.99%
August	\$1,705,847	\$1,978,400	\$1,946,472	\$2,147,513	10.33%
September	\$2,726,100	\$3,110,767	\$3,034,562	\$3,232,827	6.53%
October	\$3,527,385	\$3,949,161	\$3,887,503	\$4,156,972	6.93%
November	\$4,239,591	\$4,743,135	\$4,634,346	\$5,006,895	8.04%
December	\$6,584,979	\$7,152,521	\$7,037,524	\$7,346,447	4.39%
January	\$8,587,351	\$9,515,980	\$9,376,435	\$9,707,402	3.53%
February	\$11,038,960	\$12,036,041	\$12,040,848	\$12,451,024	3.41%
March	\$13,811,261	\$14,723,812	\$14,951,525	\$0	-100.00%
April	\$14,567,166	\$15,634,390	\$15,785,297	\$0	-100.00%
May	\$15,133,611	\$16,147,695	\$16,377,309	\$0	-100.00%
June	\$16,182,637	\$17,124,233	\$17,408,218	\$0	-100.00%

Local Option Sales Tax

Local Option Sales Tax Historical Sales Tax Revenues Over Time by Month



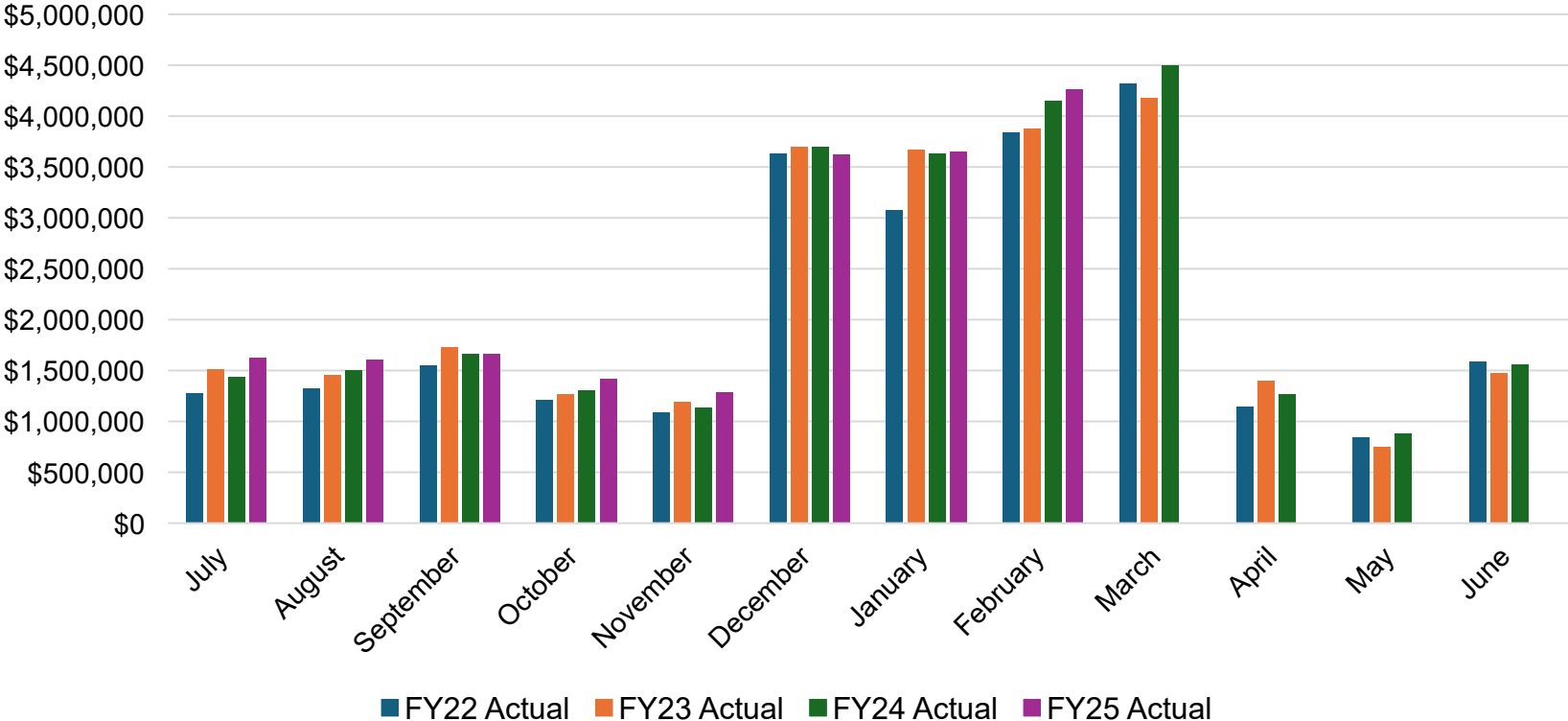
Resort Sales Tax

Resort Sales Tax - Monthly					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$1,278,165	\$1,511,668	\$1,438,578	\$1,623,842	12.9%
August	\$1,326,453	\$1,455,310	\$1,499,781	\$1,610,655	7.39%
September	\$1,546,430	\$1,733,538	\$1,663,626	\$1,660,108	-0.21%
October	\$1,206,744	\$1,271,637	\$1,302,661	\$1,413,910	8.54%
November	\$1,087,514	\$1,195,718	\$1,134,331	\$1,282,782	13.09%
December	\$3,631,877	\$3,700,017	\$3,701,409	\$3,622,384	-2.13%
January	\$3,072,425	\$3,666,913	\$3,632,593	\$3,646,722	0.39%
February	\$3,838,942	\$3,874,318	\$4,150,873	\$4,259,369	2.61%
March	\$4,317,316	\$4,174,014	\$4,500,139	\$0	-100.00%
April	\$1,142,621	\$1,396,432	\$1,268,802	\$0	-100.00%
May	\$841,528	\$748,428	\$877,318	\$0	-100.00%
June	\$1,586,271	\$1,472,904	\$1,560,620	\$0	-100.00%
Total	\$24,876,286	\$26,200,896	\$26,730,732	\$19,119,773	-28.47%

Resort Sales Tax - Culmulative					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$1,278,165	\$1,511,668	\$1,438,578	\$1,623,842	12.88%
August	\$2,604,619	\$2,966,978	\$2,938,360	\$3,234,497	10.08%
September	\$4,151,049	\$4,700,516	\$4,601,986	\$4,894,606	6.36%
October	\$5,357,793	\$5,972,153	\$5,904,646	\$6,308,515	6.84%
November	\$6,445,306	\$7,167,871	\$7,038,977	\$7,591,298	7.85%
December	\$10,077,184	\$10,867,888	\$10,740,387	\$11,213,682	4.41%
January	\$13,149,609	\$14,534,801	\$14,372,980	\$14,860,404	3.39%
February	\$16,988,551	\$18,409,119	\$18,523,853	\$19,119,773	3.22%
March	\$21,305,866	\$22,583,132	\$23,023,992	\$0	-100.00%
April	\$22,448,487	\$23,979,564	\$24,292,794	\$0	-100.00%
May	\$23,290,015	\$24,727,992	\$25,170,112	\$0	-100.00%
June	\$24,876,286	\$26,200,896	\$26,730,732	\$0	-100.00%

Resort Sales Tax

Resort Sales Tax
Historical Sales Tax Revenues Over Time by Month



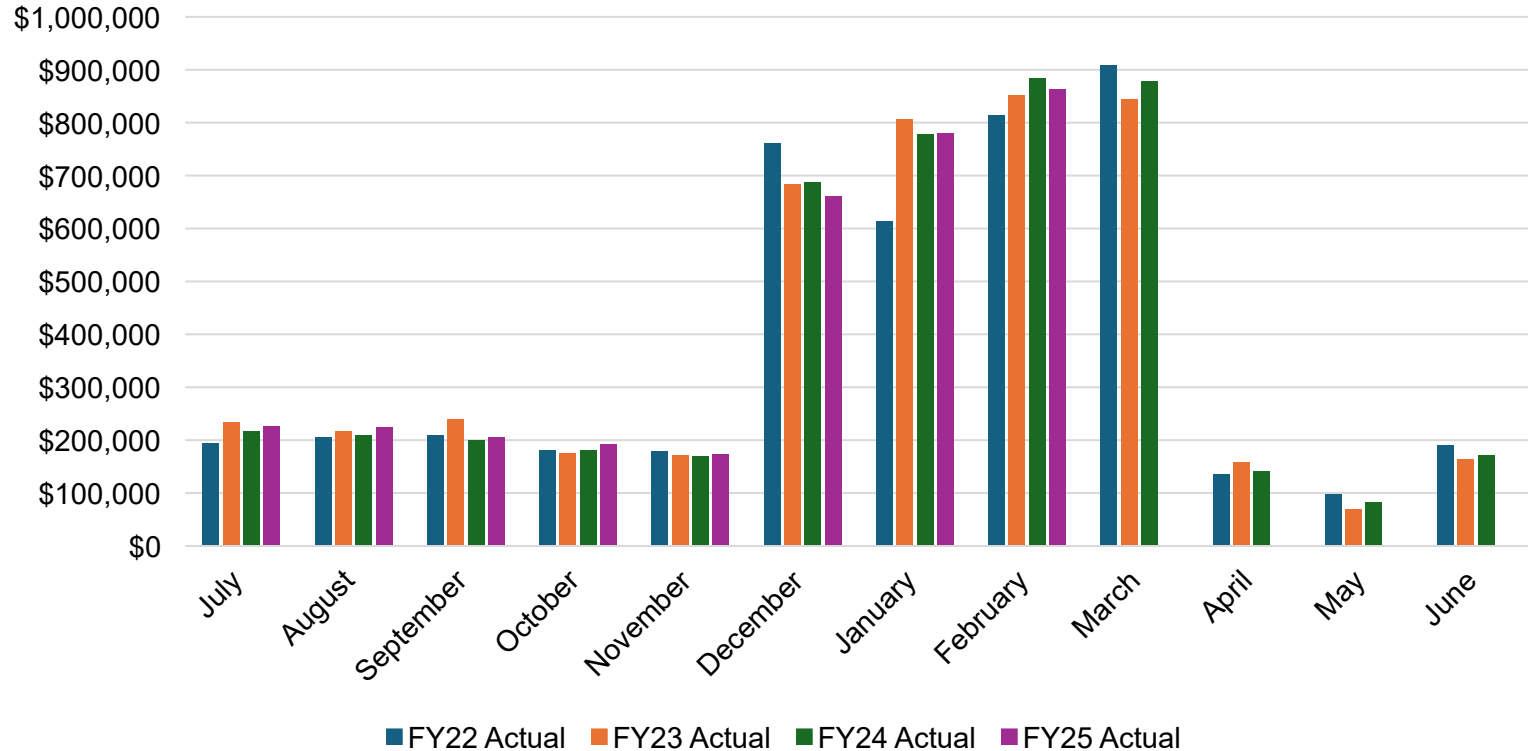
Transient Room Tax

Transient Room Sales Tax - Monthly					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$192,873	\$232,611	\$216,818	\$225,900	4.19%
August	\$205,990	\$215,889	\$209,397	\$223,423	6.70%
September	\$208,310	\$239,365	\$199,374	\$205,050	2.85%
October	\$180,412	\$174,220	\$180,961	\$191,188	5.65%
November	\$178,568	\$171,062	\$169,907	\$173,110	1.89%
December	\$760,154	\$683,571	\$687,474	\$659,873	-4.01%
January	\$612,523	\$806,674	\$778,616	\$779,985	0.18%
February	\$813,161	\$851,654	\$883,396	\$861,877	-2.44%
March	\$908,326	\$843,928	\$877,999	\$0	-100.00%
April	\$135,990	\$157,703	\$140,945	\$0	-100.00%
May	\$97,843	\$68,221	\$82,512	\$0	-100.00%
June	\$190,768	\$163,767	\$171,888	\$0	-100.00%
Total	\$4,484,918	\$4,608,665	\$4,599,287	\$3,320,407	-27.81%

Transient Room Sales Tax - Culmulative					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$192,873	\$232,611	\$216,818	\$225,900	4.19%
August	\$398,863	\$448,500	\$426,215	\$449,323	5.42%
September	\$607,173	\$687,865	\$625,589	\$654,373	4.60%
October	\$787,585	\$862,085	\$806,550	\$845,561	4.84%
November	\$966,153	\$1,033,147	\$976,457	\$1,018,671	4.32%
December	\$1,726,307	\$1,716,718	\$1,663,931	\$1,678,544	0.88%
January	\$2,338,830	\$2,523,392	\$2,442,547	\$2,458,530	0.65%
February	\$3,151,991	\$3,375,045	\$3,325,944	\$3,320,407	-0.17%
March	\$4,060,317	\$4,218,974	\$4,203,942	\$0	-100.00%
April	\$4,196,307	\$4,376,677	\$4,344,887	\$0	-100.00%
May	\$4,294,150	\$4,444,898	\$4,427,399	\$0	-100.00%
June	\$4,484,918	\$4,608,665	\$4,599,287	\$0	-100.00%

Transient Room Tax

Transient Room Sales Tax Historical Sales Tax Revenues Over Time by Month



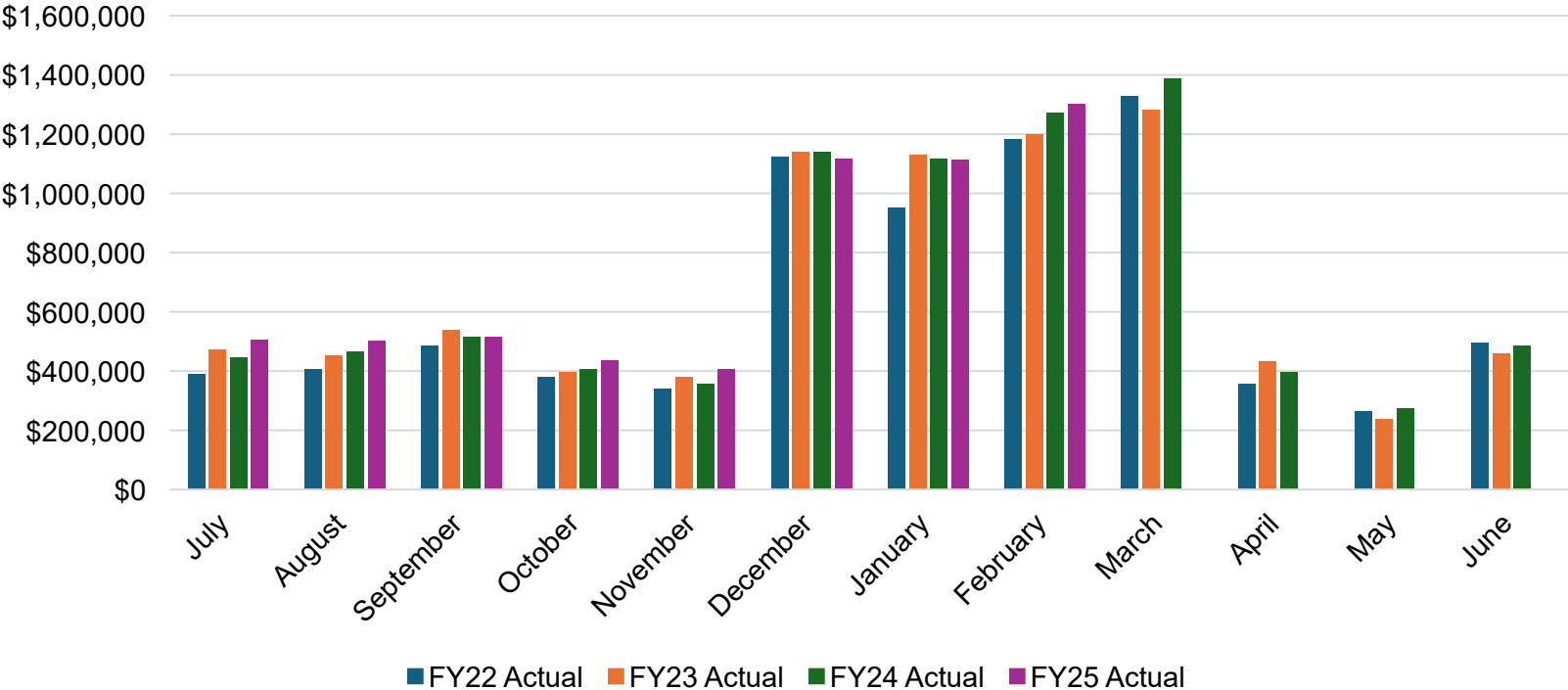
Transportation Sales Taxes

Transportation Sales Taxes - Monthly					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$390,672	\$473,233	\$445,173	\$504,379	13.30%
August	\$407,156	\$451,676	\$464,114	\$500,968	7.94%
September	\$483,722	\$538,851	\$515,948	\$514,763	-0.23%
October	\$379,156	\$396,141	\$405,230	\$436,937	7.82%
November	\$338,960	\$378,840	\$355,271	\$404,176	13.77%
December	\$1,121,425	\$1,141,024	\$1,140,006	\$1,114,803	-2.21%
January	\$949,802	\$1,130,562	\$1,115,118	\$1,112,225	-0.26%
February	\$1,184,078	\$1,199,763	\$1,270,924	\$1,302,167	2.46%
March	\$1,326,767	\$1,280,523	\$1,386,977	\$0	-100.00%
April	\$355,690	\$432,248	\$395,615	\$0	-100.00%
May	\$264,388	\$236,847	\$275,230	\$0	-100.00%
June	\$496,475	\$459,989	\$483,527	\$0	-100.00%
Total	\$7,698,290	\$8,119,697	\$8,253,132	\$5,890,418	-28.63%

Transportation Sales Taxes - Culmulative					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$390,672	\$473,233	\$445,173	\$504,379	13.30%
August	\$797,829	\$924,909	\$909,287	\$1,005,346	10.56%
September	\$1,281,550	\$1,463,760	\$1,425,236	\$1,520,109	6.66%
October	\$1,660,706	\$1,859,901	\$1,830,465	\$1,957,046	6.92%
November	\$1,999,666	\$2,238,741	\$2,185,736	\$2,361,223	8.03%
December	\$3,121,091	\$3,379,765	\$3,325,742	\$3,476,026	4.52%
January	\$4,070,893	\$4,510,327	\$4,440,860	\$4,588,251	3.32%
February	\$5,254,971	\$5,710,090	\$5,711,784	\$5,890,418	3.13%
March	\$6,581,738	\$6,990,613	\$7,098,761	\$0	-100.00%
April	\$6,937,427	\$7,422,861	\$7,494,376	\$0	-100.00%
May	\$7,201,815	\$7,659,708	\$7,769,606	\$0	-100.00%
June	\$7,698,290	\$8,119,697	\$8,253,132	\$0	-100.00%

Transportation Sales Taxes

Transportation Sales Taxes
Historical Sales Tax Revenues Over Time by Month
(Excludes Additional Mass Transit Tax 2nd Quarter)





PARK CITY COUNCIL MEETING MINUTES - DRAFT

**445 MARSAC AVENUE
PARK CITY, UTAH 84060**

March 26, 2025

The Council of Park City, Summit County, Utah, met in open meeting on March 26, 2025, at 3:00 p.m. in the Council Chambers.

SPECIAL MEETING

I. ROLL CALL

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

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

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

III. OLD BUSINESS

1. Consideration to Approve Resolution No. 01-2025, a Resolution of the City Council of Park City, Utah, Providing for the Creation of DV Snow Park Public Infrastructure Districts Nos. 1 through 3 as Independent Districts; Authorizing and Approving a Governing Document and an Interlocal Agreement; Appointing Boards of Trustees; Authorizing Other Documents in Connection Therewith; and Related Matters:

1 Jed Briggs, Budget Director, Todd Bennett, Wade Budge, and Hannah Tyler, Deer
2 Valley, and Randy Larson, Gilmer Bell Bond Counsel for Park City, were present for this
3 item. Tyler stated the public infrastructure district (PID) would help construct the parking
4 garage, roadways, sidewalks, and utilities. In addition to the PID, the next step was
5 finalizing the public/private partnership agreement (PPPA). Bennett reiterated Deer
6 Valley and Park City had worked together for the last several months to have a PPPA
7 and a plan for an upgraded resort. He reviewed the economic impact on the community
8 and wanted to grow that impact in meaningful ways.

9
10 Council Member Rubell asked why the PID came before the PPPA. Budge stated they
11 needed to be ready for the construction season and a lot of preparation was needed for
12 bond issuance. He noted the bond would not be issued without the signed PPPA.
13 Council Member Rubell acknowledged that pre-work was needed but thought there
14 would be no road vacation without the PPPA. He also thought the variable was profit
15 and they might come back with a request for a community reinvestment agency (CRA).
16 Budge stated they would not come back looking for a CRA. Since PIDs were created, it
17 was a common way to make sure certain elements of the project were financed at a
18 lower cost. The PID was needed more than ever because the multi-modal center was
19 moved and enhanced. They could take advantage of this tool that could lower the cost,
20 which meant they could provide a better project that would benefit the community.

21
22 Council Member Rubell felt Resolution Paragraph Nine was broad. Margaret Plane, City
23 Attorney, clarified he was talking about the language discussing before recording the
24 certificates for creation to authorize to make any corrections. Larson stated that was
25 standard language and it would not allow the Mayor to increase or change what had
26 been approved with the limitations and the attached documentation. They could make a
27 conforming change that would not change the business points that had been presented.
28 Council Member Rubell asked if Deer Valley contemplated other financing tools for the
29 same PID area. Budge stated there were other tools that were approved during the
30 legislative session, but those hadn't been signed yet and it would require a
31 commensurate City benefit. Council Member Rubell asked when the actual rate would
32 be set, to which Budge stated it would be set when they went to the bond market.
33 Larson noted any succeeding property owner would have this recorded on the property
34 when they purchased the property, and they would know the payment could be up to
35 the maximum loan, but payment could not be more than the actual loan amount.

36
37 Council Member Dickey asked how to tie the PID to this specific project. He indicated
38 the development agreement could be amended and he wanted the PID to be directly
39 tied to this plan. Budge indicated it would be tied to the Planning Commission approval
40 of the project. Council Member Dickey asked how they could guard the PID so if the
41 development agreement changed, it wouldn't go to the changed plan. Larson stated part
42 of the agreement approving the PID was protecting the multi-modal. He stated there
43 could be tweaks in the resolution to specify that. Budge supported adding clarifying
44 language. Larson stated under the approved development plan they would note the PID
45 bond proceeds would be utilized towards the improvements contemplated by the 13th

1 amendment unless otherwise approved by the City. Council Member Dickey wanted to
2 guard against the other improvements having the same elements. Plane stated they
3 could pull up some proposed amendments to the governing document and Deer Valley
4 and the Council could look at them. Larson read the proposed language under Number
5 Two. He suggested listing the multi-modal and horizontal amendments.

6
7 Council Member Toly stated the staff report referenced a public parking garage and she
8 thought it was private for Deer Valley guests. Larson stated public parking had nuances.
9 Some parking was for the general public and other areas were for officials or certain
10 skiers' status. He noted that even private parking had a public benefit. Budge indicated
11 it was public for day skiers and it was made available to the public. It was not City-
12 controlled parking. Council Member Toly thought it was confusing language since the
13 City had no control over it.

14
15 Council Member Ciraco was excused at 3:35

16
17 This item was paused for the City and Deer Valley attorneys to work on amended
18 language. The Council discussed Old Business Item Two.

19
20 Upon return, Larson displayed new language for Number Two, and noted the financing
21 would cover the multimodal transit center and horizontal improvements in accordance
22 with the February 26, 2025 Final Action Letter approved by the Planning Commission.
23 To Council Member Toly's concern about public parking, Larson stated that was in the
24 letter by the developer and would be limited to the district parking. Bennett noted the
25 letter would be updated so the record was clear. Plane asked if Council Member Toly
26 wanted the clarification. Council Member Toly stated she was concerned with the staff
27 report language under PID formation governance, which referred to public parking and
28 that would be sent to the Lt. Governor. It was indicated "public" would mean PID-owned.

29
30 Mayor Worel opened public input. No comments were given. Mayor Worel closed public
31 input.

32
33 Plane stated there were a few cleanups based on statutory changes. Larson displayed
34 the agreement and stated they referenced the Final Action Letter instead of the 13th
35 amendment, clarified that the PID Act defined the kind of improvements that could be
36 financed, and the deletion of the word "special".

37
38 Council Member Ciraco moved to approve Resolution No. 01-2025, a resolution of the
39 City Council of Park City, Utah, providing for the creation of DV Snow Park Public
40 Infrastructure Districts Nos. 1 through 3 as independent districts; authorizing and
41 approving a governing document and an interlocal agreement; appointing boards of
42 trustees; authorizing other documents in connection therewith; and related matters, as
43 amended. Council Member Toly seconded the motion.

RESULT: APPROVED

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

2. Review City Manager Work Plan:

Matt Dias, City Manager, discussed projects that staff worked on over and above routine City functions. This list could be referred to from time to time to make sure the priorities were still in line with the Council's priorities.

Council Member Ciraco returned at 3:40

Dias noted some projects were ahead of schedule and some were behind schedule. He asked if there was a project missing from the list in the Council's packet. Council Member Rubell referred to space needs for Transit and Public Works on the Ironhorse property and noted they weren't in the report. Also, the Munchkin Lot for Vail, Level Three charging infrastructure, geothermal possibilities, midyear audit, which departments would not be included in the ERP implementation, adding some executive level KPIs so the Council could get something that measured key things in the City quarterly, such as building permits, planning applications, and citizen complaints. Council Member Dickey thought Dias would be bringing KPIs to Council as discussed during the first budget discussion. Dias stated those things were underway. Council Member Rubell wanted to add ongoing discussions on the BRT and some things the Mayor mentioned in State of City, with milestone dates and a mini work plan to achieve those milestone dates. He also asked for information on organizational capacity to achieve the items on the list.

Council Member Parigian didn't see the housing resolution on the list. Council Member Toly thought it was nice to see the plan and wanted to make sure the list didn't become so long that staff didn't have the capacity to accomplish everything. She wanted to see milestones and priorities. Council Member Ciraco referred to the State of the City challenge by the Mayor, and he wanted the Council to move those projects forward.

Dias indicated he was looking at this as a check-in. There were deadlines for some projects, but others were dependent on outside factors. He put in deliverables where he could and indicated this document would be updated regularly. Council Member Toly didn't want to set unrealistic expectations. Council Member Parigian stated some of the projects already happened and he wanted to see next steps. Dias committed to updating the list quarterly. Council Member Rubell thought this would be great for accountability reasons.

Dias referred to Council Member Rubell's list and stated the Munchkin Lot was a new project, and he would add it to the team working on it. Level Three charging had a staff report for the April 10th meeting. A geothermal element was part of the budget process for FY26 and the audit was underway. Sarah Pearce noted they went out to RFP for a pool of financial consultants looking for a variety of skill sets, and one respondent was

1 an audit firm. They would come back to Council with a process to go through the
2 internal audit. Dias reviewed all the departments were on board with ERP, and stated a
3 software system was updated every 20 years. This would make IT services more
4 efficient.

5
6 Dias continued that KPIs were things they would attend to in the budget process. The
7 SR224 BRT item would be updated, and he would add deliverables to the plan. The
8 housing resolution was underway. Council Member Parigian requested the addition of
9 the parking study for the senior center. Dias stated it was a work in progress, and it
10 would be an ongoing conversation.

11
12 Mayor Worel opened public input. No comments were given. Mayor Worel closed public
13 input.

14
15 The Council returned to the PID resolution item for further discussion. After the
16 conclusion of that item, the Council went into closed session.

17
18 Council Member Toly moved to close the meeting to discuss property at 4:15 p.m.
19 Council Member Ciraco seconded the motion.

20 **RESULT: APPROVED**

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

22
23 **CLOSED SESSION**

24
25 Council Member Dickey moved to adjourn from Closed Meeting at 5:20 p.m. Council
26 Member Parigian seconded the motion.

27 **RESULT: APPROVED**

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

29
30 **V. ADJOURNMENT**

31
32 With no further business, the meeting was adjourned.
33
34
35

Michelle Kellogg, City Recorder



PARK CITY COUNCIL MEETING MINUTES - DRAFT

**445 MARSAC AVENUE
PARK CITY, UTAH 84060**

March 27, 2025

The Council of Park City, Summit County, Utah, met in open meeting on March 27, 2025, at 2:45 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property and litigation at 2:47 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Parigian, and Toly

EXCUSED: Council Members Dickey and Rubell

CLOSED SESSION

Council Member Rubell arrived at 2:49 p.m. and Council Member Dickey arrived at 3:05 p.m.

Council Member Toly moved to adjourn from Closed Meeting at 3:05 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

WORK SESSION

2025 Planning Commission Applicant Interviews:

Mayor Worel and the Council members interviewed the following applicants: Seth Beal, Tyler Greene, Robert (Bob) Carey, Claudio Brasca, Jake Dewey, Sue Rosenberg, Casey Christ, Derek Fossey, and Steven Michalski.

Council Member Toly moved to close the meeting to discuss personnel at 4:45 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Toly moved to adjourn from Closed Meeting at 5:10 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

REGULAR MEETING

I. ROLL CALL

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

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Rubell asked if the Council could be updated on the UDOT conversation regarding the SR224 BRT project. Mayor Worel said it could be on the next agenda. Council Member Rubell thought the Mayor's State of the City address was great, especially the progress the City was making and the challenge to get a lot done.

Mayor Worel stated she got a call today from the interim director of Sundance saying the festival would not be in Park City after the 2026 season. She indicated that Sundance did not make Park City magic but she was disappointed with the change. They tried everything they could to keep Sundance here and offered a balanced proposal. She thanked staff and volunteers as well as residents for all they did to make Sundance a success over the years. She asserted the City would continue to invest in the arts, be creative, and write its own story.

Staff Communications Reports:

1. For-Hire Licensing Changes:

2. City Manager and City Attorney Review Policy Modifications:

Council Member Rubell asked to learn how the review would be tied to the compensation model. Mayor Worel requested another staff communications report.

3. Main Street Water Line Replacement Project - Spring 2025:

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.

Jennifer Wesselhoff, Park City Chamber and Visitors Bureau CEO, expressed sadness that the Sundance Film Festival was leaving. She acknowledged all the work done to keep Sundance here and took pride in the proposal they put together. She thanked Sarah Pearce, who guided the bid committee and for all her hard work. Park City was adaptable and resilient. Skiers could now come in January, and they would continue to promote the arts.

Mayor Worel closed the public input portion of the meeting.

Council Member Toly expressed appreciation for Sarah Pearce since she was retiring on April 4th. Council Member Toly asserted Pearce was an amazing person and the City would feel the loss. Mayor Worel and the Council also expressed their appreciation.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from March 13, 2025:

Council Member Dickey moved to approve the City Council meeting minutes from March 13, 2025. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Approve a New Health Insurance Policy with Regence Blue Cross Blue Shield and Select Health, for Park City Municipal Employee Health Insurance Not to Exceed \$7,003,444.32 in Year One:

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

RESULT: APPROVED

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

VI. OLD BUSINESS

1. Consideration to Adopt the Treasure Hill Conservation Easement:

Luke Cartin and Ryan Blair, Environmental Sustainability, and Kate Sattelmeier and Cheryl Fox, Summit Land Conservancy, were present. Blair reviewed the timeline for acquiring this property and working with Summit Lands to protect it. He highlighted existing rights on the property, including ski area operations. Cartin stated there was a lift across the property, snowmaking and ski run alignment, and there was flexibility to make changes and improve those things.

Cartin stated he took feedback from the Council during the last discussion in December and they modified the encroachments section with the addition of a clause that allows existing encroachments to remain based on evidence of a legal right to exist in their current location. They also limited the scope and modified the ski resort operations section with a notification requirement for any changes.

Fox indicated she looked forward to taking over the conservancy. She reviewed the benefits of having Summit Lands as the conservator. She stated they would accept the agreement in the packet and accept the original approval criteria. The community expected a conservation easement on the land. She requested that the Council approve the draft conservation easement as presented: accepting the redlines, adding the Town Lift agreement to Exhibit D, and substituting the original (C)9 language from the December packet or the Conservancy's proposed Exhibit C language as drafted in their letter.

Council Member Parigian asked what the amendments changed. Luke Henry, Assistant City Attorney, stated there were a couple of tweaks to the original language. Cartin stated there were three versions of the conservation easement. The original, the amendments the Council made at the last discussion, and the proposal to delete (C)9 or accept the original easement. This discussed the existing rights and anything outside the existing rights had to be approved by Summit Lands.

Council Member Dickey liked the change and asked how they would sort out the existing rights for the ski trails. Cartin indicated the existing rights were the ski lift and alignment. Anything outside those rights would have to go through Summit Land Conservancy. Sattelmeier thought the language was contemplating a change to those Town Lift rights. Council Member Dickey clarified that until that change came, the operator would have the right to change the lift alignment, to which it was affirmed. He asked what would require Town Lift to get approval from Summit Lands. Henry stated they had the right to make a lot of changes without notifying Summit Lands, but if they wanted to modify their rights, then they would need approval. Council Member Rubell

1 suggested language that clarified if it was covered under the existing rights. Then add
2 “upon approval of the conservancy, the City could modify existing rights or enter into
3 new agreements.” He felt the confusing part was the examples of modifying existing
4 rights that were already part of the existing rights. Henry indicated they had rights to
5 have lifts of certain capacities but allowing more people on the lift would be a change.
6 Henry indicated they were trying to narrow the rights so they couldn’t build a restaurant
7 for example. Council Member Rubell asserted the Town Lift could ask for things not in
8 the deed restriction and the Conservancy held the keys to say no because it was not
9 consistent with the conservation values. Henry noted the draft was written so that
10 wouldn’t even be an option. Sattelmeyer stated it would come into play if there was a
11 new lease agreement. Council Member Ciraco stated the new agreement could grant
12 changes to ski resort operations. He wanted to ensure those two issues were separated
13 and things that fall outside the Lift agreement were the prescribed rights of the
14 leaseholder. Fox stated there were existing rights to do things today and existing rights
15 to do some of those things in a slightly different way. But if they wanted to modify those
16 rights, it would come to the Conservancy.

17
18 Council Member Toly stated the Town Lift lease was old and outdated. Henry reviewed
19 the lease was entered into in the 1980s. It was amended four times and the most recent
20 amendment talked about connecting the lift to a development that was no longer
21 happening on Treasure Hill, so it wasn’t relevant anymore. The existing rights were to
22 have the base station and change the alignments of the lifts, snowmaking operations,
23 etc. Council Member Toly asked if the agreement would be modified if the Town Lift was
24 sold, to which Henry stated the lease would transfer to the new owner. Cartin indicated
25 the most recent amendment was signed in 2008 for 70 years.

26
27 Council Member Rubell asked if a new ski run would be an existing right with the new
28 language or require Conservancy approval, to which Henry stated it would not require
29 approval. Cartin stated there could be an updated run, but the rehabilitation would have
30 to meet the City’s and Conservancy’s standards. Council Member Parigian asked an
31 additional run was covered as existing rights. Henry stated it would be reviewed to see if
32 it was covered.

33
34 Council Member Rubell asked if Summit Lands was okay with adding 9B if the ski resort
35 operations language was adopted. Fox stated 9B allowed the ski resort operator to
36 change the lift without approval as long as it followed the same alignment. Section C
37 had the merger. Sattelmeyer stated they preferred the original language with the minimal
38 modifications as displayed.

39
40 Council Member Rubell asked to include the modifications in the letter with 9B. Henry
41 stated the original language would lock in the alignment that currently existed. Fox
42 agreed to that addition to the agreement. Council Member Ciraco asked if language
43 should be added for the extension of the Town Lift Agreement.

1 Fox stated the agreement assumed the land would always remain a ski resort. The
2 Town Lift could renew it in 2078 or they could renegotiate it. Council Member Toly
3 stated the City might want to renegotiate the lease in the next few years and asked how
4 that would fit into the conservation easement. Cartin indicated it would modify what was
5 done under existing rights. He felt a clear Town Lift agreement would be great. But
6 recreation and open space were part of the conservation easement. Council Member
7 Ciraco noted the word “forever” was in there.

8
9 Council Member Parigian asked if there was a requirement that a lift had to be on the
10 land. Sattelmeyer indicated there was no requirement in the context of the conservation
11 easement. Cartin indicated the current Town Lift agreement required a lift for 70 years
12 but that wasn’t part of the conservation easement.

13
14 Mayor Worel opened public input

15
16 John Stafsholt 84060 read the open space bond language on the ballot in 2018, and
17 indicated there shouldn’t be any commercial or residential development and that the
18 land should be protected. He stated the Armstrong Ranch property had a conservation
19 easement within a year of the acquisition. Six years had passed since Treasure Hill was
20 acquired and there still wasn’t a conservation easement. He asked that the Council
21 incorporate the Summit Lands redlines and approve the easement.

22
23 Pat O’Connell 84060 referred to his work in New Jersey and the conservation of
24 farmland there. He stated it was hard to maintain an easement and future Councils
25 might have a hard time distinguishing what to do with the land. He supported the
26 conservation easement with Summit Lands because it would keep the land safe.

27
28 Audrey Windolowski 84060 stated she and her husband voted for the bond and she felt
29 Summit Lands had the ability to achieve what the voters voted for. They should be
30 entrusted to hold the Treasure Hill conservation easement.

31
32 Cindy Matsumoto 84060 indicated Park City had great potential and noted incidents of
33 its small-town charm. She urged the Council to approve the conservation easement with
34 Summit Lands and noted none of them would be here when this subject was brought up
35 again.

36
37 Charlie Sturgis 84060 praised Summit Lands and noted he worked with them when he
38 worked with Mountain Trails.

39
40 Debbie Scoggin 84098 stated she was committed to Summit Lands and noted their
41 accomplishments.

42
43 Heidi Gatch eComment: “As devoted residents of Park City since 1991, we would like to
44 share our thoughts on the importance of adhering to the existing terms and requested
45 modifications of the Conservation Easement “CE” of the Summit Land Conservancy for

1 the Treasure Hill property. Per Cheryl Fox's salient and insightful letter of March 13,
2 2025, "In 2018, the Treasure Hill bond passed with 77.3% voting in favor. As the bond
3 was being considered, the Park City Council expressly promised that the taxpayers' \$64
4 million dollar investment would be secured by placing a third-party conservation
5 easement on the Treasure Hill property. In 2022, the City contracted with Summit Land
6 Conservancy to draft the necessary documents and to hold the conservation easement
7 to protect the land for public recreation, viewsheds, and wildlife habitat." In addition, the
8 existing CE terms "acknowledge the current status of the land use agreements between
9 Park City Mountain and the City, and they allow for the improvement of the ski resort
10 and an upgrade to the Town Lift. They also provide the Conservancy with the ability to
11 protect the Property in the event of proposed land use changes that we cannot predict."
12 We believe the above verbiage correctly depicts that which the citizens of Park City
13 approved with the aforementioned bond approval. As the guardian of the Treasure Hill
14 property, we are in agreement with the content of Cheryl's letter, including Summit Land
15 Conservancy's request to modify Exhibit C, section 9 of The Town Lift Agreement, as
16 specified in the letter. We, the citizens, voted for and approved the bond. Park City is
17 not the Utah legislature which seems to be twisting, turning, changing and repositioning
18 the terms of existing laws, codes and agreements, before our eyes. We are Park City.
19 We strongly encourage you to stay the course and follow through with the preservation
20 and protection of this precious piece of land. Per the bond, our collective job is to
21 "protect the land for public recreation, viewsheds, and wildlife habitat." We have nothing
22 against Vail or whomever owns the resort, nor do we want them to be denied approved
23 development rights. They have Creole Gulch for future development. They do not have
24 Treasure Hill. That was the agreement. Please honor that agreement and protect
25 Treasure Hill to the highest level possible, in part, by allowing SLC the requested
26 modifications to the Town Lift Agreement. Once land is developed, disturbed...it's all but
27 impossible to replace, repair, recover. Please protect it."

28
29 Pamela Ross and David Weinstein eComment: "As residents of Park City, we are
30 writing to express our strong disapproval of proposed changes to the Treasure Hill
31 Conservation Easement. We understand that the Summit Land Conservancy will hold
32 the conservation easement, monitor compliance with the easement, and assist the City
33 by ensuring that Treasure Hill land will not be used in a manner incompatible with the
34 easement provisions. We are now aware that Council is considering modifications to the
35 easement language. This revision, at the request of the ski resort operator, would
36 remove Summit Land Conservancy's right to approve certain changes to the use of
37 Treasure Hill. The voters approved the Treasure Hill bond for the explicit purpose of
38 placing this vital Park City land asset in a conservation easement to protect it for future
39 generations. Further, they tasked the Summit Land Conservancy to ensure compliance
40 with easement provisions. The easement already expressly permits existing uses of
41 Treasure Hill by the current ski resort operator, yet we understand that the operator has
42 further requested the ability to make use changes without approval by the Summit Land
43 Conservancy. Agreeing with this change would directly undercut the purpose of the
44 easement. The Summit Land Conservancy has proposed changes to the easement that
45 would permit the resort operator to upgrade its existing chairlift without Conservancy

1 approval, but would restrict further changes without notice and approval- consistent with
2 the original language of the easement. This approach reflects the intended purpose of
3 the easement to protect Treasure Hill and we urge the Council to adopt the
4 Conservancy's proposed changes."

5
6 Mark Erlich eComment: "I am sending this letter regarding the Treasure Hill bond and
7 associated conservation easement requirements on the property. I am a full-time
8 resident of Park City living in the 84060 area. When the Treasure Hill bond was passed
9 in 2018, the Park City Council promised voters that the property would be protected via
10 a conservation easement and the City contracted with Summit Land Conservancy (the
11 Conservancy) to draft and administer that easement. I understand that attorneys for the
12 City and the Conservancy drafted a conservation easement that allowed for the
13 continued use of the land as a ski resort with a requirement that the City notify the
14 Conservancy of any proposed changes to the ski resort operations and maintaining the
15 Conservancy's right of approval over such proposed changes. I also understand that in
16 December 2024, Vail Resorts asked the City to remove the Conservancy's approval
17 right and a majority of the Council agreed, removing the Conservancy's approval right in
18 a January draft easement. This change not only subverts the will of the voters who
19 approved the original bond, but also creates a significant conflict with the purpose of
20 conservation easements. In this case, the City is both the landowner and the regulatory
21 body that makes decisions related to land use. By removing the Conservancy's
22 approval right, the City has removed the ability of the Conservancy to administer and
23 protect the principles of the conservation easement, instead putting total control in the
24 hands of the City as landowner. As a practical matter, this means that rather than
25 maintaining its original promise during the bond vote and allowing the Conservancy to
26 do the job that voters expected (a non-political job based on clearly enumerated
27 conservation values), this City Council and future City Councils would have the right to
28 approve dramatic changes to land use with just three votes. I hope that the City Council
29 will honor the original promises and intent of the bond vote, returning to a structure that
30 supports a meaningful conservation easement administered by the Conservancy with all
31 approval rights required for the Conservancy to best protect the property in line with the
32 original will of the voters."

33
34 Jim Brown III eComment: "I am writing to urge you to approve the Conservation
35 Easement using the language proposed by Summit Land Conservancy ("Summit")
36 which would specifically incorporate certain approval rights by the easement holder. I
37 am a property owner and taxpayer whose view looks directly at Treasure Hill. We were
38 overjoyed when the City and the residents of Park City approved the 2018 bond and the
39 City expressly promised to place a third-party conservation easement on the property.
40 Protecting open space is vitally important to maintaining the quality of life in Park City
41 and my wife and I have supported several such initiatives. The easement language
42 proposed by Summit is not only best practice for a conservation easement, it also is
43 essential to insure that proposed changes to use of the land be consistent with the
44 conservation values. To fail to include the proposed approval rights would breach the
45 promise made by the City and undermine the third-party enforcement rights that are

1 necessary to ensure that all who supported the 2018 bond issuance get what they voted
2 for: open space that is preserved in a manner consistent with conservation values.”

3
4 Margaret Hilliard eComment: “I respectfully submit that I'm in favor of Summit Land
5 Conservancy having the right to review and approve any proposed changes to ski resort
6 improvements, and any future land use changes or future modification of the Town Lift
7 Agreement à propos of the Treasure Hill Conservation Easement before any changes
8 are made to it.”

9
10 Kristin Wright eComment: “I'm writing this letter to request that the city council restore
11 Summit Land Conservancy's approval power in the draft Treasure Hill Conservation
12 Easement. In 2018, when the community was considering the Treasure Hill bond, the
13 City assured us that our land's conservation value would be protected by a third-party
14 conservation easement. The bond funding passed with 77% voting in favor, and in 2022
15 the City contracted with Summit Land Conservancy to draft and hold the promised
16 easement. Last December, council acceded to a request from an attorney representing
17 Vail, the land's leaseholder, to remove Summit Land Conservancy's approval right; in
18 January staff circulated a draft easement that did just that. I urge the council to not bow
19 to Vail's request. A third-party conservation easement where the third-party has no
20 authority to vet changes for reduction in conservation value is meaningless. You
21 promised the citizenry a conservation easement, and we expect an effective one that
22 has the teeth required to preserve the public's interest. We can't know what the future
23 holds, but I could imagine a scenario where a Woodward-type bike park -- with its lights,
24 music, jumps, flow trails, and speedy bikers -- is viewed positively. Perhaps there's a
25 council person who lives in Old Town, happens to love downhill biking, and her kids love
26 downhill biking, too. Perhaps others in council are tempted by a potential summer
27 revenue boost. As much fun as I might think a Treasure Hill downhill park would be,
28 preventing one and similarly disruptive development is exactly why we need a
29 conservation easement with teeth in it.”

30
31 Mayor Worel closed public input.

32
33 Council Member Rubell stated he knew the community valued Treasure Hill and he
34 stated he was ready to approve it with the new language.

35
36 Henry displayed the tweaked language in the Ski Resort Operations paragraph. Council
37 Member Rubell supported the changes. Council Member Toly stated this agreement
38 would preserve Treasure Hill in perpetuity. She supported the conservation easement.
39 She also asked to look at the Town Lift agreement at some point. Council Member
40 Ciraco stated the City had come a long way over the years, including saving Treasure
41 Hill and preserving it as open space. He supported the easement as amended. Council
42 Member Dickey asked if “Town Lift” referred to the agreement in this easement, to
43 which Henry affirmed. Council Member Dickey asked that “Town Lift” refer to the actual
44 lift and not to the agreement. Henry added chairlift after Town Lift. Plane explained
45 Council could approve it and she could tweak it afterwards, or they could continue

1 brainstorming. Council Member Dickey stated it could be approved in a form approved
2 by the City Attorney.

3
4 Council Member Parigian stated he joined the Treasure Hill Think group in 2006, so this
5 was personal to him. Summit Lands was a City partner and they were trusted.

6
7 Council Member Parigian moved to adopt the Treasure Hill Conservation Easement
8 with the noted amendments in a form approved by the City attorney. Council Member
9 Ciraco seconded the motion. Council Member Rubell asked if “in a form approved by
10 the City Attorney” could be limited to only the Town Lift chairlift reference. Council
11 Member Parigian accepted the contribution to the motion. Council Member Ciraco
12 seconded the amended motion.

13 **RESULT: APPROVED**

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

15
16 **2. Consideration to Approve a New Level 5 Special Event Permit from the Park**
17 **City Song Summit, in a Form Approved by the City Attorney’s Office:**

18 Chris Phinney, Special Events Manager, and Ben Anderson and Julia Rametta, Park
19 City Song Summit, were present. Phinney reviewed a Level 5 event would have over
20 5,000 participants. Song Summit estimated 8,000 people would be in attendance. There
21 would be some loud noise impacts, and it would be held at multiple venues. There
22 would be impacts to transportation and it would require shuttles and parking plans as
23 well as public safety staffing.

24
25 Phinney responded to the Council’s questions raised the last time this item was
26 discussed and indicated they were working on field mitigation to minimize damage and
27 the City would impose a \$5,000 damage bond. There would be a traffic management
28 plan, a door-to-door outreach plan, and an operation plan that would not impact the
29 summer camp. He also noted the relocation of some sports events.

30
31 Anderson thanked Phinney for his work and commitment. He quoted Mayor Worel’s
32 State of the City address where she urged the Council to support the arts. He indicated
33 Song Summit removed facilities near the day camp so it wouldn’t be impacted. He
34 stated they had reserved 865 parking spaces for the event in previous years and it was
35 never full. This year they secured 1,866 parking spaces. He noted 40% of attendees
36 were outside of the area and they would be using lodging. He also reviewed the
37 transportation plan and his team’s efforts in other areas, and stressed they took this
38 event seriously and this could be one of the City’s bold ideas.

39
40 Mayor Worel asked if they were hoping for 4,000 attendees each night or total, to which
41 Anderson stated each night they hoped for 4,000 attendees. Mayor Worel asked if
42 shuttles would be used from Deer Valley to City Park, to which Anderson affirmed and
43 stated there would also be shuttles from Richardson Flat.

1 Council Member Toly expressed concern that all the Main Street parking spaces would
2 be reserved for the concert. Phinney stated they would not be exclusively reserved.
3 Council Member Toly asked for a parking report for that weekend and also asked that
4 the Historic Park City Alliance (HPCA) get involved. Anderson noted they would market
5 parking for Deer Valley, Richardson Flat, and the high school.
6

7 Council Member Ciraco asked when the evening session began, to which Anderson
8 responded 10:00 p.m. to close. Council Member Ciraco asked if the event would
9 provide economic impact data. Council Member Rubell asked if the day camp could
10 have a pickup from a different location that day. Fisher stated that was the last day of
11 camp so they had special activities with the parents in attendance. Council Member
12 Rubell asked if they could look at doing it at the MARC or another location.
13

14 Council Member Dickey asked how this event compared to a Deer Valley concert.
15 Anderson indicated Deer Valley was local and Salt Lake City attendees came, which
16 was different than this event. Council Member Dickey asked if transit would be used or
17 just shuttles, to which Rametta responded both would be used. Council Member Dickey
18 stated it felt like a transit cluster, and there wasn't enough. He wanted to see a real
19 transit plan. He asked Rametta to describe the field use Wednesday through Friday.
20 Rametta stated they needed access to the field beginning on Wednesday for load in,
21 but the event began on Friday. Council Member Dickey asked what would happen with
22 the camp activities. Anderson indicated they were still talking to the Recreation
23 Department about that and noted they would be on the other side of the field. Fisher
24 indicated that the field was used for a variety of activities, especially the space outside
25 the softball field. Council Member Dickey asked how that would impact the camp during
26 load in. Fisher stated they could move them off site or use the playground. They weren't
27 on the field all day, but it would have an impact.
28

29 Council Member Parigian reviewed the parking locations and indicated many of the
30 locations were not exclusive to the event. He asked if there were numbers on how many
31 attendees walked, drove, took transit, etc. Anderson stated he did not know those
32 numbers, but he felt out-of-state attendees would walk or take ride share. Council
33 Member Parigian indicated the Mawhinney lot was not suited for an Uber lot and
34 suggested using the Bonanza Park lot. He asked if there could be a discount for those
35 unable to afford tickets. Anderson stated their Song Summit Foundation gave away
36 hundreds of tickets, and they would consider a way to include local residents.
37

38 Mayor Worel opened public input. No comments were given. Mayor Worel closed public
39 input.
40

41 Council Member Rubell felt comfortable with parking, transit, and the bike valet. His
42 concern was that this event felt rushed since it was happening in August. This was
43 something the City believed in, it attracted visitors and locals, and it was fun. Council
44 Member Ciraco asked how many years this event had been held, to which Anderson
45 stated five years. Council Member Ciraco thought a great amount of work had been

done and he wanted to keep moving forward. He also wanted to hear more from staff on how the camp would work, but he felt good about this event in general.

Council Member Toly stated they were looking for a community event with a local vibe and she liked that Song Summit included issues that people normally didn't talk about. Her only request was to include HPCA in the planning and to know that Main Street employers were on board.

Mayor Worel heard some concerns about the day camp, and asked if the Council could condition the approval on day camp mitigation. Margaret Plane stated a condition of approval (COA) could be part of the permit. Mayor Worel suggested a COA that staff was satisfied with the camp mitigation. Council Member Dickey indicated there were many unanswered questions, but the community really wanted it. He asked Phinney what his level of comfort was with this event. Phinney stated it was located in a difficult area, but they had come a long way in the process. There were impacts, such as the day camp, that still needed to be worked out. Council Member Dickey asked for a coherent transit plan. Mayor Worel asked if there was an event liaison, to which it was indicated Council Member Parigian was the liaison.

Council Member Parigian stated they wanted this to be an annual event and asked what should be done with the conflicting sporting events. Anderson indicated in the future they would look for dates that wouldn't impact these sports. Council Member Parigian asked if other events would now want City Park to be a venue, and felt it should not be an event venue. Anderson reviewed the other venues that would include music. Council Member Parigian didn't want the City to lose money with the event and asked for resident discounts.

Council Member Rubell moved to approve a new Level 5 Special Event Permit from the Park City Song Summit, in a form approved by the City Attorney's Office with it being conditioned on acceptable mitigation plans from staff for the items discussed. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

Council Member Rubell moved to reconsider the item to consider approval of a new Level 5 Special Event Permit from the Park City Song Summit, in a form approved by the City Attorney's Office. Council Member Toly seconded the motion.

RESULT: APPROVED

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

Council Member Dickey moved to approve a new Level 5 Special Event Permit from the Park City Song Summit, in a form approved by the City Attorney's Office, conditioned on

mitigation acceptable to staff on parking, transit, and summer camps. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

Phinney stated those things were part of the special event permit, but they could make sure the plans got reviewed again and all departments had a say. Council Member Dickey stated the Council had concerns and they wanted Phinney to inform them that those things were mitigated or inform them that they weren't done. In the case of an impasse, it could be brought back to Council. Anderson stated tickets would go on sale April 16th.

VII. NEW BUSINESS

1. City Enterprise Funds' Financial Overview:

Jessica Morgan, Jed Briggs, Amanda Angevine, Vaughn Robinson, and Ken Fisher were present for this item. Morgan reviewed enterprise funds were used for services that charged user fees and were self-sustainable. She indicated the Water Fund was funded by water fees and rates as well as water impact fees. Annual rates were adjusted as needed based on financials. They had to maintain a required fund balance since there was a water bond. She noted the Water Department would have a deficit in FY26 and would need to raise rates. There would be a smaller deficit with a rate increase, but they could defer some capital projects. Morgan stated municipal departments would now be charged for their water usage. She recommended only charging a portion of the water cost this year and then increasing it over the next few years until the departments paid for their full usage.

Morgan referred to the Golf Fund and noted that staff recommended increasing fees in FY26 to account for the water charges and the increased pay plan. Other options for Council consideration were to create operating budget efficiencies and defer capital projects, subsidize the Golf Fund from the General Fund, or absorb the Golf Fund into the General Fund. Council Member Rubell asked what the benefit would be to having an enterprise fund if the Golf Fund was subsidized by the General Fund. Morgan stated it would give them flexibility have subsidized funds when needed, but to be self-sustaining when possible. Briggs indicated a subsidy would help support the fund, but there would still be the financial restrictions of an enterprise fund. If they were just in the General Fund it would be more of a cost recovery scenario. Council Member Ciraco stated it would be okay if it ran at a surplus because they would have access to the funds they were generating. Morgan displayed a chart showing revenues and expenses for the past four years and noted the Golf Fund was financially viable. Council Member Ciraco indicated Golf should upgrade their irrigation systems to be more efficient now that they would be paying for water. Briggs stated they would have to look at other funding sources for that kind of project. Robinson asserted another golf course just did that and it cost \$8 million. Briggs reviewed Golf had a good fund balance and they had a

1 good five-year capital plan, but it didn't include irrigation. Council Member Ciraco asked
2 if the plan included other upgrades such as a renovation. Robinson stated a renovation
3 was not in the plan.

4
5 Council Member Parigian referred to the Golf Fund chart and stated the numbers didn't
6 add up. Morgan explained there were restricted cash balances and they couldn't
7 liquidate some of that, so they didn't count it in the cash balance. Briggs indicated the
8 chart was simplified and it didn't show everything.

9
10 Council Member Rubell asked if these were fiscal year numbers, to which Morgan
11 affirmed. Council Member Rubell asked to understand the winter expenses, including
12 labor. Robinson noted they had four full-time employees. Morgan stated the FY25
13 revenue was conservative, and it could be higher. She displayed the five-year capital
14 plan and cost for projects in each of those years.

15
16 Morgan showed the water fees and the three-year plan for paying those. She discussed
17 the proposed fee changes and noted they removed the Utah resident rate and replaced
18 it with a discount for 84060 residents. Robinson stated "resident" used to be defined as
19 those living within the school district boundaries, but this year they would narrow it to
20 those living in the 84060 zip code. The resident punch pass was implemented last year.
21 Council Member Rubell clarified 84060 was for primary or secondary residents. Dias
22 stated the zip code would identify the resident, but it would become problematic
23 because the zip code was used outside the City limits. Council Member Rubell asked if
24 season passes would be brought back, to which Robinson stated if Council desired.
25 Council Member Rubell preferred Option B and hoped to bring back season passes.
26 Robinson reviewed the time when Golf offered season passes and noted a season pass
27 did not control how many rounds were used. Council Member Rubell stated they could
28 try it as a perk for residents. The punch passes could be for the school district area and
29 that would still be a discount.

30
31 Council Member Toly wanted to give something to those living in the school district
32 boundaries. Mayor Worel felt the resident punch pass should be expanded to the school
33 district. Council Member Parigian suggested \$400 for a resident pass and \$600 for a
34 school district pass. Council Member Ciraco supported the punch passes for residents
35 and making them available to the school district for a little more. Robinson asked if that
36 could be extended to the associations, and the Council agreed they could get the same
37 rate as the school district. Council Member Rubell asked for season passes for
38 residents only as a pilot program. Council Member Parigian asked if there could be a
39 limit of rounds on the season pass. Robinson indicated he would keep track of usage
40 and report back. The differences in Option A and B were discussed. Council Member
41 Dickey supported keeping the punch pass for the school district and trying out the
42 season pass for residents.

43
44 Morgan asked if the Council wanted to discuss benefits for the fire district since they
45 were our public safety provider. Mayor Worel noted the sewer district employees should

1 receive it as well. The Council agreed to treat them as employees. Morgan displayed
2 usage at the golf course through the years and stated the majority of the revenue was
3 from residents. Council Member Rubell wanted to get a plan together for course
4 renovations. He thought subsidies could be used for renovations if Golf was not an
5 enterprise fund. Robinson stated he talked to one consultant and it was \$25,000 for an
6 operational and capital investment plan and the City would have to cover travel and
7 lodging. Council Member Rubell felt that would be money well spent. Council Member
8 Ciraco agreed. Council Member Dickey stated that could be paid for from the Golf Fund
9 balance. Council Member Toly asked if the consultants would look at the retail shop as
10 well. Robinson stated he didn't know the full scope, but they would look at financials,
11 retail, and fees. He indicated Troon was known for running golf courses and ran Red
12 Ledges, and they also did consulting.

13
14 Morgan discussed cost recovery departments such as Ice and MARC. They were not
15 proposing fee increases for Ice in FY26. The ice arena recovered 81% of cost. Council
16 Member Parigian was confused on the numbers, and it was indicated he could have a
17 conversation outside the meeting with Morgan. Council Member Rubell asked if
18 Wasatch County still received a local discount to which Angevine indicated they did
19 because it didn't affect the revenue that much. She noted she would continue to monitor
20 that as Wasatch County continued to grow. Council Member Rubell asked for that
21 number when the fee schedule was discussed. Council Member Ciraco asked for an
22 analysis for the cost recovery if that was changed to nonresident for Wasatch County.
23 Angevine stated it was not a significant number, but the potential was there to expand.
24 Morgan displayed long-term fee changes for Ice in FY27 and FY 28 to recoup the water
25 rate cost.

26
27 Morgan discussed the Recreation Department's revenues and noted they didn't propose
28 a fee increase this year. One reason was because the aquatic center construction was
29 beginning, and users would not be using all the facilities.

30 31 **2. Single Family Water Rate Discussion:**

32 Clint McAfee and Jason Christensen, Public Utilities, presented this item. McAfee
33 reviewed changes to the water rate structure made in FY2024. He noted bigger lots had
34 different irrigation needs than smaller lots. The goal was to evolve the irrigation rate
35 policy to be more like the single-family rate structure. Council Member Rubell asked
36 when the City did conservation pricing. Christensen stated the pricing began in 2002
37 and then there were retrofits in 2016 and 2024. McAfee noted the City had a good
38 supply of water and the extra water was leased to Weber Basin.

39
40 McAfee proposed rates based on small, medium, and large single-family lots. All
41 customers using less than the 90th percentile would have a decrease in rate structure.
42 Alternative Two would allow owners to choose the lot size depending on their
43 topography. He reviewed the rate schedules for Alternatives One and Two and noted
44 there was a base rate for all users. Council Member Rubell clarified that the top 10% of
45 users needed to conserve irrigation or their rate would increase. McAfee stated there

1 was a budget for each lot size and those who exceeded their water budget would see
2 the increase. He indicated Alternative One would reduce revenue by \$100,000 and
3 Alternative Two would reduce revenue by \$250,000. To decrease that revenue gap, the
4 Water Department could eliminate open positions, and/or defer infrastructure,
5 maintenance, equipment, and supplies. In 18 months they would have a \$2 million
6 deficit because they were no longer receiving a federal grant. He thought they could
7 avoid the deficit by finding efficiencies and deferring nonurgent projects as well as
8 increasing the water rate by 4.5%. To make up for the reduced revenue, they could also
9 do an interfund transfer or include 2,000 gallons of usage in the alternative rate
10 schedule base rate. They could also get a subsidy from the General Fund. He asked if
11 the Council supported pursuing Alternative One or Two and if the Council wanted to
12 include 2,000 gallons in the single-family residential base rate.

13
14 Council Member Dickey asked for clarification between the alternatives. It was indicated
15 Alternative One had a single base rate for different size lots, a \$75/1,000 price for Tier
16 4, no plan choice, and \$100,000 revenue reduction. Alternative Two offered different
17 base rates for different sized lots, a \$65/1,000 price for Tier 4, plan choice, and a
18 \$250,000 revenue reduction.

19
20 Mayor Worel opened public input.

21
22 Frank Furbish 84060 lived in the Racquet Club Village and he expressed concerns
23 about the irrigation cost. They did everything to reduce their water usage by 64% and
24 found some leaks. Then the water costs went up. He needed a way to keep the cost
25 down and asked for relief. They were looking at the cash for grass program too. Some
26 residents read the golf course didn't pay for water and they felt they were subsidizing
27 that facility.

28
29 Mayor Worel closed public input.

30
31 Council Member Rubell supported Alternative One because Alternative Two didn't
32 accomplish what they wanted it to do. The conservation pricing was tied to the water
33 budget. He felt the current water structure wasn't fair to larger lots. He would include the
34 2,000-gallon base rate. He asked if there were strategies available to deploy interfund
35 transfers. Matt Dias stated that was a recommendation and Clint had sent some ideas
36 to the Budget Team.

37
38 Council Member Ciraco supported Alternative One and noted the Water Department
39 went through a big change for cleaning and delivering water. He also supported the
40 2,000-gallon base rate. Council Member Toly agreed. Council Member Dickey agreed,
41 but didn't know how to fill the deficit to the enterprise fund. Dias indicated they would
42 come back during another budget discussion with options to close the gap. Council
43 Member Dickey stated this affected lower income families in multifamily dwellings. He
44 also wanted this to apply to irrigation as well. Council Member Parigian asked how they
45 would fill the deficit. McAfee stated they could find efficiencies and defer projects, but

1 would still need help with the \$600,000 deficit. Dias indicated they were working on how
2 to balance the budget. Council Member Parigian supported Alternative One and the
3 2,000-gallon base rate. Dias noted there would be customer service implications. Staff
4 met with multiple businesses around town, but there would be customers who would be
5 confused. He suggested targeting the entire community with the conservation message.

6
7 Council Member Rubell stated the Water Department should move forward with
8 irrigation as well. McAfee indicated there were 180 irrigation accounts and customers
9 could pick which meter rate they wanted to be in. This model had varying base rates
10 and asked if the Council wanted this to be revenue neutral. Council Member Rubell
11 asked to see two options: one with a base rate and one without a base rate. They
12 should look at the accounts based on lot size. McAfee asked if it should be revenue
13 neutral. Council Member Rubell asked them to take off the revenue constraint. Council
14 Member Ciraco asked them to start with consistent practice. Option One would be to
15 start with a best practice with a \$400,000 shortfall. Option Two would be based on
16 closing the shortfall while being consistent with the pricing structure. McAfee indicated
17 they were starting from a different baseline than single family. McAfee noted this might
18 not be finalized in time to implement it this season. Council Member Rubell asked that
19 this item be expedited to help the City's customers and thought if the outliers were
20 addressed that would be a good start. Council Member Dickey suggested bringing back
21 some case studies. Dias indicated they could start with looking at lot sizes. They would
22 begin by implementing Alternative One and the 2,000-gallon base rate.

23 24 **VIII. ADJOURNMENT**

25
26 With no further business, the meeting was adjourned.
27
28
29

Michelle Kellogg, City Recorder



PARK CITY COUNCIL MEETING MINUTES - DRAFT

**445 MARSAC AVENUE
PARK CITY, UTAH 84060**

April 10, 2025

The Council of Park City, Summit County, Utah, met in open meeting on April 10, 2025, at 2:00 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property and litigation at 2:02 p.m. Council Member Parigian seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Ciraco

CLOSED SESSION

Council Member Ciraco arrived at 3:10 p.m.

Council Member Dickey moved to adjourn from Closed Meeting at 3:30 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Long-Term Park and Ride Strategy:

Alex Roy and Julia Collins, Transportation Planning, presented this item. Roy reviewed the preferred hybrid system option for park and rides in Kimball Junction and Quinn's Junction would be analyzed and the County would advance a park and ride solution based on the study. He stated there were other related projects such as the Re-create 248 transit study, which looked at multi-modal mobility choices along the corridor. He noted SR248 had a lot of current and future growth and reviewed current and proposed parking areas of Richardson Flat and Gordo. Another related project was the Deer Valley Resort base area project, where Deer Valley committed to a \$15 million match to support a park and ride near SR248.

Council Member Dickey thought the Re-create 248 study would bring recommendations for a park and ride. Campobasso stated that study would not make park and ride

1 recommendations, but they would welcome feedback on them from the Council. Collins
2 added the study acknowledged that a park and ride would be in the area. Council
3 Member Dickey asked which lot would work best from a transportation perspective. He
4 thought both sites worked but asserted Gordo was closer to town, the soil was clean,
5 and it could be scaled to any size. He noted if the Council moved forward with Main
6 Street improvements, employees would prefer Gordo over Richardson Flat.

7
8 Council Member Ciraco asked how Richardson Flat worked as a park and ride. Roy felt
9 it worked to a degree for some skiers who didn't want to pay for parking, but to capture
10 more drivers, a lot would need to be closer and have more amenities. Council Member
11 Ciraco thought Richardson Flat had great growth in the last three years with better
12 service. Sanderson indicated he was pleased with the usage of Richardson Flat. One
13 challenge was getting people to use it on non-busy ski days. He thought having a closer
14 lot would attract people on all days. Council Member Ciraco thought frequent service
15 could attract people. He noted there would be many developments around SR248 and
16 Richardson Flat would not be out of the way. Roy indicated Gordo would attract people
17 from all locations, but he could look at circulation around the access points. Council
18 Member Ciraco referred to the Canyons parking garage and noted it would have 1800
19 parking spaces. He stated many people from Kamas used the Richardson Flat Park and
20 Ride and asked how they would access that, to which Roy indicated they would access
21 Richardson Flat Road. Council Member Ciraco indicated both sites had pros and cons
22 but Richardson Flat was the only one that might have direct access from Highway 40.
23 His concerns with Gordo included the need for rezoning, it being in a recreation zone
24 with Round Valley next to it. He asserted both sites should continue to be studied. He
25 thought it would be interesting to see where Deer Valley put their temporary parking
26 during their construction and hoped staff would use that as a case study. Collins asked
27 if Council Member Ciraco wanted to see the following in the circulation study: what the
28 access looked like off Highway 40 for both locations, how fast it would take people to
29 get there for both locations, what the travel time implications were for bus movements,
30 and infrastructure needed to move the buses quickly. Council Member Ciraco felt
31 answers to those questions would be helpful.

32
33 Council Member Parigian indicated Richardson Flat was leased and asked how much
34 area was available around that parking area. Roy stated some of the area was not
35 available, and any expansion would require soils extraction. Mayor Pro Tem Rubell
36 asked for implications for both sites. Council Member Parigian asked if the survey asked
37 why people didn't go to Richardson Flat. Roy indicated Richardson Flat wasn't
38 specifically mentioned, but responses for not using park and rides included there
39 weren't any or they were inconvenient. Council Member Parigian noted repetition
40 breeds familiarity and people could get used to it. He thought there was a lot of demand
41 for Gordo, such as a site for Public Works and Transit offices. He didn't want to use it
42 for parking. He expressed concern on the gridlock vehicles would encounter as they
43 drove out of Gordo towards Highway 40. Mayor Pro Tem Rubell asked to see transit
44 solutions to connect Gordo and Richardson Flat. Council Member Parigian indicated a

1 circulator was not a benefit for Gordo at this time since there were still so many
2 variables. He preferred improving Richardson Flat.

3
4 Council Member Toly asked if Richardson Flat was filled to capacity, to which Roy
5 indicated no. Council Member Toly asked if there wasn't the demand or if it was the
6 location, to which Roy stated it could reach capacity with future growth. Council Member
7 Toly asked for cell phone data to determine who parked there. Roy indicated last
8 season, drivers from Salt Lake were the main users. She also asked if the Gordo
9 property could be split to have some parking and some development. Roy indicated
10 they would have to review that with Building and Planning Departments. Council
11 Member Toly thought the City would need all parking options and wanted to move
12 forward. She asked about the difficulty for putting utilities at Richardson Flat. Roy stated
13 they would need to run lines out there. Lighting was currently there. Council Member
14 Toly favored both sites. She liked Gordo because it was City-owned so something could
15 be done immediately, there was clean access from SR248 so better service, it was
16 better suited for split use, and it was good for taking traffic off Richardson Flat Road
17 since PC Heights residents complained about the traffic.

18
19 Mayor Pro Tem Rubell stated it seemed like Richardson Flat was a quicker speed to
20 market since it was already built. He wanted to see what the speed to market would be
21 for both options. He asked to know about the feasibility of Public Works and Transit
22 moving to Gordo before considering Gordo for a park and ride.

23
24 **FY26 Operating Budget Preview:**

25 Penny Frates and Robbie Smoot, Budget Department, presented this item. Smoot
26 stated the January revenues were up slightly, and February and March should follow
27 the trend. He changed the revenue predictions for next year and noted the goal was to
28 be adaptable in these uncertain times. Frates reviewed the operating requests, both
29 ongoing and one-time expenses. Council Member Dickey asked if they would see things
30 being cut. Frates stated the cuts were shown in a big spreadsheet, but she could
31 highlight them in another way. She noted they found \$667,000 in savings through
32 efficiencies, which allowed them to approve items that would have otherwise been cut.

33
34 Frates reviewed requests from departments for FY26. Chief Carpenter explained the
35 need for another school resource officer, and indicated this was required by a new state
36 law. He noted they were also requesting assistance from Summit County in the same
37 amount as the County gave other jurisdictions. Chief Carpenter requested that the
38 Council direct him to negotiate an equitable resource allocation with the county council
39 or county manager. Dias noted a Council liaison was needed for these negotiations as
40 well. Council Member Ciraco stated he and Council Member Toly were school district
41 liaisons and he thought it should stay in that circle. Dias stated law enforcement
42 provided this service, so it was a mix of both circles. Council Member Ciraco asked if
43 the cost should be proportional to the student population. Chief Carpenter stated they
44 wanted equal treatment as the county gave other municipalities. It was indicated
45 Council Member Toly would be the liaison for the county negotiations. Mayor Pro Tem

1 Rubell noted residents paid shared taxes for shared county services, but they didn't get
2 fair delivery and he wanted that to stop.

3
4 Chief Carpenter indicated the dispatch services had been combined with the county for
5 several years now. Part of the tourism tax went to public safety. Of the City, the Utah
6 Department of Public Safety and Park City Fire District, Park City Municipal was the
7 only municipality that paid in addition to the tourism tax revenue. Dias noted the contract
8 had just expired so this would be a good time for Chief Carpenter and himself to
9 address this issue and they would welcome a Council liaison to help as well. The
10 Council agreed to discuss this with the county and approved Mayor Pro Tem Rubell to
11 be the liaison. Council Member Parigian noted he had called dispatch in the past and
12 they didn't seem to know the Park City streets. Chief Carpenter indicated he should be
13 made aware of those issues, and they could be addressed.

14
15 Frates stated they found \$1.6 million in cost reductions in the Enterprise Funds, mostly
16 because the microtransit pilot program was eliminated and the Water Department found
17 efficiencies. She stated they would continue looking at the economic forecast and
18 revising predictions. Dias asked the Council to get with him if they wanted to see any
19 additional services in the coming year.

20
21 Council Member Toly asked about the Sundance Festival budget for next year and if
22 that would be changed. Chief Carpenter felt the City could not fail going into the
23 Olympics and recommended the same plan as last year. He noted Main Street would be
24 shut down. Frates stated they would look at all those numbers as they figured the
25 Sundance budget. Council Member Toly asked that the Main Street Sundance budget
26 be included in the budget since that was the recommendation. Council Member Ciraco
27 requested the Budget Team meet with Special Events to see if any costs could be
28 reallocated to public safety for those increased costs. Mayor Pro Tem Rubell asked if
29 there were discretionary funds for Sundance that could be cut. Dias stated he would rely
30 on the Special Events Director to answer that.

31
32 Council Member Dickey asked to discuss bus route 2010, and noted it was a great
33 success and he wanted to increase the frequency. He also referred to the paved multi-
34 use path between Cove Trailhead and the Round Valley Way Trailhead and asked that
35 it be repaved. Troy Dayley stated it was a public pathway. They didn't do snow removal,
36 but they wanted to improve that. Pavement costs were high, but he would get quotes on
37 Monday and determine feasibility.

38
39 Mayor Pro Tem Rubell asked about the new detective sergeant versus the canine
40 request. Lt. Little stated there was an increase in child victim crimes and domestic
41 violence cases. There were independent reports on how to improve interviews. These
42 cases required mandatory reporting to the state and closely supervised intervention.
43 Mayor Pro Tem Rubell asked if this was a full-time position and also asked if a canine
44 was not needed. Chief Carpenter stated the Sheriff's Office had a canine for explosive
45 devices and they contracted canine services for special events. In the future, they would

look at getting one, but the detective sergeant was prioritized. Mayor Pro Tem Rubell asked to see what was paid for canine services to evaluate if a full-time position was needed. Chief Carpenter stated the City still came out ahead on canine costs, but indicated he would bring back those numbers. Council Member Ciraco asked to see how many times calls for canine services went out and they were unable to get them.

Mayor Pro Tem Rubell referred to the Recreation request for \$200,000 and asked if cost recovery was considered in this. Frates reviewed that amount was for part-time staff, certifications, contract services, and merchant services fees. There was a 70% cost recovery and they looked at how it related to their budget increase. Ken Fisher, Recreation Manager, stated budget requests were part of the General Fund and then they would try to reach the 70% cost recovery. He noted sometimes they spent outside of their budget. Mayor Pro Tem Rubell asked to discuss recovering the credit card fee cost. Frates noted the new EERP system would help lower those card fee costs. Mayor Pro Tem Rubell clarified he wanted to discuss passing those fees along or eating the cost.

Mayor Pro Tem Rubell asked about the IT Help Desk Manager position. Scott Robertson, IT Director, stated so much was required for technology now including services, expectations, and compliance. They were now a bigger department, and it was harder to manage all the divisions, so he needed help. Mayor Pro Tem Rubell asked for a discussion on delivery strategy and contract services for this kind of thing.

REGULAR MEETING

I. ROLL CALL

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

II. PRESENTATIONS

1. Swearing-In Ceremony for Lieutenant Danielle Snelson and Sergeant Kacey Comer:

Chief Carpenter reviewed 13 officers tested for these positions, which indicated the caliber of officers in the City. He summarized the prior positions of Lt. Snelson and Sergeant Comer. Mayor Worel swore in these members of the Police Department.

III. APPOINTMENTS

1. Consideration to Appoint Members to the Planning Commission:

Michelle Downard, Resident Advocate, presented this item and reviewed there were three open seats for Planning Commission. She requested that the Council appoint Grant Tilson, Seth Beal, and Bill Johnson. Council Member Rubell asked when the new commissioners would start for the seat that hadn't expired yet. Mayor Worel indicated she hoped the new terms would start after the Bonanza Park code amendments were finished. Council Member Rubell preferred that they start upon appointment. Council Member Parigian noted issues tended to drag on and he thought they should finish the projects they were working on. Council Member Ciraco indicated there were always ongoing issues, so he favored them starting now. Plane clarified that the code indicated the new terms would begin July 10th. Since Sarah Hall's seat had already expired, it was decided that Tilson would begin on May 1st and Beal would begin on July 10th. Johnson would continue serving since he was already a sitting commissioner.

Council Member Dickey moved to appoint the following to the Planning Commission: Grant Tilson for a term beginning May 1, 2025 to July, 2028, Seth Beal for a term beginning July 10th to July, 2029, and Bill Johnson, for a term expiring July 2028. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Rubell referred to the Planning Commission denial of the Yarrow project and asked what tools the Council had to get involved with the application. He stated the Planning Commission did their job in applying the current code, but the code was close to being modified and he hoped to accelerate the process. Margaret Plane stated she could discuss this at a future meeting, but the Land Use Development and Management Act had two provisions that could be useful. One provision dictated that a legislative body could approve a development agreement that was inconsistent with the current code unless it went through the regular process, which meant the Planning Commission recommendation and a public hearing. There was a new provision effective May 7th that would allow a legislative body to settle a land use dispute if that land use dispute had exhausted the administrative remedies under subsection 801 and litigation was filed in district court. If those things happened, the legislative body may settle a land use dispute that contradicted the current code. Council Member Rubell asked for a future communication about next steps and the Council agreed. He also referred to the

UDOT meeting on the SR224 BRT project and asked for an update. Dias stated it would be a staff comms on April 24th.

Council Member Ciraco indicated there was a scam going around regarding the Summit County Sheriff's Office and warned residents to beware. Council Member Toly reminded people that the waterline project on Main Street had started. Also, parking on Main Street was free. Mayor Worel indicated she and Michelle Downard visited Washington, D.C. and met with the Utah delegation. She also spoke at a national childcare event and several businesses were there with great ideas.

Staff Communications Reports:

1. January Sales Tax Staff Report:

2. Public Electric Vehicle Charging Program Status:

Council Member Rubell referred to the staff report which stated the City had fallen behind on technology and this program would be transferred to the Parking Department. Luke Cartin, Environmental Sustainability Manager, stated the Parking Department was available to flip breakers and address issues. If the Council wanted to limit charging time, the Parking Department could handle that. They were issuing an RFQ to see what contractors could do with a Level Two or a fast charger. They were also looking at Level Three chargers, and noted they were a significant cost. A faster charger would cost more than all the City's Level Two chargers. He indicated he could create a list of where they could be placed and the associated costs. Council Member Ciraco asked if a data packet on the current City use would be included in the RFQ. Cartin stated they would look to see what other cities were doing and what the cost would be.

3. Installation of Marsac Roundabout Traffic Signal:

Council Member Rubell stated there were three options in the staff report and staff wanted the option that only served a single purpose. Julia Collins reviewed the problem was that the buses had a hard time leaving the transit center during peak time traffic. They piloted the temporary transit signal to see how it worked, and they felt it had worked well. Other options would require more infrastructure. Andrew Leatham reviewed that activating an officer in that location presented a safety hazard for that officer. On extreme peak days, an officer would activate a red light to get the buses out.

4. Investment Advisory Services Request For Proposals:

V. 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.

1 Pete Emery introduced himself and indicated he was excited to be the new fire chief.
2 Council Member Rubell stated he was sad to see Chief Zanetti retire but noted Emery
3 had the full confidence of the Fire District and the support of the Control Board.
4

5 John Wilson 84060 requested a pause to Phase Four of the school district master plan
6 because they didn't communicate with the neighbors. They were not complying with
7 Park City Code. They tried to meet with the school board and reviewed a timeline of the
8 neighborhood's efforts, which had resulted in no success.
9

10 Gina Rossi 84060 agreed with Wilson and stated they lived on Lucky John behind the
11 high school and knew the need for expansion, but the school district had no regard for
12 Lucky John Drive in terms of noise, traffic, and congestion. They wanted some level of
13 engagement.
14

15 Brian Wayling 84060 also spoke on the school district master plan. He specifically
16 wanted to keep traffic out of Park Meadows and noted the plan was to have all the
17 buses going down Lucky John. They proposed all the accessory buildings be on Lucky
18 John. There was excessive lighting which was not dark sky compliant. Engagement was
19 limited. He suggested having the new superintendent review the proposal and design
20 and having a traffic study on Lucky John. He also wanted the superintendent and others
21 to perform a walkthrough to see what the buildings would look like.
22

23 Mike Engal stated his mailbox kept getting knocked down by buses and construction
24 vehicles. The buildings being planned were going to be huge and the Planning
25 Commission needed to see them personally.
26

27 Jocelyn Scudder, Arts Council CEO, stated the Sundance contract was mentioned in
28 the budget discussion and when they left the City, there would be a void. Currently, the
29 Arts Council was developing a master plan. She asked that the Council not reallocate
30 Sundance funds until after she presented the master plan to the Council in a few weeks.
31 She hoped a large portion of the Sundance funds would go to local arts programs.
32

33 Angela Moschetta eComment: "I write tonight with deep concern about the continued
34 lack of progress in Bonanza Park, a key project area with the potential to shape Park
35 City's future for the better. It is impossible to ignore that some of the challenges we face
36 are rooted in past decisions, yet I want to acknowledge the efforts of Councilors
37 Parigian, Rubell, and Ciraco in redirecting the planning of the 5 Acres and SAP away
38 from a process that had become increasingly compromised by inadequate consultants,
39 ineffective staff oversight, and devalued community input. Unfortunately, upon reading
40 the current staff report on the proposed zoning changes, it's evident we are not where
41 we should be in 2025. The "enhancements" bundle approach to incentivizing
42 developers is as unsophisticated as the Post-It note exercises some tried to pass off
43 previously as meaningful data collection. While perhaps sufficient on the surface thanks
44 to buzzwords and general concepts, the framework explored in the staff report and
45 outlined in the draft zoning falls far short of encouraging what the community prioritizes -

1 affordability, reduced car traffic to and through Bonanza Park, transit improvements,
2 and an appealing pedestrian experience. And there is far too much subjectivity in the
3 conditional uses to guarantee successful application/outcomes in the future. The
4 continued circulation of misinformation—particularly that perpetuated by Jen McGrath
5 and the consultants—is deeply frustrating. The original, unfiltered community survey data
6 tells a very different story than what MKSK reported and what is still relied upon by staff
7 as evidenced by recycled graphics, characterizations, and narrative throughout the staff
8 report. The real data reflects the following community priorities: 1. A strong desire for
9 ground-floor consumer commercial with multi-story residential above. 2. Overwhelming
10 support for more affordable retail and restaurants in the area—businesses like
11 Boneyard, Blind Dog, and Sammy’s Bistro were specifically mentioned as the kind of
12 "local culture" residents wish to support. 3. A clear consensus against taxpayer
13 subsidies—residents believe developers should shoulder the full cost of development,
14 including incubator spaces, housing, and nonprofit facilities. 4. A preference for public
15 gathering spaces that remain flexible and unprogrammed. 5. A call for improved
16 pedestrian connectivity. 6. A strong feeling that the current project area maps are
17 misguided and misleading. 7. Persistent and widespread concern about traffic
18 congestion. In alignment with those 7 priorities, I urge Council to consider the 7
19 following actionable suggestions. 1. Office space is not a community-supported use in
20 this area and should be neither promoted nor permitted broadly, especially given the
21 vacancy of area office space. The only exception to this should be a co-work model that
22 organically drives a higher level of use and vibrancy and would address a need for
23 84060 contract workers and other self-employed individuals who could support area
24 F&B and retail around their work hours. Additionally, co-work tenants tend to be
25 younger and more progressive, the very kinds of people more likely to walk/bike/bus to
26 the office. 2. Square footage and frontage limits on commercial units are a natural
27 mechanism to encourage fast-casual, affordable, and/or locally owned businesses.
28 Prohibited uses should extend to include art galleries, real estate offices, schools,
29 medical/med esthetics/wellness practices, and rentable event spaces; the group that
30 traveled to Toronto learned firsthand how these specific uses kill vibrancy/foot traffic
31 and we see this confirmed in Prospector where an influx of these types of businesses
32 attract a focused visitor and fail to service modest income residents living within walking
33 distance of Barrett Lane. Finally, while a singular food truck is called out as a potential
34 use and landowners are permitted to convert existing parking to green space, the area
35 and its many parking lots seem a natural fit for the food truck garden (i.e. multiple food
36 trucks in the same location) the community has repeatedly asked for. 3. The need for
37 taxpayer subsidized affordable housing evaporates if this Council has the vision and
38 courage to do what cities around the world are successfully doing: remove parking
39 minimums. I personally haven’t driven in nearly five years, and there are many more
40 people like me than the last time I made this declaration to any of you. With nearly every
41 Park City Transit and High Valley Transit line touching Bonanza Park, there is no
42 neighborhood better suited to be transit-first. If caution is necessary, test this vision with
43 a smaller AMPD 2.0 pilot zone and allow a 100% affordable project with no parking
44 except for essential services and guests. You will find no shortage of interested
45 developers and tenants. In fact, an opportunity may exist to work with Deer Valley,

1 which might welcome a no-parking workforce housing site. And given the topography of
2 their project site in Ironhorse, perhaps a bonus story could be considered as part of this
3 AMPD 2.0 pilot zone. (Sorry, Ed.) 4. We must take seriously the lessons from the
4 underwhelming public response to the summer of art installations and performance art
5 former Councilors Gerber and Doilney pushed to fund. The community has been clear
6 in its preference for unprogrammed open space, like library field. (Thank you, Ed.) 5. If
7 parking is not mandated to be underground for new development, we risk creating
8 Prospector and Fresh Market 2.0 aka a sprawl of asphalt. Can we please take a
9 genuinely urban (not suburban) approach here? Additionally, the insistence on costly
10 tunnels - with their inherent ramping challenges, permanence, and limited appeal -
11 contradicts public input. People find tunnels creepy. They've asked for bridges instead.
12 More importantly, local business leadership (including Craig Dennis who offers tons of
13 experience overseeing a pedestrian only zone) has advocated for aesthetic bridges. 6.
14 Once again, please stop including the cemetery in the visualized project areas, and
15 please do include the entire Prospector business district, extending to Silver Mountain.
16 This is important not only in terms of zoning, but for building emotional and
17 philosophical continuity among neighborhoods we are trying to physically connect. And
18 that said, it's essential to respect the real boundaries and identities of our
19 neighborhoods: Bonanza Park is distinct. Prospector is Prospector. Snow Creek is
20 Snow Creek. Ironhorse is Ironhorse. Please do not allow staff reports that refer to
21 anything east of Bonanza Drive as Bonanza Park. 7. The current staff report—and the
22 years of work leading to this point—reflect a troubling lack of seriousness about solving
23 the community's most pressing concern: traffic. A meaningful transit future starts with a
24 basic, actionable step: do not allow new development anywhere near critical curbs.
25 Preserve the ability to shift curbs (and therefore setbacks) along Bonanza Drive and
26 Kearns Boulevard back to create space for dedicated bus lanes. You may think neither
27 temporary setbacks nor dedicated bus lanes are possible along single lane stretches of
28 Kearns and Bonanza. They are. When I worked with PTL to address traffic issues
29 around the loop and before the Y, every single HOA and Deer Valley opposed the
30 flawed flex lane concept ideated by staff; the HOAs refused to grant easements to allow
31 said lane. Eventually, I got every single affected HOA to agree to grant easements for
32 improved pedestrian and bike infrastructure. When Matt Dias asked how I accomplished
33 such unanimity, I explained it was because we worked together to develop a
34 comprehensive plan that measurably solved for everyone's most urgent needs.
35 Unfortunately, PTL's vision was not backed by Mayor Worel or Councilor Dickey. But
36 Alterra, recognizing the myriad advantages to the PTL plan, ultimately validated many of
37 the community's ideas; now Deer Valley's Snow Park plans are headed in a direction
38 better for almost everyone. On the matter of Bonanza Park, this Council need not
39 remain tethered to bad ideas that both residents and community partners dislike. (For
40 the record, all DV HOAs and Deer Valley still oppose the flex lane concept, and the
41 biggest issue remains traffic which Council failed to improve on account of rejecting
42 investment in expanded micro-transit/shuttle service and failing to sufficiently reduce
43 parking). With UDOT's cooperation and some skilled negotiation among local property
44 owners, we have real opportunities - dedicated express bus lanes from Richardson Flat
45 to Old Town Transit Center, the 224/248 intersection, and the Marsac roundabout. But

these opportunities will vanish if you fail to preserve the necessary setbacks now. Developers will take advantage and build too close to roadways, foreclosing any chance for future bus infrastructure along parcels that are entirely within our current control at the moment. Taking a moment to pause now could prevent long-term, irreversible damage. This is your chance to be legitimately bold and demonstrate real leadership: protect the space for solutions, before short-sighted decisions lock them out forever.”

Lillian Laszlo eComment: “I am a resident of Park City, who lives in lower Deer Valley and uses the roundabout at Deer Valley Drive daily. I just discovered the plan by UDOT to install a traffic light at the circle. I urge you to reconsider this. The traffic circle is designed to keep traffic flowing and NOT stop traffic entering the circle. Further study is needed to design signage to educate drivers who are unfamiliar with traffic circles how to navigate it successfully. Another unsightly stoplight is not the solution and will not work to clarify which lane a driver should be in to exit the circle at Marsac, Deer Valley Drive South or to return to Deer Valley Drive North. Do not act brashly and spend unnecessary funds on a remedy that will fail. We already have traffic backups and this will only make matters worse.”

Mayor Worel closed the public input portion of the meeting.

VI. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from March 14 and 20, 2025:

Council Member Dickey moved to approve the City Council meeting minutes from March 14 and 20, 2025. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

VII. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Contract with AVI-SPL, in a Form Approved by the City Attorney’s Office Not to Exceed \$140,000 for the Purchase and Upgrade of Audiovisual Technology in the Council Chambers:

2. Request to Authorize the City Manager to Execute a Design Professional Services Agreement with Kimley-Horn Associates in a Form Approved by the City Attorney Not to Exceed \$495,537 for the Thaynes & Three Kings Drive Pathway Phase 2 Final Design:

3. Per Resolution No. 21-2023, the City Council may Consider Waiving Building Permit and Impact Fees Associated with the Proposed PC MARC Aquatics Project in the Amount of \$137,537.95:

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

RESULT: APPROVED

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

VIII. NEW BUSINESS

1. Leadership Park City Program Report:

Scott VanHartesvelt, Program Director, presented this item and reviewed his learning process as he took the helm of Leadership. He stated the best thing about the program was having class members swear that they will be leaders, yet he doesn't define leadership. This was a life-changing program. He changed a few things but didn't want to take out anything that would lessen the impact.

VanHartesvelt presented mission and vision statements for the program. He noted the Council's request for measures of success and displayed goals with their associated measures of success. He asserted he wanted to expand the leadership training curriculum and wanted to create a leadership program video to help with recruiting and with explaining the program to host cities for CityTour. He also wanted to reimagine the leadership symposium.

Council Member Rubell noted Park City paid \$70,000 and Summit County paid \$20,000 to the program although Park City only had 25% of the participants. He felt the cost was out of balance. Council Member Ciraco agreed generally, but he wanted to think about the City having ownership of the program. He thought partners should be true partners. Mayor Worel asked what percentage of the class worked in Park City, to which VanHartesvelt stated 54%. Council Member Toly stated tax dollars came from tourism, and she didn't have a problem with Park City workforce being in the program. Council Member Parigian thought it was a good program and he wasn't worried about the funding. Council Member Dickey had no problem with the funding. He praised the Leadership Symposium and asked what changes were being considered. VanHartesvelt stated they needed more breaks and suggested having some main speakers and then some breakout sessions. He hoped that it would bring more interactivity. Council Member Dickey also praised the expanded leadership curriculum.

Council Member Toly felt this year's class was going well and thanked VanHartesvelt. Council Member Parigian stated there were many ways to be a leader. Council Member Ciraco indicated he was open to increasing Summit County's and the Chamber's buy in. Council Member Rubell agreed. Matt Dias reviewed the history of the program and stated it was never meant to compete with the nonprofits in the community. Council Member Rubell supported fundraising. VanHartesvelt noted there was a bigger needs-based membership as they were preparing for this year's CityTour. Dias summarized the program was on the right track, and they could make recommendations for innovative solutions. Council Member Rubell asserted there were complaints that

people contributed to the program and then couldn't get into the program, and he felt residents should take priority in being accepted.

Mayor Worel was excused at 6:30 p.m. and Mayor Pro Tem Rubell presided in her absence.

2. Request to Authorize the City Manager to Execute a Construction Agreement in a Form Approved by the City Attorney's Office with MC Contracting, Inc. for the Ability Way Roadway Improvements Not to Exceed \$1,003,502:

John Robertson and Philip Adams, Engineering Department, presented this item. Robertson stated they worked closely with the National Ability Center (NAC) on the project. The project included reconstructing and widening the road, adding a 10-foot path adjacent to the road and constructing a secondary access road during construction to get to the NAC. An environmental analysis was required, and the project was delayed by a season so they were short on funds by \$456,843. The NAC applied for a \$194,000 grant, but they wouldn't know if they had received it until mid-May. They could value engineer the project or wait until the grant was issued before construction.

Council Member Ciraco asked what a Ute-ladies-tresses was that required the environmental analysis, to which Adams stated it was an endangered species. Council Member Dickey thought the path would be aggregate and asked why they wanted it paved. Adams stated they were trying to provide a separate surface for the day campers. Tracy Meier, NAC Chief Program and Education Officer, stated this was a safety feature for users using NAC and Round Valley. Council Member Parigian asked what the possibility was for getting the grant, to which Meier stated she felt confident they would get it.

Mayor Pro Tem Rubell opened public input. No comments were given. Mayor Pro Tem Rubell closed public input.

Council Member Ciraco moved to authorize the City Manager to execute a construction agreement in a form approved by the City Attorney's Office with MC Contracting, Inc. for the Ability Way roadway improvements not to exceed \$1,003,502, including budgeting an additional \$456,843. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

3. Request to Authorize the City Manager to Execute a Construction Agreement in a Form Approved by the City Attorney's Office with MC Contractors, Inc. for the Homestake Road Reconstruction Project Not to Exceed \$4,876,208.11:

John Robertson and Philip Adams, Engineering Department, presented this item. Adams reviewed this was the second phase of the project. The project began in 2020, and it would pedestrianize the road and define parallel parking. There would be a 12-

1 foot multi-use path on the south side of the road and a 6-foot pedestrian path on the
2 north side of the road. He explained the designs.

3
4 Mayor Pro Tem Rubell opened public input. No comments were given. Mayor Pro Tem
5 Rubell closed public input.

6
7 Council Member Dickey stated this was a big milestone because the street had been
8 unsafe for a long time.

9
10 Council Member Dickey moved to authorize the City Manager to execute a construction
11 agreement in a form approved by the City Attorney's Office with MC Contractors, Inc. for
12 the Homestake Road Reconstruction Project not to exceed \$4,876,208.11. Council
13 Member Toly seconded the motion.

14 **RESULT: APPROVED**

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

16
17 **4. Historic Park City Alliance (HPCA) Annual Update and Consider a Term**
18 **Extension for the Professional Services Agreement for Centralized**
19 **Communications and Waste Management:**

20 Chris Eggleton, Economic Development Director, and Ginger Wicks and Monty Coates,
21 HPCA, were present for this item. Eggleton stated this contract covered
22 communications with all the Main Street businesses, trash pickup, and onboarding new
23 businesses.

24
25 Coates thanked the Council for its support. Wicks stated a new HPCA initiative was
26 bringing in a tree for a tree lighting ceremony during the Christmas season. They were
27 also doing a silver egg hunt for Easter. They were committed to bringing vibrancy to the
28 street.

29
30 Mayor Pro Tem Rubell opened public input. No comments were given. Mayor Pro Tem
31 Rubell closed public input.

32
33 Council Member Ciraco liked having a Christmas tree on Main Street. Mayor Pro Tem
34 Rubell expressed concern that the City paid \$87,000 to support Main Street when they
35 didn't financially support the rest of the businesses in town. He thought this was
36 duplicative to services provided by the City. Eggleton indicated the dollars were not
37 duplicative because the money would be taken from another department if an employee
38 was hired to do this. Matt Dias stated the City didn't have the capacity to do it. Mayor
39 Pro Tem Rubell asserted Prospector complained the City didn't give them money. He
40 thought Bonanza Park might do the same thing when it was running. Dias stated the
41 parking and sidewalks were privately owned in Prospector, but Main Street was the
42 historic district and had a lot of public space. The Council could have a discussion on
43 that to contemplate insourcing, outsourcing, and the capacity of staff to provide this
44 level of service. Council Member Ciraco reviewed that Communications, Sustainability,

1 and Economic Development departments were involved and that wasn't limited to Main
2 Street. Dias referred to areas on Main Street such as Miners' Plaza and the Franz Bear
3 bench and noted the City maintained those and other public areas and a partnership
4 had developed because of that. Council Member Ciraco wanted to support the Main
5 Street business district, but he'd like to support other districts as well. Mayor Pro Tem
6 Rubell asked what would happen if the contract was not renewed. Coates indicated
7 trash would not be managed and there would no longer be recycling management or
8 communications with the businesses. Council Member Dickey indicated Main Street
9 businesses were constantly changing and there would be a drop in quality and higher
10 cost if the contract was not renewed. He felt this was the most efficient way.

11
12 Mayor Pro Tem Rubell thought the City should find \$80,000 in savings so they weren't
13 staffing departments that could do the same thing. Luke Cartin stated the trash side of
14 the contract was a unique situation. The way the trash system was divided between
15 individual and shared containers with 350 businesses was a logistical dance and it
16 would take constant management. Council Member Toly reviewed Main Street
17 businesses did not have an HOA to organize it. Council Member Dickey noted
18 Prospector was developed under different rules.

19
20 Mayor Pro Tem Rubell asked if the City should look at the Communications,
21 Sustainability, and Economic Development departments to see if there was overlap.
22 Dias asked for further clarification. Mayor Pro Tem Rubell stated the City had
23 departments that did similar tasks and the City didn't fund other business districts, so he
24 wanted to see if this was consistent and if this was a City strategy. He supported
25 funding \$80,000 but didn't want to fund it twice and therefore asked that savings from
26 those three departments be considered as part of the budget process. Wicks reviewed
27 she did a monthly audit with the Business Licensing Department to see who paid, if
28 anyone was delinquent in paying, and if they were paying for the right service. Council
29 Member Ciraco supported this contract but felt there would be a problem with
30 Prospector, and they would continue requesting support from the City. Council Member
31 Toly favored bringing back a conversation on how to support Prospector.

32
33 Council Member Dickey didn't think this contract was a call to action to look at
34 efficiencies in these other departments. Mayor Pro Tem Rubell asked if there was
35 support for staff to look for efficiencies in these departments and highlight duplications
36 with HPCA. The Council agreed to have staff evaluate their workloads. Eggleton noted
37 Wick's work involved every department. Dias stated Eggleton would write a whitepaper
38 on this and a staff report would accompany it with HPCA and Communications, and if
39 they thought there were some areas of overlap, those would be identified. They would
40 also show the similarities between Main Street and the other districts as well as how
41 different they were in many ways.

42
43 Eggleton asked what Council supported with regard to contract terms, a one- or three-
44 year term with 120-day cancellation notification. Council Member Dickey supported a
45 three-year term. Margaret Plane recommended replacing the term language with the

1 language displayed on the slide, which read “the term of this agreement ends at
2 midnight on June 30, 2028, unless terminated sooner as provided in this agreement.”

3
4 Council Member Ciraco moved to approve a term extension for the professional
5 services agreement for centralized communications and waste management with the
6 Historic Park City Alliance as presented by the City Attorney for three years. Council
7 Member Dickey seconded the motion.

8 **RESULT: APPROVED**

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

10
11 **IX. ADJOURNMENT**

12
13 With no further business, the meeting was adjourned.
14
15
16

Michelle Kellogg, City Recorder



City Council Staff Report

Subject: Bonanza Flat Patio Update
Author: Logan Jones & Adam Smath
Department: Trails & Open Space
Date: 5/1/2025

Recommendation

Review and consider authorizing the City Manager to execute a construction agreement with Big Horn Contractors LLC, as approved by the City Attorney's Office, to replace the collapsed "Aspen Deck" on the Bonanza Flat property with a durable, accessible patio and improve the accessibility of the existing double-track trail.

The total project cost is \$101,906, of which over 77% was secured by Utah Open Lands (Utah Outdoor Recreation Grant (\$45,000) and Utah Open Lands Matching Funds (\$34,000)).

Executive Summary

The Bonanza Flat Conservation Area (BFCA) is a valued open space for Park City residents and visitors, offering easy access to alpine terrain. The Little Joe Loop has featured the "Aspen Deck". The Aspen Deck, originally constructed by the Talisker Club, became a popular scenic rest stop, especially for older and younger users. However, after years of harsh winters, the deck collapsed due to heavy snow loads and is no longer structurally sound.

This project replaces the former deck with an accessible, low-maintenance patio while improving the connecting trail to meet Forest Service accessibility standards. The new design aligns with Trails and Recreation access goals outlined in the [Bonanza Flat Adaptive Management & Stewardship Plan](#) (BFAMS) by providing accessible trails and interpretational signage.

Analysis

The BFAMS Trails Management Strategy encourages sustainable recreation through the use of existing man-made disturbances. In particular, the BFAMS identified goals which include to "promote a focus on diverse abilities" through accessible trails and interpretive signage. The replacement of the deck is specifically reserved as a right in the conservation easement and specifically the BFAMS. An expanded focus will be on incorporating interpretive and educational signage to encourage unique, inclusive experiences in conjunction with the deck.

With these strategic goals in mind, PCMC and Utah Open Lands (UOL) secured funding in 2021 from the Utah State Office of Outdoor Recreation to improve trail accessibility and replace the deteriorated deck with a more durable and inclusive design. Utah Open Lands also sought private funding sources for the deck, accessible trail modifications and signage. Through funding sources secured by Utah Open Lands over 77% of the cost of the deck is being provided to Park City by Utah Open Lands

The collapsed deck provides an opportunity to replace the original elevated deck with a ground-level patio designed to blend seamlessly with the natural landscape. Inspired by the distinctive

"aspen tree eyes," the design will reduce visual impact, enhance accessibility to meet U.S. Forest Service accessibility standards, and require less long-term maintenance.

Additionally, this project significantly reduces the overall footprint and environmental impact. The new design reduces the overall footprint by removing 2,100 square feet of deteriorating structures, replacing them with a smaller 880-square-foot at grade patio.

Funding

The updated project cost is \$101,906, allocated as follows:

- Utah Outdoor Recreation Grant: \$45,000
- Utah Open Lands Matching Funds: \$34,000

The balance of \$22,906 will be covered by Park City Municipal Corporation utilizing existing budget for BFCA maintenance and improvements.

Exhibits

[Bonanza Flat Patio Replacement Concept](#)

City Council Staff Report

Subject: 2025 Invasive Species Mitigation Contracts
Author: Logan Jones & Adam Smath
Department: Trails & Open Space
Date: May 1, 2025

Recommendation

Review and consider a request to authorize the City Manager to execute four Professional Services Agreements, totaling not to exceed \$200,000, for invasive species mitigation in a form approved by the City Attorney's Office.

Specific contract amounts and service provider names are as follows:

- \$70,000 - Ecology Bridge LLC
- \$50,000 - Optimo Landscaping and Snow Removal LLC
- \$50,000 – Utah State University Utah Conservation Corps
- \$30,000 - Greenleaf Enterprises

Executive Summary

Park City Municipal Corporation (PCMC) manages more than 5,500 acres of open space, where combating invasive species is a crucial maintenance endeavor. These species pose a significant threat to the integrity of our native ecosystems and escalate the risk of wildfires. The Trails & Open Space Department is dedicated to strategically mitigating invasive species, aiming to safeguard ecosystems and protect recreational amenities and experiences.

Analysis

The Trails & Open Space Department is committed to maximizing the impact of our resources to benefit the community.

The program uses refined and innovative approaches to treatment methods, alongside ongoing monitoring and recommendations by contracted botanists and ecologists. This comprehensive program tailors treatment to prioritized areas and species, prioritizing manual techniques and minimizing herbicide when feasible. Treatment sites are visited the following seasons to ensure effective treatment and reassess treatment strategies.

Procurement

In March of 2025, we advertised a Request for Proposals for invasive species mitigation specialists. Six proposals were received, and a selection committee identified the following as the most qualified organizations for the identified contracts:

- Coordination, Consulting, and Mechanical Control:
 - Ecology Bridge LLC
- Mechanical Control:
 - Optimo Landscaping and Snow Removal LLC
- Herbicide Control:
 - Green Leaf Enterprises

Both Ecology Bridge and Optimo Landscaping submitted proposals and were awarded contracts under the mechanical control portion of the RFP. However, due to the scale and dynamic nature of invasive species work, additional capacity for mechanical treatment is necessary to ensure flexibility and responsiveness throughout the season. The capacity of the two selected vendors was determined to be insufficient to meet the anticipated workload.

To address this need, Trails & Open Space staff initiated a small purchase procurement process to secure a third vendor specializing in mechanical control. Utah State University's Utah Conservation Corps was selected as the most qualified provider. Their crews are well-trained for both frontcountry and backcountry work and operate under robust safety and supervision protocols, making them a strong fit for supporting our invasive species mitigation program.

Funding

Funding for mitigation efforts is provided by the Open Space Maintenance Fund. PCMC is a member of the Summit County Cooperative Weed Management Area (SCWMA), allowing the City to leverage available grants and shared resources.

Additionally, the Trails & Open Space Department has pledged \$19,600 in invasive species mitigation work as an in-kind contribution toward a Utah Watershed Restoration Initiative Grant. If awarded, the grant will support additional noxious weed abatement and wildfire fuels reduction to help minimize the risk of post fire sediment delivery in the upper Weber Canyon Watershed found in Thaynes Canyon.

City staff will continue to collaborate with SCWMA and state agencies to pursue grant opportunities and enhance invasive species management strategies.



City Council Staff Report

Subject: Nonprofit Services Advisory Committee
Additional Recommendations
Department: Budget, Debt, and Grants
Date: May 1, 2025

Recommendation

Consider recommendations from the Nonprofit Services Advisory Committee to fund the PC Tots Public Service Contract request for FY25-27 and for funding the Emergent Community Needs Grant Program in FY26.

Executive Summary

On [March 13, 2025](#), the Nonprofit Services Advisory Committee presented recommendations for Public Service Contracts to the City Council. The Council approved the majority of the Committee's funding recommendations, with the following exceptions:

- Funding for Park City Senior Citizens should be awarded for FY25 and FY26 only;
- The recommendation for PC Tots should be reevaluated by the Committee to ensure funding was not duplicating the City's existing efforts to support childcare;
- The Committee should bring back recommendations to the Council on funding the arts and culture organizations that were not recommended for funding; and
- The Committee should reevaluate and provide an updated recommendation on funding for the Emergent Community Needs Grant program in FY26.

On [March 20, 2025](#), the Deputy City Manager presented recommendations for Public Service Contracts for four local arts & culture organizations; the Arts Council of Park City & Summit County, Egyptian Theatre, Park City Film, and Summit County Gardens & Eats. The Nonprofit Services Advisory Committee then met on March 26, 2025, to discuss the Council's direction and draft new recommendations. This report provides:

- An update on funding for arts and culture organizations;
- Committee recommendations for funding the PC Tots Public Service Contract request; and
- Committee recommendations for funding the Emergent Community Needs Grant Program in FY26.

Analysis

Funding for Arts & Culture Organizations Update

The recommendations approved by the Council on March 20 intended to provide a stopgap to the four organizations for the rest of FY25 and FY26, or until a new process for supporting arts through the Public Arts Advisory Board could be established.

Funding was taken from the existing budgets for Public Service Contracts, Economic Development, Public Arts Program, and Social Equity. Based on the funding available,

the recommendation was to provide 50% of the annual request for each of the four programs in FY25 and FY26, and the full requested amount in FY27 (See Exhibit A).

To fulfill that intent, we are correcting the award amount for Park City Film's Raising Voices Film Series in FY25 (corrected from \$0 to \$3,500, see Exhibit A). In drafting the arts program funding recommendations, we considered other City funds contributed in FY25 to support these programs. For example, Egyptian Theatre was previously awarded \$5,000 for their YouTheatre program in FY25 through special service contracts, which was deducted from our recommended FY25 award. And Park City Film was awarded \$15,000 in FY25 through special services contracts. However, subsequent analysis showed that only half of that \$15,000 award (\$7,500) went to the Raising Voices program.

Adding \$3,500 to the \$7,500 already received brings the total for the Raising Voices program to \$11,000 (or 50% of the annual request) for FY25. The additional \$3,500 will come from existing funds in the Social Equity budget.

PC Tots Public Service Contract Recommendation

PC Tots is a nonprofit provider of early childhood education services, offering year-round childcare and preschool for 120 children, ages eight weeks to five years, across three locations in Park City. Their mission is to ensure high-quality early childhood education for families, regardless of financial barriers.

In December 2024, PC Tots applied for a Public Service Contract alongside approximately 30 other nonprofit organizations. They requested an annual allocation of \$50,000 to:

- Provide 120 early childhood enrollment spaces for city residents and families;
- Offer tuition subsidies on a sliding scale to at least 80% of families; and
- Test students for kindergarten readiness using the Utah State Board of Education's Pre-Kindergarten Entry and Exit Profile (PEEP).

The application was reviewed and ranked among the top 10 by the Nonprofit Services Advisory Committee. On March 13, 2025, the Committee recommended awarding PC Tots \$37,250 for FY25, with full funding of \$50,000 allocated for FY26 and FY27. However, the Council voted against the recommendation at that time and directed the Committee to reevaluate the request. The Council sought to ensure that funding for tuition subsidies would not duplicate the City's existing investments in childcare.

The City has allocated \$1 million to the [Childcare Needs-Based Scholarship Program](#), which distributed approximately \$350,000 in childcare subsidies to nearly 100 families in through December 2024.

Following Council direction, the Committee reassessed PC Tots' request with a holistic view that considers the City's current significant investment in making childcare more affordable. In their reassessment, Committee members wanted to know what sets PC Tots apart from other local childcare providers. They also sought to know how additional

City funding (beyond the existing scholarship fund available to all childcare providers) would provide a unique benefit to City residents and the workforce. Key findings from the evaluation include:

- The demand for full-day, year-round childcare remains critical in Park City, particularly for families in the workforce;
- While Park City School District has expanded preschool offerings, these programs are not year-round and are unavailable to families working in Park City but residing outside the district; and
- PC Tots continues to fill a critical need for full-time, year-round childcare and preschool for families who make up Park City's core workforce.

Additionally, PC Tots' commitment to high-quality, evidence-based early childhood education was a notable factor in the Committee's reassessment:

- They use *Creative Curriculum*, a research-based preschool curriculum designed to prepare students for kindergarten success;
- Teachers receive ongoing training, professional development, and evaluation to ensure high standards; and
- PC Tots has an outstanding track record in preparing children from underserved populations for academic success.

The Committee requested updated performance goals from PC Tots to maximize the impact of City funds without overlapping existing investments. These revised goals include:

- Increasing the percentage of teachers holding or pursuing degrees in Early Childhood Education from 30% to 50%, ensuring each classroom has at least one degree-holding teacher;
- All preschool classrooms achieving an Early Childhood Environment Rating Scale (ECERS) score of 4.0 or higher (state average is 3.67); and
- Ensuring 85% of PC Tots students test as kindergarten-ready using the Utah State Board of Education's PEEP assessment. This is particularly crucial as over 80% of PC Tots students belong to underserved populations, including minority, English Language Learner, and low-income families.

After reviewing the updated performance goals, the Committee unanimously recommended funding for PC Tots. The Committee concluded that funding to improve early childhood education quality and academic readiness would enhance rather than duplicate the City's existing childcare investments. Based on the reevaluation, the Committee recommends awarding PC Tots funding for FY25, FY26, and FY27 to support their critical role in providing affordable, high-quality, year-round early childhood education in Park City.

Emergent Community Needs Grant Recommendation

During its March 13 presentation to Council, the Committee recommended reserving \$86,000 from the FY26 Public Service Fund budget for Emergent Community Needs Grants. This reserve funding would allow the City to quickly respond to urgent needs by providing small, short-term grants. At its March 26 meeting, the Committee discussed

the possibility of reallocating some of these funds but ultimately decided against it, as the Council had already approved a solution to support arts and culture nonprofits within other existing City budgets. Given the growing uncertainty faced by local nonprofits, the Committee now recommends that the Council consider increasing the Emergent Community Needs Grants allocation from \$86,000 to \$100,000 to further strengthen the City's ability to address unexpected financial challenges.

Funding

From the beginning of this year's Public Service Contract process, the Committee has sought to craft its recommendations within the existing Public Service Fund budget. Table 1 below shows the original budget for the Public Service Fund versus the remaining budget. It considers the Public Service Contracts approved by the Council on March 13 and the contribution of the Public Service Fund to funding the arts and culture awards approved by the Council on March 20.

Table 1. Available Public Service Fund Budget

	FY25 ¹	FY26	FY27
Original Budget	\$245,500.00	\$638,500.00	\$638,500.00
Amount Awarded	(\$218,250.00)	(\$502,500.00)	(\$452,500.00)
Amount Available	\$27,250.00	\$136,000.00	\$186,000.00

¹ FY25 budget is lower due to Special Service Contracts previously awarded for FY24-25

² FY27 awarded amount is higher due to \$50,000 Senior Center contract expiring in FY26

The Budget Team has reviewed the Committee's recommendation and investigated ways to fund their preferred recommendation within existing budget constraints. There are available funds within the Economic Development Grant, Social Equity, and Public Arts budgets that could be deployed. There is also an additional \$50,000 available in FY27, due to the expiring Park City Senior Citizens contract. We recommend Council consider the following three options, which are all budget-neutral.

Option A

This is the Committee's preferred option. It would fully fund the PC Tots request for FY25-27, in the amounts shown in the table below. It would also set aside \$100,000 for the Emergent Community Needs Grant program in FY26 and FY27. It would require an additional \$14,000 in FY26, but these funds could be allocated from existing budgets (Economic Development Grant, Social Equity, and Public Arts). There would be a surplus of \$36,000 in FY27, which could be used for other Public Service Contracts or to supplement the Emergent Community Needs Grants.

Table 2. Nonprofit Committee Option A

	FY25	FY26	FY27
Amount Available	\$27,250	\$136,000	\$186,000
PC Tots Award	(\$27,250)	(\$50,000)	(\$50,000)
Emergent Needs Grant	\$0	(\$100,000)	(\$100,000)

	\$0	(\$14,000)	\$36,000
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Option B

This option would fully fund the PC Tots request but maintain the Emergent Community Needs Grant fund at \$86,000. It would not require additional funds in FY26, and the FY27 surplus would be \$50,000.

Table 3. Nonprofit Committee Option B

	FY25	FY26	FY27
Amount Available	\$27,250	\$136,000	\$186,000
PC Tots Award	(\$27,250)	(\$50,000)	(\$50,000)
Emergent Needs Grants	\$0	(\$86,000)	(\$86,000)
	\$0	\$0	\$50,000

Option C

This option would partially fund the PC Tots request and maintain the Emergent Needs Fund at \$86,000. This option would result in a surplus of \$25,000 in FY26 and \$75,000 in FY27. The surplus could be added to the Emergent Community Needs Grants, reallocated to arts and culture, or used for another purpose.

Table 4. Nonprofit Committee Option C

	FY25	FY26	FY27
Amount Available	\$27,250	\$136,000	\$186,000
PC Tots Award	(\$27,250)	(\$25,000)	(\$25,000)
Emergent Needs Grants	\$0	(\$86,000)	(\$86,000)
	\$0	\$25,000	\$75,000

Exhibits

Exhibit A – Corrections to Arts & Culture Public Service Contract Awards

ARTS & CULTURE FUNDING PROPOSAL (ORIGINAL)

Organization	Program	FY25	FY26	FY27
Arts Council of Park City & Summit County	Previously granted \$22,500 for Master Plan. New request for master plan implementation & maker space support	\$13,000	\$13,000	\$26,000
Egyptian Theatre	YouTheatre program and Main Stage productions for families with children (previously granted for same program \$5,000 for FY25)	\$20,000	\$25,000	\$50,000
Park City Film	Raising Voices - Community Film and Conversation Series (previously granted for same program \$15,000 for FY25)	\$0	\$11,000	\$22,000
Summit Community Gardens & EATS	Cultivating Community in Our Gardens	\$5,000	\$5,000	\$10,000
TOTAL		\$38,000	\$54,000	\$108,000

ARTS & CULTURE FUNDING PROPOSAL (CORRECTED)

Organization	Program	FY25	FY26	FY27
Arts Council of Park City & Summit County	Previously granted \$22,500 for Master Plan. New request for master plan implementation & maker space support	\$13,000	\$13,000	\$26,000
Egyptian Theatre	YouTheatre program and Main Stage productions for families with children (previously granted for same program \$5,000 for FY25)	\$20,000	\$25,000	\$50,000
Park City Film	Raising Voices - Community Film and Conversation Series (previously granted for same program \$15,000 \$7,500 for FY25)	\$3,500	\$11,000	\$22,000
Summit Community Gardens & EATS	Cultivating Community in Our Gardens	\$5,000	\$5,000	\$10,000
TOTAL		\$41,500	\$54,000	\$108,000

City Council Staff Report



Subject: Senior Center - Mawhinney Lot Feasibility Report

Author: Matt Lee & Chris Eggleton

Department: Economic Development

Date: May 1, 2025

Summary

Pursuant to the June 1st deadline to determine a path forward to construct a new Senior Center, we were directed to investigate the feasibility of a new Senior Center on the Parcels known as the Mawhinney Parking Lot and the adjacent vacant parcel. This report contains the findings of the feasibility studies, and requests the City Council's input on how to move forward towards the June 1st deadline.

Project Description

The City evaluated the feasibility of four parcels known as the Mawhinney Parking Lot and the adjacent vacant parcel. For purposes of the evaluation, we considered a maximum building footprint of approximately 7,000 square feet (1st level) and a total square footage capacity of approximately 9,999 square feet (2 level) to capture some of the stated goals of the PC Seniors and still remain under the Master Planned Development (MPD) threshold of 10,000 square feet.

Site Due Diligence Outline and Development Variables



1) Site Location, Zoning, Setbacks:

The potential building site is located within [Historic Residential-Medium Density \(HRM\) Zoning District](#) (all 4 parcels).

- *Public and Quasi-Public Institution, Church, and School* is listed as a Conditional Use
- Historic District Design Review (HDDR) also required for new construction in accordance with Historic Design Guidelines
 - *Parking Area or Structure with five (5) or more spaces* is listed as a Conditional Use. (Separate CUP not required if parking is on the same lot and for on-site uses)
 - The project can request reduction in parking in CUP
- A building equal to 9,999 SF or less Gross Floor Area does not require MPD
- Floor Area, Gross Commercial. The Area of a Building including all enclosed Areas excluding parking areas. Unenclosed porches, Balconies, patios and decks, vent shafts and courts are not calculated in Gross Commercial Floor Area. Areas below Final Grade used for commercial purposes including, but not limited to, storage, bathrooms, and meeting space, are considered Floor Area.
- Balcony, porch, deck (non-enclosed) does not count toward total SF
- Minimum Setbacks per Zoning District:
 - Front – 15'
 - Rear – 10'
 - Side – 10' (both sides face a side Street/platted Right-of-Way)
 - This lot will require a setback determination due to unusual lot configuration, so these standard setbacks are subject to change
- Building height – twenty-seven feet (27') from Existing Grade
 - Final Grade must be within four vertical feet (4') of Existing Grade
- Parcel SA-372-X (current vacant parcel adjacent to Mawhinney Lot) is 12,197 square feet. Accounting for ROW and setbacks, up to 10,000 square feet may be possible for the ground level building footprint but any project over 10,000 square feet would trigger an MPD, which would have additional site requirements and challenges.
- Parcels SA371-X, SA370-X, and SA369-X combine to form the current Mawhinney parking lot (47 parking spaces, including 2 disabled stalls). These combined parcels total 26,136 square feet. Accounting for ROW and setbacks, approximately 17,000 square feet may be available for ground level building footprint but any project over 10,000 square feet would trigger an MPD.
- The Mawhinney parking lot was contemplated as part of the Park City Library MPD Planning Commission Action (Exhibit A) from an expansion project in 2013. Within the findings of fact, the stated parking capacity of the Library Lot was reduced from 92 to 86 as part of the expansion. As a condition of Approval, the Mawhinney lot was identified to be used as overflow parking to make up for the reduction in spaces. Based on the current Library parking lot capacity of 81, to

satisfy the condition of approval requires that 11 spaces are designated as Library overflow at the Mawhinney Lot.

- The [City Park Subdivision Staff Report](#) from the April 2, 2025, Planning Commission meeting references the current effort underway to create lots from the PCMC parcels in the City Park Area. As a result, the Mawhinney lot area is already contemplated in the effort, combining the 4 parcels referenced above into “Lot 3” as shown in [Attachment 1](#) to the Staff Report. The newly platted lot would total 0.87 acres, with 27,443 SF possibly available for ground level building footprint after accounting for setbacks. The subdivision plat was approved by Planning Commission on April 2, and a positive recommendation was forwarded to City Council for vacation of ROW for portions of Eastern Ave. and 13th St. (these areas do not overlap or impact in the Mawhinney Lot). The ROW vacation will be discussed at the May 1, 2025, City Council meeting, and expected approval of red-lines and recording of the newly platted subdivision is expected in July 2025.

2) Parking Analysis:

As part of the evaluation, including efforts to balance some of the stated parking goals of the PC Seniors, the City obtained a parking study attached as Exhibit B: Fehr & Peers Mawhinney Parking Study. We sought to determine how much parking would be required for the potential development site, both to support the existing land use entitlements as well as a new Senior Center. The consultant analyzed/reviewed the following:

- Park City LMC requirements.
- PCMC-provided data and other publicly available supporting documents.
- Existing parking:
 - Analysis of historic utilization data.
 - Analysis of parking entitlements for adjacent developments.

Please reference the [February 27, 2025, Senior Center Feasibility Staff Report](#) for additional detail and exhibits related to parking feasibility scope.

Summary of findings:

- 90th Percentile Parking Occupancy¹:
 - Mawhinney: 20 out of 47 total stalls being utilized currently
 - Library: 65 out of 81 stalls being utilized currently
- Parking utilization for the existing Senior Center:
 - Based on observed occupancy on various peak days
 - Average occupancy of 42 stalls
 - Potential future peak demand of 73 stalls (senior center member growth projections), according to current mode share
- Land Management Code Requirements for proposed construction:

¹ 90th percentile parking occupancy means that 90 percent of the parking occupancy estimates fall below it, while the worst-case 10 percent remain above it. Typical industry practice is to use 85th or 90th percentile parking occupancy to estimate available supply at parking facilities.

- LMC would require 8-10 stalls based on a building size of 7,000 - 10,000 SF (1 space per 1,000 SF of gross floor area), or 20 stalls based on projected maximum occupancy (1 space per 5 seats, with 100 seat maximum occupancy for future Senior Center dining room).
- Mawhinney parking deficit:
 - Assuming 90th percentile occupancy, 27 stalls are available for senior center (this is the total number of Mawhinney stalls not being utilized under current conditions) including the 2 disabled stalls (this would exceed LMC requirements for the proposed new construction).
 - Deficit of 15 stalls, based on current utilization
 - Stalls at 13th Street, North of Library Field currently utilized by seniors ~18

Conclusion: The 47 parking stalls currently on the Mawhinney site, with 20 stalls currently being utilized for Library overflow, already provides 7 more stalls than the proposed Senior Center would need based on the LMC (peak seating of 100 seniors during lunch service=20 stalls). However, based on the parking lot's central location and shared uses – including the Library, Library field park, film series, and City Park – it is reasonable to conclude that adding the Senior Center at the Mawhinney site will increase parking demand during peak times. Actual parking utilization counts collected by the Park City Parking Department indicate that both Mawhinney and the Library parking lots have surplus parking supply 90% of the time. Therefore, the existing Mawhinney parking facilities are likely adequate to continue serving the near term parking demands for existing facilities and a new facility. Staff is prepared to discuss opportunities to increase the parking supply if desired, likely recommending a “campus” style approach, taking into consideration all parking supply in the immediate area of City Park and Library, including Park Ave., Sullivan Rd., Woodside Ave, 13th St, and Norfolk Ave., to parking in the area. This approach could include adding incremental improvements to abutting and adjoining city property - including rights of way, Mawhinney, Library, Norfolk, and 13th Street, etc.

3) ROW requirements or potential issues:

- a. Legal means of access from adjacent ROW on 3 sides - Park Ave, 12 Street, and Sullivan (existing road does not align with platted ROW).
- b. Recommended access point is from 12 Street ROW. There will be some minor roadway and intersection improvements (Park/12th St) required.
- c. Although Engineering recommends against this approach, if access is desired from Park Ave, it should align with the library entrance to form a quasi intersection.

4) Utility requirements or potential issues:

- a. Water: There is sufficient water, but the infrastructure in Park Avenue is aging. There will be some additional challenges with connections.
- b. Sewer: No capacity issues on the main lines. The main lines have liners, so there will be some additional challenges with connections.

- c. Power: Service to the former proposed location on Parcel SA-372-X has been studied and RMP reported no major concerns. The study previously identified that 7-11 convenience store is the closest available connection point for 3-phase power, should the new building require it.
- d. Gas: Not evaluated. The new building is assumed to be fully electric in order to meet building sustainability requirements.

5) Environmental Testing and Geotechnical Investigation:

The goal of this feasibility testing was to evaluate potential environmental or geotechnical concerns associated with development of the site.

Soils Environmental Testing (Exhibit C: AGEC Environmental Sampling Report):

- Environmental testing included review of prior transactional documents and Subsurface environmental soils testing in the vicinity of the Mawhinney Parking Lot on Parcels SA-369-X, SA-370-X, SA-371-X, and SA-372-X.
- The soil was characterized for possible metal and petroleum contaminants in anticipation of possible subsurface parking garage construction.
- The sampling consisted of obtaining soil samples at six (6) locations of varying depths (10-20 feet deep) in the existing park and parking lot. Each boring location was sampled for environmental purposes at depths of approximately 0 to 1, 2, 4, 6, and 8 feet below the pavement or ground surface. If groundwater was encountered during sampling, additional testing would be conducted.

Soils Environmental Testing Findings:

1. Groundwater contamination was found (Diesel and gasoline organics)
 - a. Groundwater was encountered at approximately 9-foot depth.
 - b. Any below grade construction would require extensive dewatering, and the groundwater contamination would require treatment of the water removed prior discharge. The dewatering, treatment, and associated monitoring/testing requirements would add substantial cost to any below grade construction and continued maintenance for any below grade structure.
 - c. The report's findings require that the City to conduct further sampling to determine the extent of the contamination. All sampling activities will be reviewed by the Utah Department of Environmental Quality and comply with their rules. The City's Environmental Regulatory program will oversee this work independent of redevelopment activities.
2. Sampling results show that the property has contaminated soil. Any below grade construction will likely require disposal at a DEQ permitted facility or reincorporation of the material onsite as space permits.

Geotechnical Investigation (Exhibit D: AGEC Geotechnical Investigation Report):

- The scope for the Geotechnical Investigation consisted of the following Subsurface exploration, laboratory testing, and engineering analysis to provide recommendations for design and construction of the proposed building.
- Two borings were drilled to a depth of approximately 30 feet and four borings to a depth of approximately 15 feet.
- The borings were drilled to investigate the subsurface conditions and to obtain samples for laboratory testing.

- This analysis will be required as part of the building design process.

Geotechnical Findings:

1. Subsurface water encountered at depths ranging from 9.5-12.5 feet.
 - a. Any below grade construction would require dewatering from inside the excavation, using sump pumps.
 - b. For the permanent condition (post-construction) it is recommended that a subsurface drain be provided around the below-grade portion of the proposed building – including a perforated pipe installed in a gravel-filled trench around the perimeter of the subgrade floor, and 12 inches of free-draining gravel below the floor slabs.
2. Proposed building may be supported on spread footings bearing on the undisturbed natural clayey gravel or structural fill that extends down to the undisturbed natural clayey gravel.
 - a. Unsuitable fill should be removed from below the area of the proposed building – approximately 3.5-8 foot depth.
 - b. Any below grade construction would require shoring for the foundation excavation – anticipated this shoring would consist of soil nails with a shotcrete face, or soldier piles with lagging and tie-back anchors.

6) Construction cost estimate (with escalator):

Preliminary construction estimates were put together using the cost per square foot of the nearby City Park Community Center. At a Schematic Design basis (preliminary):

- a. Assuming 9,999 SF Gross Floor Area Building (1st and 2nd level, including deck/patio space)
 - i. Building design = \$705,000
 - ii. Commissioning agent = \$148,000
 - iii. Building construction (no structured parking) = \$8,750,000
 - iv. Contingency = \$875,000 (10% of construction estimate)
- b. **Total Construction + Design Estimate = \$10,478,000**
 - i. Surface parking additions within the vacant parcel as part of a proposed building site plan and rehabilitation of existing Mawhinney parking lot post-construction is included in the above Construction Estimate
- c. Below grade structured parking = \$85,000-\$100,000 per stall ADD
- d. Above grade structured parking = \$50,000-\$60,000 per parking stall ADD
- e. Surface parking (asphalt) = \$2,000-\$4,000 per parking stall
- f. Add 10% escalation factor per year, beginning in 2026

7) Development timeline:

Based upon the recent planning timeline of the PC Community Center, we estimate:

- a. A 2 month procurement of designer/architectural professional services;
- b. An 8-10 month design schedule (depending on weather for survey/soil sampling, and land use approval); and

- c. An 12-24 month construction schedule (depending on complexity of building). Additional construction time would be required if above or below grade parking structure is required.

Council Direction

Pursuant to the June 1st deadline to determine a path forward, we seek Council input on the following:

- Does the Council seek to develop a new Senior Center at the Mawhinney Lot?
- What is the desired size and footprint of a new Senior Center at the Mawhinney Lot?
- Parking:
 - Does that Council want to move forward with the current parking available at the Mawhinney lot, which meets LMC requirements for proposed construction, for a new Senior Center constructed on the adjacent vacant lot (Parcel SA-372-X)?;
 - Does the Council want to consider structured (above-ground) parking as part of the development project?; and/or
 - Does the Council want to consider additional areas adjacent to and nearby to the Mahinney Lot to supplement the overall supply of area public parking? This would entail creating a “campus approach” to provide more supply for the Library, new Senior Center, and adjacent parks and recreation.
 - Examples might include minor improvements to existing stalls at 13th Street, north of Library Field (such as striping to optimize capacity), and ROW analysis on all surrounding streets as well as the Library property (excluding the conservation easement) to identify potential for additional surface parking stalls.

As part of relocating the Senior Center, the City and the Seniors will be required to work together on any future commitments at a new location.

If the June 1st deadline is desired, we recommend the following project criteria and path:

- **Not to Exceed Square Footage of 9,999 SF**, including a semi-private outdoor patio/area (if desired), due to the estimated cost per square foot and budgetary restraints, to remain under MPD and ensure efficient planning processing.
- **Utilize Existing Parking** and build the Senior Center within the LMC guidelines on Mawhinney lot of 1 space per 5 seats. For example, peak attendance as provided by the Seniors of 100 people at lunches would require 20 stalls. The City would ensure an additional 5 ADA stalls are provided for Senior Center use as a supportive gesture. The 20 “Senior Center” stalls can be shared and actively managed to support Park and Library MPD (stays intact with overflow rights). If the Library or the Senior Center demonstrate a need for more parking, the City can then consider a campus-based approach when and if necessary.
- **Soils and Budget.** The Senior Center building and all improvements should be slab on grade, i.e. no below grade construction due to contaminated groundwater, shallow water table (groundwater at 9 foot depth), and excavation shoring requirements on the site.

Exhibits

Exhibit A: Notice of Planning Commission Action, Park City Library and Education Center MPD

Exhibit B: Fehr & Peers Mawhinney Parking Study

Exhibit C: AGECE Environmental Sampling Report

Exhibit D: AGECE Geotechnical Investigation Report



12 December 2013

Matt Twombly
Park City Municipal Corporation
PO Box 1480
Park City, UT 84060

NOTICE OF PLANNING COMMISSION ACTION

<u>Application #</u>	PL-13-02085
<u>Subject</u>	Park City Library and Education Center MPD
<u>Address</u>	1255 Park Avenue
<u>Description</u>	Master Planned Development (MPD) Amendments
<u>Action Taken</u>	Approved
<u>Date of Action</u>	December 11, 2013

On December 11, 2013 the Planning Commission called a meeting to order, a quorum was established, a public meeting was held, and the Planning Commission found the approved MPD amendments to the Park City Library and Education Center (Carl Winter's School):

Finding of Fact

1. The application for the MPD was received on October 3, 2013. The application was deemed complete on October 22, 2013.
2. The Carl Winters building is a historic building designated as a "Landmark" on the Historic Sites Inventory (HSI).
3. The Park City Library and Education Center (Carl Winter's School Building) is located at 1255 Park Avenue. The property consists of the north half of Lot 5, all of Lots 6 through 12, the south half of Lot 13 and all of Lots 23 through 44 of Block 6 of the Snyders Addition as well as Lots 1 through 44 of Block 7 and the vacated Woodside Avenue. Upon recordation of the plat application submitted on June 14, 2013, the property will be known as the Carl Winters School Subdivision and is 3.56 acres in size.
4. City Council will consider vacation of the portion of Woodside contained on the Library property. Such vacation is required for the Plat Amendment.
5. The Planning Commission will hear the plat amendment for 1255 Park Avenue Carl Winters Subdivision on December 11, 2013 and forward a recommendation to City Council for their review and approval.
6. There is a Master Planned Development from 1992 for the property; however, the changes purposed to the concept and density justify review of the entire master

plan and development agreement by the Planning Commission. The library footprint will be expanded by approximately 2,400 square feet. A new terrace will also be created on the north elevation of the structure, adjacent to the park. In addition to these community gathering spaces, the library will temporarily house the Park City Senior Center.

7. The Park City Library contains approximately 48,721 square feet and was originally approved through two (2) MPDs in 1990 and 1992, as well as a Conditional Use Permit in 1992 to permit a Public and Quasi-Public Institution, the library.
8. Access is from Park Avenue, with a secondary entrance along 12th Street.
9. The proposed facility open space is 70% and includes a landscaped entry sequence from the Park Avenue bus stop to the Library entrance.
10. The total proposed building footprint is 19,519 square feet and gross square footage is 52,151.
11. The property is in the Recreation Commercial (RC) and Recreation Open Space (ROS) Districts—the structure is located in the RC District, whereas the open space to the north of the structure is in the ROS District.
12. This property is subject to the Carl Winters School Subdivision plat and any conditions of approval of that plat.
13. The existing Park City Library and Education Center contains 92 parking spaces.
14. The proposed parking is being reduced to 86 parking spaces.
15. Setbacks within the Recreation Commercial (RC) District are fifteen feet (15') in the front, fifteen feet (15') in the rear, and ten feet (10') on the sides. The MPD requires twenty-five (25') foot setbacks from all sides. The applicants have requested a setback reduction to ten feet (10') along the rear (west) yard.
16. A 315 SF interior Café is proposed. A Café is a Conditional Use in the RC District and is a support Use to the primary Development or Use, subject to provisions of LMC Chapter 15-6, Master Planned Development. Hours of the café will be limited to the hours in which the building is open.
17. The *Analysis* section of this staff report is incorporated herein.
18. This project is subject to a Historic District Design Review.
19. The Planning Commission reviewed the Park City Library and Education Center MPD as a Pre-MPD during Regular Session on September 25, 2013.
20. The Planning Commission also reviewed the MPD as a work session on September 25, 2013 and held a public hearing on November 20, 2013.

Conclusions of Law:

1. The MPD, as conditioned, complies with all the requirements of the Land Management Code.
2. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 of this Code.
3. The MPD, as conditioned, is consistent with the Park City General Plan.

4. The MPD, as conditioned, provides the highest value of open space, as determined by the Planning Commission.
5. The MPD, as conditioned, strengthens and enhances the resort character of Park City.
6. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible.
7. The MPD, as conditioned, is Compatible in Use, scale and mass with adjacent Properties, and promotes neighborhood Compatibility.
8. The MPD provides amenities to the community so that there is no net loss of community amenities.
9. The MPD is not subject to the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and lease visually obtrusive portions of the Site.
10. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections by the location on a proposed bus route. Bicycle parking racks will be provided.
11. The MPD has been noticed and public hearing held in accordance with this Code.

Conditions of Approval:

1. All standard conditions of approval apply to this MPD and CUP.
2. All applicable conditions of approval of the Carl Winters School Subdivision shall apply to this MPD.
3. The Carl Winters School will be restored according to the Secretary of the Interior's Standards for Rehabilitation and the structure will be listed on the National Register of Historic Places. A Historic District Design Review and approval will be required prior to building permit submittal.
4. A final water efficient landscape and irrigation plan that indicates snow storage areas and native drought tolerant plant materials appropriate to this area, is required prior to building permit issuance.
5. All exterior lights must conform to the City lighting ordinance and included in the Historic District Design Review. Parking lot and security lighting shall be minimal and approved by Planning Staff prior to issuance of a certificate of occupancy.
6. All exterior signs require a separate sign permit. Application for a sign permit shall be made to the Planning Department prior to installation of any temporary or permanent signs.
7. The Site plan shall include adequate Areas for trash dumpsters and recycling containers, including an adequate circulation area for pick-up vehicles. Recycling facilities will accommodate materials generated by the tenants, users, operators, or owners of the project and shall include, but are not limited to glass, plastic, paper, cans, cardboard, or other household or commercially generated recyclable and scrap materials. These facilities shall be enclosed and shall be included on the site and landscape plans for the Project.

8. Pedestrian Access shall be provided to the refuse/recycling facilities from within the MPD for the convenience of residents and guests. Written approval of the proposed locations shall be obtained by the City Building and Planning Department.
9. Exterior building materials and colors and final design details must be in substantial compliance with the elevations, color and material details exhibits and photos reviewed by the Planning Commission on December 11, 2013, and shall be approved by staff at Historic District Design Review (HDDR) application. Materials shall not be reflective and colors shall be warm, earth tones that blend with the natural colors of the area.
10. The final building plans, parking lot details and landscaping, and construction details for the project shall meet substantial compliance with the drawings reviewed by the Planning Commission on December 11, 2013. The Historic District Design Review (HDDR) application will also be reflective of the drawings reviewed by this Planning Commission on December 11, 2013.
11. The City Engineer prior to Building Permit issuance must approve utility, storm water systems and grading plans, including all public improvements.
12. Staff must approve the Construction Mitigation Plan to issuance of any building permits and shall include appropriate contact information as required. Signs posted on site will indicate emergency contacts.
13. Lay down and staging will be restricted to existing parking lots and disturbed construction area. Applicant will minimize placement adjacent to housing units as much as possible.
14. The applicant will notify all affected property owners within 300 feet prior to construction commencing of conditioned work hours, contact information and general project description.
15. A limit of disturbance area will be identified during the building permit review.
16. The applicant shall submit a total employee count at time of building permit. Prior to Certificate of Occupancy the applicant shall provide verification that the employee count has not increased. Should there be an increase in the total employee count the applicant shall be subject to the terms and conditions of Housing Resolution 20-07; Section E Redevelopment.
17. An internal parking review will occur one year after Certificate of Occupancy (or the facility is fully operational) to analyze parking load and demand. The number of parking spaces will not be reduced less than 86 spaces.
18. The Mawhinney Parking Lot shall be used as overflow parking. At no time in the future shall this parking area be converted to affordable housing use or any other use without modifying this MPD.
19. The Café Conditional Use shall only operate in conjunction with hours the building is open, Film Series operation, or as approved under a Master Festival License or Special Event.

20. The proposed outdoor dining shall not extend beyond the 1,891 square foot terrace. Additionally, any proposed outdoor furniture will be reviewed and approved by the Planning Department prior to purchase and installation.
21. The hours the rooftop deck will be utilized will be in conjunction with the hours the building is open, and no later than 10pm.
22. An internal review will occur one (1) year after Certificate of Occupancy (or the facility is fully operational) to analyze trash generation and demand. If necessary, trash pick-up will be increased at that time.

Exhibits:

Exhibit A- Planning Commission Regular Session minutes, 11.20.13 (Minutes included in this packet.)

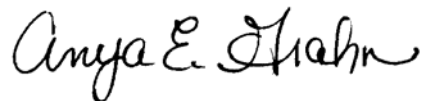
Exhibit B- Site Plan and Proposed Addition

Exhibit C- InterPlan Parking Study

Exhibit D- Carl Winters Area Parking

If you have questions regarding your project or the action taken please don't hesitate to contact me at 435-615-5067 or anya.grahn@parkcity.org.

Sincerely,

A handwritten signature in black ink that reads "Anya E. Grahn". The script is cursive and fluid, with the first name "Anya" and last name "Grahn" clearly legible.

Anya Grahn
Historic Preservation Planner

Memorandum

Date: Monday, April 21, 2025
To: Chris Eggleton and Matthew Lee, Park City
From: Michael Adamson and Preston Stinger, Fehr & Peers
Subject: **Park City Senior Center Relocation, Parking Demand Study**

UT25-2530

The purpose of this memorandum is to assess parking demand and supply available for the Park City Senior Center (Senior Center) based on historic parking trends and presumed growth in Senior Center membership. As part of this, Fehr & Peers reviewed available parking supply and occupancy information for the Park City Library Lot, Mawhinney Lot, and Park City Senior Center Lot.

Project Background

The Senior Center currently consists of approximately 3,200 square feet of space for senior group activities. This includes a dining room that can seat up to 56 people (eight tables with seven individuals each), served by 4 staff members. However, the City is proposing relocating the Senior Center to the property directly northwest of the Mawhinney Lot and expanding the Center to up to 10,000 square feet, including a dining room with a 100-seat capacity. As part of this relocation, the Senior Center parking would primarily be served by the Mawhinney Lot, in addition to 3-5 on-street stalls that would be added along Sullivan Road. The Mawhinney Lot also serves as an overflow for the Park City Library (Library), necessitating a study to determine the magnitude of parking impact expected by the expanded Senior Center.



Library Parking

As previously noted, the peak parking period for the Senior Center is assumed to be during the “lunch hour” (assumed to be somewhere between 11 AM – 2 PM). Park City staff collect parking occupancy data at the Library and Mawhinney Lots regularly, with over 5 years of data available. Fehr & Peers analyzed the most recent two years of complete parking data (2023-2024) to calculate the average and 90th percentile¹ parking occupancy at these two lots during the “lunch hour” period. **Table 1** summarizes this parking occupancy, including identifying the surplus parking typically available at both lots during this period. As is typical industry practice, the worst-case parking condition is not used to estimate available parking supply. Instead, this surplus was calculated against the 90th percentile occupancy

Table 1: Parking Supply and Occupancy, Library Lots (11 AM – 2 PM)

Location	Supply	Average Occupancy	90 th Percentile Occupancy	90 th Percentile Surplus
Library Lot	81	43 (53%)	65 (80%)	16
Mawhinney Lot	45	11 (25%)	20 (43%)	25

Source: Fehr & Peers, 2025.

Implications of Library Supply

Although the Library Lot does show potential surplus supply, feedback from City staff and Library patrons indicate that the lot is frequently perceived as full, and should not be considered as potential parking for the Senior Center. As such, the total surplus parking currently available for Senior Center use during the peak “lunch hour” is approximately 25 stalls at minimum, all in the Mawhinney Lot. In discussions with City staff, during the “lunch hour” the Mawhinney Lot is typically used by Library patrons and Library staff.

¹ 90th percentile parking occupancy means that 90 percent of the parking occupancy estimates fall below it, while the worst-case 10 percent remain above it. Typical industry practice is to use 85th or 90th percentile parking occupancy to estimate available supply at parking facilities.



Senior Center Parking

Existing Parking Demand

Consistent with data provided by the Park City Senior Group Leadership, the peak activity for the Senior Center is the lunches that are held every Monday, Tuesday and Thursday. For the first quarter of 2025, these lunches have seen an average attendance of 42 attendees per lunch; however, the Group Leadership considers the peak parking condition to be approximately 56 attendees, or at-capacity for the dining room, which has been observed a couple of times during the first quarter of 2025. This equates to a peak of 60 people travelling to and from the Senior Center during these lunches (including the 4 staff members).

Table 2 summarizes the typical mode share of Senior Center visitors, including staff. Based on this table, 60% of visitors drive alone, while 20% carpool and the rest take non-vehicle modes. Assuming an average vehicle occupancy of two persons per carpooling vehicle, this results in a **peak parking demand of approximately 42 stalls, or 0.7 stalls per Senior Center visitor**, including staff. The existing parking for the Senior Center only has 17 stalls; **Table 3** summarizes where the remainder of visitors park during these peak lunch parking conditions.

Table 2: Mode Share of Senior Center Visitors

Mode	People	Share
Walking/Biking	3	5%
Public Transportation	9	15%
Carpooling	12	20%
Single-Occupant Vehicle	36	60%
Total	60	-

Source: Fehr & Peers, 2025.

Table 3: Senior Center Existing Parking Supply and Demand, Surrounding Facilities

Location	Demand Related to Senior Center (Stalls)
Senior Center Parking Lot	17
Woodside Avenue Street Parking	5
Park City Library Dog Park Lot	10
Park City Library Lot	5
City Park Lot	5
Total	42

Source: Fehr & Peers, 2025.



Potential Future Parking Demand

As previously noted, the observed parking demand rate for the Senior Center is approximately 0.7 stalls per visitor. The planned relocated Senior Center will have a dining room capacity of 100 patrons, with 4 additional staff for a total of 104 visitors during a peak event. **This equates to a future peak parking demand of approximately 73 stalls**, assuming senior center growth and demand is as aggressive as projected by Senior Group Leadership.

Parking Supply Needs – Relocated Senior Center

At a minimum, the surplus parking supply at the Mawhinney Lot available for Senior Center use would be 25 stalls. This is in addition to 15 stalls at the City Park and Dog Park currently taken up by Senior Center users as well as 3-5 on-street stalls planned as part of construction of the relocated Senior Center. This represents a minimum total of 28-30 stalls available on-site for the Senior Center, in addition to a minimum of 15 stalls within easy walking distance (3-5 minutes), for a total minimum supply available of 43-45 stalls.

As shown previously in **Table 3**, there are other facilities nearby that Senior Center visitors typically use. To provide a conservative view of supply available, only the City Park and Dog Park have been considered.

Existing Demand Versus Supply

As previously stated, the existing peak parking demand for the Senior Center was determined to be approximately 42 stalls. Considering the facilities planned to serve the relocated Senior Center have a total minimum supply available of 43-45 stalls, **it is anticipated that these facilities will adequately serve the currently observed Senior Center parking demand.**

Future Demand Versus Supply

The future peak parking demand for the Senior Center based on Senior Group Leadership assumptions would be approximately 73 stalls. Should active membership and lunch attendance reach the levels projected by the Senior Group Leadership, **it is anticipated that existing facilities will not be adequate to serve future Senior Center parking demand.**



Recommendations

Consistent with 90th percentile parking demand and surplus supply observed at the Library and Mawhinney Lots, in addition to the observed parking distribution and trends for Senior Center patrons, it is anticipated that existing facilities will adequately serve the currently observed parking demand of the Senior Center after relocation and expansion. However, depending on the pace and timeline of growth of Senior Center membership, it is anticipated that future demand may eventually exceed available supply at the Mawhinney and surrounding lots. To mitigate this, the following strategies are recommended:

- The peak parking event for the Senior Center occurs during the lunch hour; scheduling should be coordinated between the Senior Center and the Library to ensure that peak Senior Center events do not overlap with Library events so as to maximize possible surplus parking.
- Parking conditions should continue to be observed after construction of the relocated Senior Center. Should parking consistently exceed available supply at the Mawhinney Lot and surrounding lots, the City should coordinate with the Senior Center, Summit County and other stakeholders to expand the Mawhinney Lot to a structured lot that meets the projected future parking demand.



April 14, 2025

Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060

Attention: Ryan Blair

Subject: Limited Environmental Sampling Report
Mawhinney Parking Lot and Slack Line Park
1200 to 1260 Park Avenue
Park City, UT
AGEC Project No. 1250053

Mr. Blair:

Applied Geotechnical Engineering Consultants, Inc., (AGEC) was requested to perform a limited subsurface sampling investigation in the vicinity of the Mawhinney Parking Lot and Slack Line Park located at 1200 to 1260 Park Avenue in Park City, Utah. The Summit County Recorder indicates the subject parcel numbers are SA-369-X, SA-370-X, SA-371-X and SA-372-X. We understand the Park City Municipal Corporation would like the soils and groundwater at the parking lot and park characterized for possible metal and petroleum contaminants as a structure with at least one level of subsurface parking is being considered to be constructed on site. The parking lot and park were built in the early 2000s when the adjacent skate park to the east was constructed.

The subject properties are within the Park City Soil Ordinance Boundary as per Park City Municipal Code 11-15-1. The surface and subsurface soils within the boundary may have been impacted by nearby mining activities along Silver Creek resulting in elevated concentrations of heavy metals (lead and arsenic) in the soil. There have been at least two historical gas station/auto repair facilities on the property.

HISTORICAL INFORMATION

Based on historical Sanborn fire insurance maps, aerial photographs from 1938 to 2024 (figures in appendix), newspapers and other historical documents, it appears the subject property was mostly vacant in 1907. The 1907 Sanborn map depicts a one to two-story wood-framed barn on the southeastern corner at 1202½ Park Avenue. A "beer storage" building was on the northeastern end of the property at 1257 Park Avenue. Eastern Avenue was adjacent to the east along with Denver and Rio Grande railroad tracks and a spur extending to the storage building.

The 1940 Sanborn map indicates the storage building has been enlarged to the west and is occupied by Mutual Coal Company at about 1246 Park Avenue. An office and dwelling are on the western end of the building. A coal pile is labeled adjacent to the south of the building. An auto repair building had been built at 1236 Park Avenue and a wood-framed gas and oil building at 1230 Park Avenue has been crossed out and labeled as "burned." The location, number, removal status and size of underground storage tanks (USTs) for this facility are unknown, if any. Another gas and oil business was at 1206 Park Avenue on the southwestern end of the

property. The barn on the southeastern end had been removed by 1940. Park Record newspapers indicate that Mutual Coal Company was on Park Avenue from at least 1926 and went out of business in 1938.

Aerial photographs from 1938, 1952, 1962 and 1967 indicate the eastern storage end of the northern building was removed between 1938 and 1952. A house was built at 1260 Park Avenue in the mid 1960s and the remaining rear storage buildings were removed by the 1980s.

Historical records indicating the occupants of the building at 1236 (later numbered as 1240 Park Avenue) prior to 1971 have not been found during our initial research. Newspaper advertising indicated the building was occupied by Miner's Find ski shop in 1971. The building was occupied by Woodhaus sporting goods by 1977, Snug ski shop by 1984, United Realty real estate office by 1990, Century 21 real estate by 1992 and an insurance business by 1995. PCMC bought the vacant building in 1998.

The building at 1206 (later 1220 Park Avenue) was enlarged by 1952 and again in the mid 1960s. The Summit Service Station was at this location by 1921. The building was occupied by Bill Mawhinney Motor Company from at least the 1950s to about 1994 when Mike Hale Chevrolet occupied the building.

The house, office and car dealership buildings were removed in the late 1990s/early 2000s when the existing parking lot and park were built.

Four USTs were removed from the vicinity of Mawhinney Motors in 1993. The gas tanks had reportedly not been used since about 1970 when the gas station part of the business closed. Three 2,000-gallon and one 1,000-gallon USTs were removed from the western and northern sides of the building in September 1993. Soil samples obtained during the closure activities approximately 9 feet below the ground surface did not contain petroleum compounds above the laboratory method detection limits. Groundwater was not encountered during the UST removal activities.

SAMPLING INVESTIGATION

To help characterize the soils on the property, AGECEC conducted a limited sampling investigation in conjunction with a geotechnical investigation on March 12 and 13, 2025. The sampling investigation consisted of obtaining soil samples at varying depths from five relatively evenly spaced augered boring locations (B-1 to B-5) in the parking lot and one hand-excavated boring location (B-6) in the southeastern portion of Slack Line Park (Figure 1). Each augered boring location was sampled at depths of 0 to 1-foot, 2-feet, and 4-feet below the pavement with the use of hollow-stem auger equipment powered by a truck-mounted drill rig driving a 2-foot-long split spoon sampler. Additional soil samples were obtained from Borings B-1, B-3, B-4, and B-5 at varying depths. Soil samples were obtained from hand boring B-6 at depths of approximately 0 to 1-foot and 2-feet below the surrounding ground surface with hand sampling equipment. The soil in the borings consists of up to approximately 8 feet of fill overlying natural clayey gravel with sand to the maximum depth investigated, approximately 30 feet. Fill was encountered in hand boring B-6 to the maximum depth investigated, approximately 2 feet. The soils encountered were visually classified in accordance with the Unified Soil Classification System. Logs of the subsurface soils encountered are presented on Figure 2 with legend and notes on Figure 3. Groundwater was encountered in all five of the auger-drilled borings advanced at the subject property. Groundwater was not encountered in hand boring B-6. Slotted PVC pipe was installed in Borings B-1 to B-5 to facilitate future measurement and sampling of the groundwater. The depths to groundwater, when measured 15 days after drilling, ranged from approximately 10 to 12 feet below grade with a gradient to the north. Odors indicating potential petroleum contamination were observed in the soil and groundwater in

Boring B-2. This sampling event was not intended to delineate the extent of contamination, if present, in the soil and/or groundwater, but to help determine if additional investigation or remedial actions may be necessary.

After the planned analytical soil samples were obtained, select samples from each boring were field screened with the use of a RAE Minirae PID to help identify soils that may have been impacted by hydrocarbons/petroleum products/volatile organic compounds from releases of petroleum products from the historical gas stations and car dealerships or surface spills/leaks from parked cars. The PID was calibrated with 100 ppm isobutylene prior to the sampling investigation. The soil was field screened by placing soil obtained from varying depths in new resealable plastic bags and inserting the PID probe into the bag. After allowing the bag to warm for several minutes, the PID readings were recorded. An elevated PID reading was measured in Boring B-2 at depths of approximately 4 feet and 14 feet and evidence of petroleum hydrocarbon odors were detected in the soil and groundwater in B-2.

Disposable sampling equipment (nitrile gloves and Terra Core sampling tools) were used to help reduce the amount of equipment that needed to be decontaminated between sample locations. The subsurface sampling equipment (augers, sampler and drill rods) and hand excavation equipment (shovel and scoop) were decontaminated prior to arrival and between each borehole and hand excavation with brushes and a non-phosphate detergent (Alconox) and rinsed with tap water. As the borings were drilled with a hollow-stem auger drill, drill cuttings were produced during the sampling. The drill cuttings were used to backfill their respective borings. The borings were backfilled above the drill cuttings with bentonite chips and the asphalt pavement was patched with cold patch upon completion of the sampling. The hand excavation was refilled with excavated material upon completion of the sampling.

The soil samples were obtained in general accordance with the sampling protocol as set by Utah State and the Environmental Protection Agency. A 2-ounce and 4-ounce jar of soil were obtained for each analytical sample for total lead and arsenic analysis using test method SW-846 6010 and total solids determination. Soil samples with elevated PID readings and/or evidence of petroleum hydrocarbon odors were analyzed in addition to lead and arsenic for TPH-DRO using test method 8015, TPH-GRO using test method 8260, oil and grease using test method 1664, and VOCs using test method 8260. The analytical laboratory inadvertently tested the soil samples for VOCs after the maximum holding time of 14 days had expired.

Groundwater was obtained from Borings B-2 and B-4 with the use a peristaltic pump and new dedicated polyethylene tubing. The groundwater was tested for TPH-DRO using test method 8015, TPH-GRO using test method 8260 and oil and grease using test method 1664. The groundwater samples were transferred directly to 40 ml glass vials and 1-liter glass bottles equipped with Teflon septa, preserved with 2 percent hydrochloric acid and bottles as provided by the analytical laboratory. The analytical laboratory inadvertently did not test the original groundwater soil samples for VOCs. AGECE obtained additional groundwater samples from Borings B-2 and B-4 on March 28, 2025 using a peristaltic pump and dedicated polyethylene tubing.

The samples were labeled with the location, depth, date and time, immediately stored in a cooler with ice to maintain an appropriate temperature of approximately 4°C and transported with chain of custody forms to a Utah-certified analytical laboratory. The soil samples were submitted to Pace Analytical National Center for Testing and Innovation (Pace), a Utah certified analytical laboratory, for analysis. Chain of Custody forms supplied by the laboratory were used. The laboratory tests were performed with a standard 10 to 14 day turn around time with quality control level 2 reporting.

The soil analytical test results were compared to the PCMC Soil Ordinance of 200 mg/kg lead, Utah Department of Environmental Response and Remediation (DERR) Risk Based Corrective Action (RBCA) Tier 1 screening levels and Initial Screening Levels (ISL) and/or residential and commercial November 2024 EPA Regional Screening Levels (SL) for Chemical Contaminants at Superfund Sites. SLs are not necessarily cleanup standards. The SL's role in site "screening" is to help identify areas, contaminants, and conditions that may require further attention at a particular site.

Upon completion of the total lead and arsenic testing, two samples with the highest total lead concentrations at B-3 at 4 feet and B-4 at 4 feet were tested with a Toxicity Characteristic Leaching Procedure (TCLP) test. Soils that fail the TCLP test (greater than 5 mg/L lead or arsenic) may need to be managed as a hazardous waste and disposed at a Utah Department of Environmental Quality permitted facility if they are removed from the property. Removed soils that do not fail the TCLP test may be disposed at a municipal landfill, so long as the owner obtains a "Disposal Acceptance Letter" from the landfill. These soils may be classified as "Bevill Waste" because they are byproducts of the hard rock mining process.

ANALYTICAL RESULTS

During the sampling event, three soil samples were submitted to Pace Analytical for laboratory analyses of VOCs, Oil and Grease, TPH-DRO, TPH-GRO, and VOCs. The laboratory failed to test the submitted soil samples for VOCs within the required holding time (14-days). The laboratory subsequently tested the soil samples after being notified. The test results indicate that the soil samples from 4-feet and 14-feet in Boring B-2 and from 6-feet in Boring B-4 contain concentrations of Oil and Grease, TPH-DRO and TPH-GRO below the Utah ISL of 1,000 mg/kg, 500 mg/kg and 150 mg/kg, respectively. There is no EPA residential or commercial soil screening limit for these constituents. No concentrations of VOCs, TPH or Oil and Grease were detected above their respective Utah ISLs.

During the initial sampling event, two groundwater samples were submitted to Pace Analytical for laboratory analyses of VOCs, Oil and Grease, TPH-DRO, and TPH-GRO. The laboratory failed to test the submitted groundwater samples for VOCs within the required holding time (14-days). AGECC returned to the site on March 28, 2025 to obtain additional groundwater samples from Borings B-2 and B-4. The water samples were obtained using dedicated polyethylene tubing and a peristaltic pump. The test results indicate that the groundwater samples from Borings B-2 and Boring B-4 contain concentrations of Oil and Grease below the Utah ISL of 10 mg/L. The concentrations of TPH-DRO in both borings was above the Utah ISL of 1 mg/L, but below the Utah RBCA Tier 1 screening level of 10 mg/L. The concentrations of TPH-GRO in Boring B-2 was above the Utah ISL of 1 mg/L, but below Utah RBCA Tier 1 screening level of 10 mg/L. There are no EPA residential or commercial soil screening limit for these constituents.

On January 17, 2024, the United States Environmental Protection Agency (EPA) announced immediate lowering of the residential soil screening level from 400 parts per million (ppm) or mg/kg to 200 ppm or mg/kg at properties unless multiple sources of lead exposure (e.g., lead water service lines, lead-based paint, non-attainment areas where the air lead concentrations exceed National Ambient Air Quality Standards [NAAQS]).

Lead and Arsenic Laboratory Results

Lead was detected above the laboratory method detection limits in all 23 samples as indicated in the table below. Arsenic was detected above laboratory detection limits in all but two of the 23 samples submitted, as indicated in the table below. The lead content in Borings B-1 at 6 feet, B-2 at 2 feet, B-3 at 0 to 1-foot, 2 feet and 4 feet, B-4 at 4 feet and 6 feet, B-5 at 4 feet and B-6 at 2 feet were above the PCMC soil ordinance for lead of 200 mg/kg at 275, 1250, 595, 2210, 2710, 2670, 1000, 403 and 761 mg/kg, respectively. No other samples

exceeded the soil ordinance for lead as indicated on the following table. Arsenic concentrations ranged from less than 2.16 mg/kg to 66.7 mg/kg.

Location	Depth (Feet)	Lead mg/kg	Arsenic mg/kg
B-1	0-1	15.9	<2.16
B-1	2	51.1	8.12
B-1	4	145	7.08
B-1	6	275	28.9
B-1	8	117	22.1
B-2	0-1	89.4	18.4
B-2	2	1250	66.7
B-2	4	197	14.8
B-3	0-1	595	33.2
B-3	2	2210	50.8
B-3	4	2710	50.7
B-3	9	125	15.9
B-4	0-1	8.87	<2.18
B-4	2	18.4	2.5
B-4	4	2670	121
B-4	6	1000	60.2
B-4	8	82	8.05
B-5	0-1	10.7	4.22
B-5	2	15.2	3.07
B-5	4	403	24.9
B-5	9	78.6	23.7
B-6	0-1	28.4	3.36
B-6	2	761	25.1

The soil samples from B-3 at 4 feet and B-4 at 4 feet were subsequently analyzed with a TCLP test for lead. TCLP arsenic concentrations were not tested. The leachable amounts of lead were 8.62 and 3.03 milligrams per liter (mg/L), respectively. The hazardous waste classification standard is 5.0 mg/L. The TCLP test results indicate the material from Boring B-3 would be classified as hazardous waste if the Bevill exclusion for mining wastes is not applied. The 1980 amendment to the Resource Conservation and Recovery Act (RCRA) excludes from hazardous waste regulation wastes from extraction, beneficiation, and processing (smelting and refining) of ores and minerals. The Utah DERR Division of Waste Management and Radiation Control should be contacted for further guidance if onsite material is planned for export from the subject property. The analytical test reports are included in Appendix A.

Quality Control Report

The analytical report indicated that there were several qualifiers for the soil samples. Qualifier J3 indicated that the associated batch QC was outside the established quality control range for precision. Qualifier J5 indicated that the sample matrix interfered with the ability to make any accurate determination; spike value is high. Qualifier C3 indicates the reported concentration is an estimate. The continuing calibration standard associated

with this data responded low. Method sensitivity check is acceptable. Qualifier T8 indicates the samples received past/too close to the holding time expiration.

These qualifiers do not impact the overall conclusion of the report that there is some groundwater contamination for TPH-DRO and TPH-GRO on site above the Utah ISL. The soil samples were inadvertently tested for VOCs after the holding time of 14-days had expired. None of the soil samples tested had concentrations of contaminants above the Utah ISL.

Soil lead concentrations exceeded the PCMC Soil Ordinance of 200 mg/kg in 9 of the 23 samples. The data validation conducted on the laboratory analytical data for the 23 soil samples are considered acceptable for use in meeting the project objectives.

CONCLUSIONS AND RECOMMENDATIONS

Based on conditions observed during our site visits, results of analytical laboratory testing, Utah ISL and Tier I Screening Levels, November 2024 EPA Screening Levels and our experience in the area, the following conclusions and recommendations are given:

1. TPH-DRO groundwater contamination was detected above the Utah ISL in the samples obtained from Borings B-2 and B-4, during this investigation. TPH-GRO groundwater contamination was detected above the Utah ISL in the sample obtained from Boring B-2 during this investigation. None of the groundwater samples contained concentrations of VOCs, TPH-DRO or TPH-GRO above Utah RBCA Tier 1 screening levels.
2. None of the soil samples contained concentrations of contaminants above Utah ISL or Tier I screening levels.
3. Tier 1 screening levels are applicable only when no buildings, property boundaries or utility lines are located within 30 feet of the highest measured concentration of any contaminant that is greater than the initial screening levels but less than or equal to the Tier 1 screening level, and no water wells or surface water are within 500 feet of the highest measured concentration of any contaminant that is greater than the initial screening level but less than or equal to the Tier 1 screening levels.

As the subject property boundary is located within 30 feet and there is surface water within 500 feet of the highest concentration for TPH-DRO in groundwater that exceeds ISL but is less than the Tier 1 screening levels, the Utah ISLs are likely applicable to the site.

4. The TPH-DRO and TPH-GRO groundwater contamination may be from the former USTs previously located at the property, or from another source. AGEC could perform additional investigation to help determine the extent and degree of contamination. The Utah DERR LUST division should be notified of the release as the LUST file may need to be reopened.
5. More than half the soil samples had concentrations of lead that exceeded the PCMC Soil Ordinance of 200 mg/kg. The lead concentration in the sample obtained from Borings B-3 at 4 feet indicates the material could be classified as a hazardous waste. The soil sample from these locations did not appear to be visually different from the other sample locations and it was not visually evident what the extent or source of the impacted soil might be.

6. Further sampling could be performed to help delineate the extent of the lead contamination in the soil and TPH-DRO and TPH-GRO contamination in the soil and groundwater.

LIMITATIONS

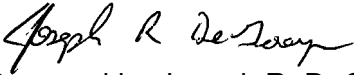
This environmental sampling report has been prepared in accordance with generally accepted environmental practices in this area for the use of the client. The conclusions of the report are based on the information obtained from the soil samples obtained at the locations indicated in the report and the data obtained from laboratory testing.

Applied Geotechnical Engineering Consultants, Inc. does not represent that the air, soil and groundwater on the property contains no hazardous materials or other latent conditions beyond the compounds and locations tested.

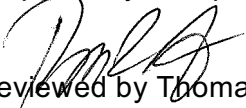
If you have any questions, or if we can be of further service, please call.

Sincerely,

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Prepared by Joseph R. DeGooyer



Reviewed by Thomas A. Atkinson

FIGURES



From NearMap Aerial Photograph
August 19, 2024



Approximate Scale
1 inch = 100 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



Sampling Locations

Figure 1

APPENDIX A
ANALYTICAL RESULTS TABLES

Table 1 - Soil Analytical Results
Mawhinney Parking Lot and Slack Line Park, 1200 to 1260 Park Avenue, Park City, Utah

Sample ID	Depth (feet)	Sample Date	TRPH (mg/kg)	TPH-DRO (mg/kg)	TPH-GRO (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	Naphthalene (mg/kg)
B-2	4	3/13/2025	270	31.1	<3.33	<0.00129	<0.00644	<0.00322	<0.00837	<0.0161
B-2	14	3/13/2025	169	187	83.4	<0.00140	<0.00698	<0.00349	<0.00907	<0.00174
B-4	6	3/13/2025	217	13	<2.95	<0.00118	<0.00589	<0.00295	<0.00766	<0.0147
Utah ISL			1,000	500	150	0.2	9	150	142	51
Utah RBCA Tier 1 SL			10,000	5,000	1,500	0.9	25	1,500	142	51
Nov. 2024 EPA Residential Soil SL			NA	NA	NA	1	4,900	NA	580	2
Nov. 2024 EPA Commercial Soil SL			NA	NA	NA	5	47,000	NA	2,500	8.6

NA - No Utah DERR or EPA screening level

Table 2 - Groundwater Analytical Results
Mawhinney Parking Lot and Slack Line Park, 1220 to 1260 Park Avenue, Park City, Utah

Sample ID	Sample Date	TRPH (mg/L)	TPH-DRO (mg/L)	TPH-GRO (mg/L)	Benzene (mg/L)	Ethylbenzene (mg/L)	Naphthalene (mg/L)	Toluene (mg/L)	Xylenes (mg/L)
B-2	3/14/2025	<6.76	6.43	1.47	<0.00100	<0.00100	<0.00500	<0.00100	<0.00300
B-4	3/14/2025	<5.26	3.47	0.103	<0.00100	<0.00100	<0.00500	<0.00100	<0.00300
Utah ISL		10	1	1	0.005	0.7	0.7	1	10
Utah RBCA Tier 1 SL		10	10	10	0.3	4	0.7	3	10

Bold = Above Utah ISL

APPENDIX B
PACE ANALYTICAL REPORTS

March 27, 2025

Applied GeoTech

Sample Delivery Group: L1836782
Samples Received: 03/15/2025
Project Number: 1250053
Description: Mawhinney Parking Lot Parcels

Report To: Thomas Atkinson
600 West Sandy Parkway
Sandy, UT 84070

Entire Report Reviewed By:



Daphne Richards
Project Manager

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace Analytical National is performed per guidance provided in laboratory standard operating procedures ENV-SOP-MTJL-0067 and ENV-SOP-MTJL-0068. Where sampling conducted by the customer, results relate to the accuracy of the information provided, and as the samples are received.

Pace Analytical National

12065 Lebanon Rd Mount Juliet, TN 37122 615-758-5858 800-767-5859 mydata.pacelabs.com

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¹ Cp
² Tc
³ Ss
⁴ Cn
⁵ Sr
⁶ Qc
⁷ Gl
⁸ Al
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¹ Cp
² Tc
³ Ss
⁴ Cn
⁵ Sr
⁶ Qc
⁷ Gl
⁸ Al
⁹ Sc

SAMPLE SUMMARY

B-5 0-1 L1836782-01 Solid

Collected by Joseph R Degooyer Collected date/time 03/13/25 11:35 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471275	1	03/18/25 15:54	03/18/25 16:00	CMB	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471819	1	03/19/25 11:08	03/21/25 17:28	JTM	Mt. Juliet, TN

¹ Cp

² Tc

³ Ss

B-5 2 L1836782-02 Solid

Collected by Joseph R Degooyer Collected date/time 03/13/25 11:40 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471275	1	03/18/25 15:54	03/18/25 16:00	CMB	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471819	1	03/19/25 11:08	03/21/25 17:36	JTM	Mt. Juliet, TN

⁴ Cn

⁵ Sr

⁶ Qc

B-5 4 L1836782-03 Solid

Collected by Joseph R Degooyer Collected date/time 03/13/25 11:48 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471275	1	03/18/25 15:54	03/18/25 16:00	CMB	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471819	1	03/19/25 11:08	03/21/25 17:38	JTM	Mt. Juliet, TN

⁷ Gl

⁸ Al

⁹ Sc

B-5 9 L1836782-04 Solid

Collected by Joseph R Degooyer Collected date/time 03/13/25 12:15 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471275	1	03/18/25 15:54	03/18/25 16:00	CMB	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471819	1	03/19/25 11:08	03/21/25 17:39	JTM	Mt. Juliet, TN

B-3 0-1 L1836782-05 Solid

Collected by Joseph R Degooyer Collected date/time 03/13/25 13:20 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471275	1	03/18/25 15:54	03/18/25 16:00	CMB	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471819	1	03/19/25 11:08	03/21/25 17:41	JTM	Mt. Juliet, TN

B-3 2 L1836782-06 Solid

Collected by Joseph R Degooyer Collected date/time 03/13/25 13:30 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471275	1	03/18/25 15:54	03/18/25 16:00	CMB	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471819	1	03/19/25 11:08	03/21/25 17:43	JTM	Mt. Juliet, TN

B-3 4 L1836782-07 Solid

Collected by Joseph R Degooyer Collected date/time 03/13/25 13:40 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471275	1	03/18/25 15:54	03/18/25 16:00	CMB	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471810	1	03/19/25 10:03	03/19/25 18:09	MAP	Mt. Juliet, TN

SAMPLE SUMMARY

B-3 9 L1836782-08 Solid

Collected by Joseph R Degooyer Collected date/time 03/13/25 13:50 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471275	1	03/18/25 15:54	03/18/25 16:00	CMB	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471819	1	03/19/25 11:08	03/21/25 16:49	JTM	Mt. Juliet, TN

¹ Cp

² Tc

³ Ss

B-6 0-1 L1836782-09 Solid

Collected by Joseph R Degooyer Collected date/time 03/13/25 15:55 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471275	1	03/18/25 15:54	03/18/25 16:00	CMB	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471819	1	03/19/25 11:08	03/21/25 17:45	JTM	Mt. Juliet, TN

⁴ Cn

⁵ Sr

⁶ Qc

B-6 2 L1836782-10 Solid

Collected by Joseph R Degooyer Collected date/time 03/13/25 16:00 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471285	1	03/18/25 14:05	03/18/25 14:18	CMB	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471819	1	03/19/25 11:08	03/21/25 17:46	JTM	Mt. Juliet, TN

⁷ Gl

⁸ Al

⁹ Sc

B-2 0-1 L1836782-11 Solid

Collected by Joseph R Degooyer Collected date/time 03/13/25 09:45 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471285	1	03/18/25 14:05	03/18/25 14:18	CMB	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471819	1	03/19/25 11:08	03/21/25 17:48	JTM	Mt. Juliet, TN

B-2 2 L1836782-12 Solid

Collected by Joseph R Degooyer Collected date/time 03/13/25 09:55 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471285	1	03/18/25 14:05	03/18/25 14:18	CMB	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471819	1	03/19/25 11:08	03/21/25 17:50	JTM	Mt. Juliet, TN

B-2 4 L1836782-13 Solid

Collected by Joseph R Degooyer Collected date/time 03/13/25 10:00 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471285	1	03/18/25 14:05	03/18/25 14:18	CMB	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471819	1	03/19/25 11:08	03/21/25 17:51	JTM	Mt. Juliet, TN

B-4 6 L1836782-14 Solid

Collected by Joseph R Degooyer Collected date/time 03/12/25 16:15 Received date/time 03/15/25 08:00

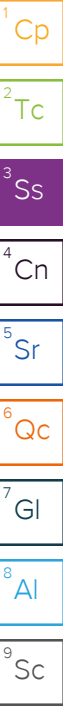
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471285	1	03/18/25 14:05	03/18/25 14:18	CMB	Mt. Juliet, TN
Wet Chemistry by Method 9071B	WG2472354	1	03/19/25 18:34	03/20/25 00:02	DGC	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015D/GRO	WG2475459	25	03/12/25 16:15	03/25/25 07:54	DWR	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG2474646	1	03/23/25 09:34	03/24/25 17:13	KKS	Mt. Juliet, TN

SAMPLE SUMMARY

B-2 4 L1836782-15 Solid

Collected by Joseph R Degooyer Collected date/time 03/13/25 10:00 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471285	1	03/18/25 14:05	03/18/25 14:18	CMB	Mt. Juliet, TN
Wet Chemistry by Method 9071B	WG2472354	1	03/19/25 18:34	03/20/25 00:02	DGC	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015D/GRO	WG2473448	25	03/13/25 10:00	03/21/25 00:05	JHH	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG2475526	5	03/25/25 05:42	03/25/25 21:47	NH	Mt. Juliet, TN



B-2 14 L1836782-16 Solid

Collected by Joseph R Degooyer Collected date/time 03/13/25 10:45 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471285	1	03/18/25 14:05	03/18/25 14:18	CMB	Mt. Juliet, TN
Wet Chemistry by Method 9071B	WG2472354	1	03/19/25 18:34	03/20/25 00:02	DGC	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015D/GRO	WG2473448	25	03/13/25 10:45	03/21/25 00:57	JHH	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG2475526	5	03/25/25 05:42	03/25/25 21:35	NH	Mt. Juliet, TN

B-4 L1836782-17 GW

Collected by Joseph R Degooyer Collected date/time 03/14/25 11:00 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Wet Chemistry by Method 1664B	WG2470939	1	03/19/25 07:49	03/19/25 13:49	DAL	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015D/GRO	WG2472542	1	03/20/25 04:47	03/20/25 04:47	CDD	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015D	WG2473975	1	03/21/25 18:50	03/22/25 22:37	MAA	Mt. Juliet, TN

B-2 L1836782-18 GW

Collected by Joseph R Degooyer Collected date/time 03/14/25 11:45 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Wet Chemistry by Method 1664B	WG2470939	1	03/19/25 07:49	03/19/25 13:49	DAL	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015D/GRO	WG2472542	5	03/20/25 05:57	03/20/25 05:57	CDD	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015D	WG2473975	1	03/21/25 18:50	03/22/25 22:58	MAA	Mt. Juliet, TN

B-1 0-1 L1836782-19 Solid

Collected by Joseph R Degooyer Collected date/time 03/12/25 13:05 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471738	1	03/19/25 09:40	03/19/25 09:49	MT	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/21/25 00:05	JTM	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/22/25 23:20	DJS	Mt. Juliet, TN

B-1 2 L1836782-20 Solid

Collected by Joseph R Degooyer Collected date/time 03/12/25 13:05 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471738	1	03/19/25 09:40	03/19/25 09:49	MT	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/21/25 00:08	JTM	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/22/25 23:21	DJS	Mt. Juliet, TN

SAMPLE SUMMARY

B-1 4 L1836782-21 Solid

Collected by Joseph R DeGooyer Collected date/time 03/12/25 13:25 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471738	1	03/19/25 09:40	03/19/25 09:49	MT	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/21/25 00:11	JTM	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/22/25 23:23	DJS	Mt. Juliet, TN

¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

B-1 6 L1836782-22 Solid

Collected by Joseph R DeGooyer Collected date/time 03/12/25 13:30 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471738	1	03/19/25 09:40	03/19/25 09:49	MT	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/22/25 23:29	DJS	Mt. Juliet, TN

B-1 8 L1836782-23 Solid

Collected by Joseph R DeGooyer Collected date/time 03/12/25 13:35 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471739	1	03/19/25 09:27	03/19/25 09:37	MT	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/21/25 00:23	JTM	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/22/25 23:31	DJS	Mt. Juliet, TN

B-4 0-1 L1836782-24 Solid

Collected by Joseph R DeGooyer Collected date/time 03/12/25 15:45 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471739	1	03/19/25 09:27	03/19/25 09:37	MT	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/21/25 00:26	JTM	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/22/25 23:33	DJS	Mt. Juliet, TN

B-4 2 L1836782-25 Solid

Collected by Joseph R DeGooyer Collected date/time 03/12/25 15:55 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471739	1	03/19/25 09:27	03/19/25 09:37	MT	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/21/25 00:29	JTM	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/22/25 23:34	DJS	Mt. Juliet, TN

B-4 4 L1836782-26 Solid

Collected by Joseph R DeGooyer Collected date/time 03/12/25 16:05 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471739	1	03/19/25 09:27	03/19/25 09:37	MT	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/22/25 23:36	DJS	Mt. Juliet, TN

B-4 6 L1836782-27 Solid

Collected by Joseph R DeGooyer Collected date/time 03/12/25 16:10 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471739	1	03/19/25 09:27	03/19/25 09:37	MT	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/22/25 23:38	DJS	Mt. Juliet, TN

SAMPLE SUMMARY

B-4 8 L1836782-28 Solid

Collected by Joseph R Degooyer Collected date/time 03/12/25 16:15 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471739	1	03/19/25 09:27	03/19/25 09:37	MT	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/21/25 00:37	JTM	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2471814	1	03/19/25 11:27	03/22/25 23:40	DJS	Mt. Juliet, TN

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

CASE NARRATIVE

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.



Daphne Richards
Project Manager



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	91.2		1	03/18/2025 16:00	WG2471275

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	4.22		2.19	1	03/21/2025 17:28	WG2471819
Lead	10.7		0.548	1	03/21/2025 17:28	WG2471819

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	91.4		1	03/18/2025 16:00	WG2471275

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	3.07		2.19	1	03/21/2025 17:36	WG2471819
Lead	15.2		0.547	1	03/21/2025 17:36	WG2471819

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	83.9		1	03/18/2025 16:00	WG2471275

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	24.9		2.38	1	03/21/2025 17:38	WG2471819
Lead	403		0.596	1	03/21/2025 17:38	WG2471819

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	89.6		1	03/18/2025 16:00	WG2471275

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	23.7		2.23	1	03/21/2025 17:39	WG2471819
Lead	78.6		0.558	1	03/21/2025 17:39	WG2471819

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	87.2		1	03/18/2025 16:00	WG2471275

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	33.2		2.29	1	03/21/2025 17:41	WG2471819
Lead	595		0.573	1	03/21/2025 17:41	WG2471819

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	86.9		1	03/18/2025 16:00	WG2471275

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	50.8		2.30	1	03/21/2025 17:43	WG2471819
Lead	2210		0.575	1	03/21/2025 17:43	WG2471819

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	85.8		1	03/18/2025 16:00	WG2471275

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	50.7		2.33	1	03/19/2025 18:09	WG2471810
Lead	2710		0.583	1	03/19/2025 18:09	WG2471810

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	89.3		1	03/18/2025 16:00	WG2471275

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	15.9		2.24	1	03/21/2025 16:49	WG2471819
Lead	125	J3 J5	0.560	1	03/21/2025 16:49	WG2471819

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	82.2		1	03/18/2025 16:00	WG2471275

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	3.36		2.43	1	03/21/2025 17:45	WG2471819
Lead	28.4		0.608	1	03/21/2025 17:45	WG2471819

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	92.4		1	03/18/2025 14:18	WG2471285

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	25.1		2.17	1	03/21/2025 17:46	WG2471819
Lead	761		0.541	1	03/21/2025 17:46	WG2471819

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	86.8		1	03/18/2025 14:18	WG2471285

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	18.4		2.30	1	03/21/2025 17:48	WG2471819
Lead	89.4		0.576	1	03/21/2025 17:48	WG2471819

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	84.2		1	03/18/2025 14:18	WG2471285

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	66.7		2.38	1	03/21/2025 17:50	WG2471819
Lead	1250		0.594	1	03/21/2025 17:50	WG2471819

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	87.4		1	03/18/2025 14:18	WG2471285

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	14.8		2.29	1	03/21/2025 17:51	WG2471819
Lead	197		0.572	1	03/21/2025 17:51	WG2471819

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	91.8		1	03/18/2025 14:18	WG2471285

1
Cp

2
Tc

Wet Chemistry by Method 9071B

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Oil & Grease (Hexane Extr)	217		109	1	03/20/2025 00:02	WG2472354

3
Ss

4
Cn

Volatile Organic Compounds (GC) by Method 8015D/GRO

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
TPH (GC/FID) Low Fraction	ND	J3	2.95	25	03/25/2025 07:54	WG2475459
(S) a,a,a-Trifluorotoluene(FID)	96.5		77.0-120		03/25/2025 07:54	WG2475459

5
Sr

6
Qc

7
Gl

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
TPH (GC/FID) High Fraction	13.2		4.36	1	03/24/2025 17:13	WG2474646
(S) o-Terphenyl	68.8		18.0-148		03/24/2025 17:13	WG2474646

8
Al

9
Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	87.6		1	03/18/2025 14:18	WG2471285

1 Cp

2 Tc

Wet Chemistry by Method 9071B

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Oil & Grease (Hexane Extr)	270		114	1	03/20/2025 00:02	WG2472354

3 Ss

4 Cn

Volatile Organic Compounds (GC) by Method 8015D/GRO

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
TPH (GC/FID) Low Fraction	ND		3.33	25	03/21/2025 00:05	WG2473448
(S) <i>a,a,a</i> -Trifluorotoluene(FID)	96.3		77.0-120		03/21/2025 00:05	WG2473448

5 Sr

6 Qc

7 Gl

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
TPH (GC/FID) High Fraction	31.1		22.8	5	03/25/2025 21:47	WG2475526
(S) <i>o</i> -Terphenyl	73.0		18.0-148		03/25/2025 21:47	WG2475526

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	85.9		1	03/18/2025 14:18	WG2471285

1 Cp

2 Tc

Wet Chemistry by Method 9071B

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Oil & Grease (Hexane Extr)	169		116	1	03/20/2025 00:02	WG2472354

3 Ss

4 Cn

Volatile Organic Compounds (GC) by Method 8015D/GRO

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
TPH (GC/FID) Low Fraction	83.4		3.49	25	03/21/2025 00:57	WG2473448
(S) a,a,a-Trifluorotoluene(FID)	99.7		77.0-120		03/21/2025 00:57	WG2473448

5 Sr

6 Qc

7 Gl

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
TPH (GC/FID) High Fraction	187		23.3	5	03/25/2025 21:35	WG2475526
(S) o-Terphenyl	60.8		18.0-148		03/25/2025 21:35	WG2475526

8 Al

9 Sc

Wet Chemistry by Method 1664B

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/l		mg/l		date / time	
Oil & Grease (Hexane Extr)	ND		5.26	1	03/19/2025 13:49	WG2470939

¹ Cp

² Tc

Volatile Organic Compounds (GC) by Method 8015D/GRO

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/l		mg/l		date / time	
TPH (GC/FID) Low Fraction	0.103		0.100	1	03/20/2025 04:47	WG2472542
(S) a,a,a-Trifluorotoluene(FID)	111		78.0-120		03/20/2025 04:47	WG2472542

³ Ss

⁴ Cn

⁵ Sr

Semi-Volatile Organic Compounds (GC) by Method 8015D

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/l		mg/l		date / time	
TPH (GC/FID) High Fraction	3.47		0.100	1	03/22/2025 22:37	WG2473975
(S) o-Terphenyl	80.0		52.0-156		03/22/2025 22:37	WG2473975

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

Wet Chemistry by Method 1664B

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/l		mg/l		date / time	
Oil & Grease (Hexane Extr)	ND		6.76	1	03/19/2025 13:49	WG2470939

¹ Cp

² Tc

Volatile Organic Compounds (GC) by Method 8015D/GRO

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/l		mg/l		date / time	
TPH (GC/FID) Low Fraction	1.47		0.500	5	03/20/2025 05:57	WG2472542
(S) a,a,a-Trifluorotoluene(FID)	109		78.0-120		03/20/2025 05:57	WG2472542

³ Ss

⁴ Cn

⁵ Sr

Semi-Volatile Organic Compounds (GC) by Method 8015D

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/l		mg/l		date / time	
TPH (GC/FID) High Fraction	6.43		0.100	1	03/22/2025 22:58	WG2473975
(S) o-Terphenyl	109		52.0-156		03/22/2025 22:58	WG2473975

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	92.5		1	03/19/2025 09:49	WG2471738

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	ND		2.16	1	03/22/2025 23:20	WG2471814
Lead	15.9		0.540	1	03/21/2025 00:05	WG2471814

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	93.0		1	03/19/2025 09:49	WG2471738

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	8.12		2.15	1	03/22/2025 23:21	WG2471814
Lead	51.1		0.537	1	03/21/2025 00:08	WG2471814

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	92.0		1	03/19/2025 09:49	WG2471738

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	7.08		2.17	1	03/22/2025 23:23	WG2471814
Lead	145		0.544	1	03/21/2025 00:11	WG2471814

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	91.1		1	03/19/2025 09:49	WG2471738

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	28.9		2.19	1	03/22/2025 23:29	WG2471814
Lead	275		0.549	1	03/22/2025 23:29	WG2471814

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	88.7		1	03/19/2025 09:37	WG2471739

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	22.1		2.26	1	03/22/2025 23:31	WG2471814
Lead	117		0.564	1	03/21/2025 00:23	WG2471814

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	91.6		1	03/19/2025 09:37	WG2471739

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	ND		2.18	1	03/22/2025 23:33	WG2471814
Lead	8.87		0.546	1	03/21/2025 00:26	WG2471814

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	96.0		1	03/19/2025 09:37	WG2471739

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	2.50		2.08	1	03/22/2025 23:34	WG2471814
Lead	18.4		0.521	1	03/21/2025 00:29	WG2471814

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	86.2		1	03/19/2025 09:37	WG2471739

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	121		2.32	1	03/22/2025 23:36	WG2471814
Lead	2670		0.580	1	03/22/2025 23:36	WG2471814

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	82.3		1	03/19/2025 09:37	WG2471739

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	60.2		2.43	1	03/22/2025 23:38	WG2471814
Lead	1000		0.608	1	03/22/2025 23:38	WG2471814

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	92.1		1	03/19/2025 09:37	WG2471739

Metals (ICP) by Method 6010D

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	8.05		2.17	1	03/22/2025 23:40	WG2471814
Lead	82.0		0.543	1	03/21/2025 00:37	WG2471814

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4188027-1 03/18/25 16:00

	MB Result	<u>MB Qualifier</u>	MB MDL	MB RDL
Analyte	%		%	%
Total Solids	0.000			

L1836782-08 Original Sample (OS) • Duplicate (DUP)

(OS) L1836782-08 03/18/25 16:00 • (DUP) R4188027-3 03/18/25 16:00

	Original Result	DUP Result	Dilution	DUP RPD	<u>DUP Qualifier</u>	DUP RPD Limits
Analyte	%	%		%		%
Total Solids	89.3	89.9	1	0.680		10

Laboratory Control Sample (LCS)

(LCS) R4188027-2 03/18/25 16:00

	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	<u>LCS Qualifier</u>
Analyte	%	%	%	%	
Total Solids	50.0	50.0	100	90.0-110	

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4188030-1 03/18/25 14:18

Analyte	MB Result	MB Qualifier	MB MDL	MB RDL
	%		%	%
Total Solids	0.000			

L1836782-10 Original Sample (OS) • Duplicate (DUP)

(OS) L1836782-10 03/18/25 14:18 • (DUP) R4188030-3 03/18/25 14:18

Analyte	Original Result	DUP Result	Dilution	DUP RPD	DUP Qualifier	DUP RPD Limits
	%	%		%		%
Total Solids	92.4	89.6	1	3.06		10

Laboratory Control Sample (LCS)

(LCS) R4188030-2 03/18/25 14:18

Analyte	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	LCS Qualifier
	%	%	%	%	
Total Solids	50.0	50.0	100	90.0-110	

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4188441-1 03/19/25 09:49

Analyte	MB Result	<u>MB Qualifier</u>	MB MDL	MB RDL
Total Solids	0.000			

L1836782-19 Original Sample (OS) • Duplicate (DUP)

(OS) L1836782-19 03/19/25 09:49 • (DUP) R4188441-3 03/19/25 09:49

Analyte	Original Result	DUP Result	Dilution	DUP RPD	<u>DUP Qualifier</u>	DUP RPD Limits
Total Solids	92.5	92.5	1	0.0639		10

Laboratory Control Sample (LCS)

(LCS) R4188441-2 03/19/25 09:49

Analyte	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	<u>LCS Qualifier</u>
Total Solids	50.0	50.0	100	90.0-110	

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4188431-1 03/19/25 09:37

	MB Result	<u>MB Qualifier</u>	MB MDL	MB RDL
Analyte	%		%	%
Total Solids	0.000			

L1836795-03 Original Sample (OS) • Duplicate (DUP)

(OS) L1836795-03 03/19/25 09:37 • (DUP) R4188431-3 03/19/25 09:37

	Original Result	DUP Result	Dilution	DUP RPD	<u>DUP Qualifier</u>	DUP RPD Limits
Analyte	%	%		%		%
Total Solids	95.9	91.3	1	4.98		10

Laboratory Control Sample (LCS)

(LCS) R4188431-2 03/19/25 09:37

	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	<u>LCS Qualifier</u>
Analyte	%	%	%	%	
Total Solids	50.0	50.0	100	90.0-110	

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

⁷Gl

⁸Al

⁹Sc

Method Blank (MB)

(MB) R4188493-1 03/19/25 13:49

Analyte	MB Result mg/l	MB Qualifier	MB MDL mg/l	MB RDL mg/l
Oil & Grease (Hexane Extr)	U		1.40	5.00

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R4188493-2 03/19/25 13:49 • (LCSD) R4188493-3 03/19/25 13:49

Analyte	Spike Amount mg/l	LCS Result mg/l	LCSD Result mg/l	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Oil & Grease (Hexane Extr)	40.0	38.3	37.2	95.8	93.0	78.0-114			2.91	20

L1836214-06 Original Sample (OS) • Matrix Spike (MS)

(OS) L1836214-06 03/19/25 13:49 • (MS) R4188493-4 03/19/25 13:49

Analyte	Spike Amount mg/l	Original Result mg/l	MS Result mg/l	MS Rec. %	Dilution	Rec. Limits %	MS Qualifier
Oil & Grease (Hexane Extr)	40.0	ND	28.2	70.4	1	78.0-114	<u>J6</u>

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4188589-1 03/20/25 00:02

	MB Result	MB Qualifier	MB MDL	MB RDL
Analyte	mg/kg		mg/kg	mg/kg
Oil & Grease (Hexane Extr)	U		33.0	100

L1837378-01 Original Sample (OS) • Duplicate (DUP)

(OS) L1837378-01 03/20/25 00:02 • (DUP) R4188589-4 03/20/25 00:02

	Original Result (dry)	DUP Result (dry)	Dilution	DUP RPD	DUP Qualifier	DUP RPD Limits
Analyte				%		%
Oil & Grease (Hexane Extr)	ND	200	1	200	P1	20

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R4188589-2 03/20/25 00:02 • (LCSD) R4188589-3 03/20/25 00:02

	Spike Amount	LCS Result	LCSD Result	LCS Rec.	LCSD Rec.	Rec. Limits	LCS Qualifier	LCSD Qualifier	RPD	RPD Limits
Analyte	mg/kg	mg/kg	mg/kg	%	%	%			%	%
Oil & Grease (Hexane Extr)	4000	4140	4000	104	100	80.0-120			3.44	20

L1837378-01 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1837378-01 03/20/25 00:02 • (MS) R4188589-5 03/20/25 00:02 • (MSD) R4188589-6 03/20/25 00:02

	Spike Amount (dry)	Original Result (dry)	MS Result (dry)	MSD Result (dry)	MS Rec.	MSD Rec.	Dilution	Rec. Limits	MS Qualifier	MSD Qualifier	RPD	RPD Limits
Analyte	mg/kg				%	%		%			%	%
Oil & Grease (Hexane Extr)	4820	ND	4310	3810	89.3	78.9	1	80.0-120		J6	12.3	20

Cp

Tc

Ss

Cn

Sr

Qc

Gl

Al

Sc

Method Blank (MB)

(MB) R4188552-1 03/19/25 17:45

	MB Result	MB Qualifier	MB MDL	MB RDL
Analyte	mg/kg		mg/kg	mg/kg
Arsenic	U		0.837	2.00
Lead	U		0.326	0.500

Laboratory Control Sample (LCS)

(LCS) R4188552-2 03/19/25 17:47

	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	LCS Qualifier
Analyte	mg/kg	mg/kg	%	%	
Arsenic	100	100	100	80.0-120	
Lead	100	100	100	80.0-120	

L1837025-01 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1837025-01 03/19/25 17:49 • (MS) R4188552-5 03/19/25 17:54 • (MSD) R4188552-6 03/19/25 17:56

	Spike Amount (dry)	Original Result (dry)	MS Result (dry)	MSD Result (dry)	MS Rec.	MSD Rec.	Dilution	Rec. Limits	MS Qualifier	MSD Qualifier	RPD	RPD Limits
Analyte	mg/kg	mg/kg	mg/kg	mg/kg	%	%		%			%	%
Arsenic	106	2.94	113	106	104	96.9	1	75.0-125			6.70	20
Lead	106	7.90	119	114	105	99.7	1	75.0-125			4.55	20

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4189742-1 03/20/25 23:45

	MB Result	MB Qualifier	MB MDL	MB RDL
Analyte	mg/kg		mg/kg	mg/kg
Lead	U		0.326	0.500

Method Blank (MB)

(MB) R4189853-1 03/22/25 23:07

	MB Result	MB Qualifier	MB MDL	MB RDL
Analyte	mg/kg		mg/kg	mg/kg
Arsenic	U		0.837	2.00

Laboratory Control Sample (LCS)

(LCS) R4189742-2 03/20/25 23:48

	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	LCS Qualifier
Analyte	mg/kg	mg/kg	%	%	
Lead	100	107	107	80.0-120	

Laboratory Control Sample (LCS)

(LCS) R4189853-2 03/22/25 23:09

	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	LCS Qualifier
Analyte	mg/kg	mg/kg	%	%	
Arsenic	100	108	108	80.0-120	

L1836816-05 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1836816-05 03/20/25 23:51 • (MS) R4189742-5 03/20/25 23:59 • (MSD) R4189742-6 03/21/25 00:02

	Spike Amount (dry)	Original Result (dry)	MS Result (dry)	MSD Result (dry)	MS Rec.	MSD Rec.	Dilution	Rec. Limits	MS Qualifier	MSD Qualifier	RPD	RPD Limits
Analyte	mg/kg	mg/kg	mg/kg	mg/kg	%	%		%			%	%
Lead	127	40.5	154	150	89.4	86.5	1	75.0-125			2.42	20

L1836816-05 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1836816-05 03/22/25 23:11 • (MS) R4189853-5 03/22/25 23:16 • (MSD) R4189853-6 03/22/25 23:18

	Spike Amount (dry)	Original Result (dry)	MS Result (dry)	MSD Result (dry)	MS Rec.	MSD Rec.	Dilution	Rec. Limits	MS Qualifier	MSD Qualifier	RPD	RPD Limits
Analyte	mg/kg	mg/kg	mg/kg	mg/kg	%	%		%			%	%
Arsenic	127	ND	101	99.8	79.3	78.6	1	75.0-125			0.841	20

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4189680-1 03/21/25 16:14

	MB Result	MB Qualifier	MB MDL	MB RDL
Analyte	mg/kg		mg/kg	mg/kg
Arsenic	U		0.837	2.00
Lead	U		0.326	0.500

Laboratory Control Sample (LCS)

(LCS) R4189680-2 03/21/25 16:47

	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	LCS Qualifier
Analyte	mg/kg	mg/kg	%	%	
Arsenic	100	101	101	80.0-120	
Lead	100	97.9	97.9	80.0-120	

L1836782-08 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1836782-08 03/21/25 16:49 • (MS) R4189680-5 03/21/25 16:54 • (MSD) R4189680-6 03/21/25 16:56

	Spike Amount (dry)	Original Result (dry)	MS Result (dry)	MSD Result (dry)	MS Rec.	MSD Rec.	Dilution	Rec. Limits	MS Qualifier	MSD Qualifier	RPD	RPD Limits
Analyte	mg/kg	mg/kg	mg/kg	mg/kg	%	%		%			%	%
Arsenic	112	15.9	137	133	108	105	1	75.0-125			2.55	20
Lead	112	125	384	287	231	145	1	75.0-125	J5	J3 J5	28.8	20

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4188752-3 03/19/25 21:30

Analyte	MB Result mg/l	MB Qualifier	MB MDL mg/l	MB RDL mg/l
TPH (GC/FID) Low Fraction	U		0.0314	0.100
(S) a,a,a-Trifluorotoluene(FID)	110			78.0-120

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R4188752-1 03/19/25 19:24 • (LCSD) R4188752-2 03/19/25 19:55

Analyte	Spike Amount mg/l	LCS Result mg/l	LCSD Result mg/l	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
TPH (GC/FID) Low Fraction	5.00	5.39	5.46	108	109	72.0-127			1.29	20
(S) a,a,a-Trifluorotoluene(FID)				116	117	78.0-120				

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4190226-2 03/20/25 22:55

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
TPH (GC/FID) Low Fraction	U		0.543	2.50
(S) a,a,a-Trifluorotoluene(FID)	96.5			77.0-120

Laboratory Control Sample (LCS)

(LCS) R4190226-1 03/20/25 21:41

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
TPH (GC/FID) Low Fraction	5.00	6.23	125	72.0-127	
(S) a,a,a-Trifluorotoluene(FID)			102	77.0-120	

L1836782-16 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1836782-16 03/21/25 00:57 • (MS) R4190226-3 03/21/25 07:14 • (MSD) R4190226-4 03/21/25 07:34

Analyte	Spike Amount (dry) mg/kg	Original Result (dry) mg/kg	MS Result (dry) mg/kg	MSD Result (dry) mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
TPH (GC/FID) Low Fraction	124	83.4	199	206	93.5	99.1	25	10.0-151			3.44	28
(S) a,a,a-Trifluorotoluene(FID)					102	103		77.0-120				

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4190488-3 03/25/25 00:38

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
TPH (GC/FID) Low Fraction	1.22	J	0.543	2.50
(S) a,a,a-Trifluorotoluene(FID)	96.9			77.0-120

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R4190488-1 03/24/25 21:54 • (LCSD) R4190488-2 03/24/25 23:08

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
TPH (GC/FID) Low Fraction	5.00	5.16	4.16	103	83.2	72.0-127		J3	21.5	20
(S) a,a,a-Trifluorotoluene(FID)				102	105	77.0-120				

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4190237-1 03/24/25 12:50

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
TPH (GC/FID) High Fraction	U		0.769	4.00
(S) o-Terphenyl	76.9			18.0-148

Laboratory Control Sample (LCS)

(LCS) R4190237-2 03/24/25 13:03

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
TPH (GC/FID) High Fraction	50.0	39.7	79.4	50.0-150	
(S) o-Terphenyl			83.8	18.0-148	

L1838495-10 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1838495-10 03/25/25 12:38 • (MS) R4190889-1 03/25/25 12:51 • (MSD) R4190889-2 03/25/25 13:03

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MSD Result mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
TPH (GC/FID) High Fraction	48.2	ND	41.6	38.1	83.2	76.3	1	50.0-150			8.78	20
(S) o-Terphenyl					74.0	58.4		18.0-148				

1
Cp

2
Tc

3
Ss

4
Cn

5
Sr

6
Qc

7
Gl

8
Al

9
Sc

Method Blank (MB)

(MB) R4191128-1 03/25/25 17:33

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
TPH (GC/FID) High Fraction	U		0.769	4.00
(S) o-Terphenyl	76.0			18.0-148

Laboratory Control Sample (LCS)

(LCS) R4191128-2 03/25/25 17:46

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
TPH (GC/FID) High Fraction	50.0	39.7	79.4	50.0-150	
(S) o-Terphenyl			78.1	18.0-148	

L1836726-08 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1836726-08 03/25/25 18:03 • (MS) R4191128-3 03/25/25 18:16 • (MSD) R4191128-4 03/25/25 18:28

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MSD Result mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
TPH (GC/FID) High Fraction	48.9	ND	40.2	39.5	76.6	75.1	1	50.0-150			1.76	20
(S) o-Terphenyl					67.8	62.6		18.0-148				

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4189972-1 03/22/25 20:56

Analyte	MB Result mg/l	MB Qualifier	MB MDL mg/l	MB RDL mg/l
TPH (GC/FID) High Fraction	U		0.0605	0.100
(S) o-Terphenyl	121			52.0-156

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R4189972-2 03/22/25 21:16 • (LCSD) R4189972-3 03/22/25 21:36

Analyte	Spike Amount mg/l	LCS Result mg/l	LCSD Result mg/l	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
TPH (GC/FID) High Fraction	1.50	1.45	1.42	96.7	94.7	50.0-150			2.09	20
(S) o-Terphenyl				125	109	52.0-156				

1
Cp

2
Tc

3
Ss

4
Cn

5
Sr

6
Qc

7
Gl

8
Al

9
Sc

GLOSSARY OF TERMS

Guide to Reading and Understanding Your Laboratory Report

The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

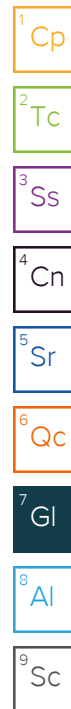
Results Disclaimer - Information that may be provided by the customer, and contained within this report, include Permit Limits, Project Name, Sample ID, Sample Matrix, Sample Preservation, Field Blanks, Field Spikes, Field Duplicates, On-Site Data, Sampling Collection Dates/Times, and Sampling Location. Results relate to the accuracy of this information provided, and as the samples are received.

Abbreviations and Definitions

(dry)	Results are reported based on the dry weight of the sample. [this will only be present on a dry report basis for soils].
MDL	Method Detection Limit.
ND	Not detected at the Reporting Limit (or MDL where applicable).
RDL	Reported Detection Limit.
RDL (dry)	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Original Sample	The non-spiked sample in the prep batch used to determine the Relative Percent Difference (RPD) from a quality control sample. The Original Sample may not be included within the reported SDG.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state "ND" (Not Detected) or "BDL" (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
Uncertainty (Radiochemistry)	Confidence level of 2 sigma.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
Quality Control Summary (Qc)	This section of the report includes the results of the laboratory quality control analyses required by procedure or analytical methods to assist in evaluating the validity of the results reported for your samples. These analyses are not being performed on your samples typically, but on laboratory generated material.
Sample Chain of Custody (Sc)	This is the document created in the field when your samples were initially collected. This is used to verify the time and date of collection, the person collecting the samples, and the analyses that the laboratory is requested to perform. This chain of custody also documents all persons (excluding commercial shippers) that have had control or possession of the samples from the time of collection until delivery to the laboratory for analysis.
Sample Results (Sr)	This section of your report will provide the results of all testing performed on your samples. These results are provided by sample ID and are separated by the analyses performed on each sample. The header line of each analysis section for each sample will provide the name and method number for the analysis reported.
Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.

Qualifier Description

J	The identification of the analyte is acceptable; the reported value is an estimate.
J3	The associated batch QC was outside the established quality control range for precision.
J5	The sample matrix interfered with the ability to make any accurate determination; spike value is high.
J6	The sample matrix interfered with the ability to make any accurate determination; spike value is low.
P1	RPD value not applicable for sample concentrations less than 5 times the reporting limit.



ACCREDITATIONS & LOCATIONS

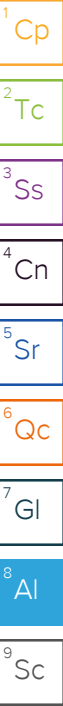
Pace Analytical National 12065 Lebanon Rd Mount Juliet, TN 37122

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN000032021-1
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey--NELAP	TN002
California	2932	New Mexico ¹	TN00003
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina ¹	DW21704
Georgia	NELAP	North Carolina ³	41
Georgia ¹	923	North Dakota	R-140
Idaho	TN00003	Ohio--VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LA000356
Kentucky ^{1 6}	KY90010	South Carolina	84004002
Kentucky ²	16	South Dakota	n/a
Louisiana	AI30792	Tennessee ^{1 4}	2006
Louisiana	LA018	Texas	T104704245-20-18
Maine	TN00003	Texas ⁵	LAB0152
Maryland	324	Utah	TN000032021-11
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	110033
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	998093910
Montana	CERT0086	Wyoming	A2LA
A2LA -- ISO 17025	1461.01	AIHA-LAP,LLC EMLAP	100789
A2LA -- ISO 17025 ⁵	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA--Crypto	TN00003		

¹ Drinking Water ² Underground Storage Tanks ³ Aquatic Toxicity ⁴ Chemical/Microbiological ⁵ Mold ⁶ Wastewater n/a Accreditation not applicable

* Not all certifications held by the laboratory are applicable to the results reported in the attached report.

* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace Analytical.



Company Name/Address: Applied GeoTech 600 West Sandy Parkway Sandy, UT 84070				Billing Information: Thomas Atkinson 600 W. Sandy Pkwy. Sandy, UT 84070				Pres Chk		Analysis / Container / Preservative				Chain of Custody Page 1 of 3	
Report to: Thomas Atkinson 801-566-6399				Email To: atkinson@agedinc.com										 MT JULIET, TN 12065 Lebanon Rd Mount Juliet, TN 37122 Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace Terms and Conditions found at: https://info.pacelabs.com/hubfs/pace-standard-terms.pdf	
Project Description: Mawhinney Parking Lot Parcels				City/State Collected: Park City UT		Please Circle: PT MT CT ET									
Regulatory Program(DOD, RCRA, DW, etc): Joseph R DeGooyer		Client Project # 1250053		Lab Project # APPGEOSUT-MAWHINNEY										SDG # E217	
Collected by (print): Joseph R DeGooyer		Site/Facility ID #		P.O. #											
Collected by (signature):		Rush? (Lab MUST Be Notified)		Quote #											
Immediately Packed on Ice N ☐ Y ☒		☐ Same Day ☐ Five Day ☐ Next Day ☐ 5 Day (Rad Only) ☐ Two Day ☐ 10 Day (Rad Only) ☐ Three Day ☐ STD TAT		Date Results Needed											
Sample ID		Comp/Grab	Matrix *	Depth	Date	Time	Contrs								
B-6	Grab	SS	0'-1'	3/13/25	11:36	2		DRO, OGHEX, TS 4ozClr-NoPres							
B-5	Grab	SS	2'	3/13/25	11:40	2		DROLVI 40mlAmb-HCl-8T							
B-5	Grab	SS	4'	3/13/25	11:48	2		GRO 40mlAmb HCl							
B-5	Grab	SS	9'	3/13/25	12:15	2		GRO 40mlAmb/MeOH 10ml/Syr							
B-3	Grab	SS	0'-1'	3/13/25	1:20	2		Metals 2ozClr-NoPres							
B-3	Grab	SS	2'	3/13/25	1:30	2		OGHEX 1L-Clr-WT-HCl							
B-3	Grab	SS	4'	3/13/25	1:40	2		TS 4ozClr-NoPres							
B-3	Grab	SS	9'	3/13/25	1:50	2									
B-6	Grab	SS	0'-1'	3/13/25	3:55	2									
B-6	Grab	SS	2'	3/13/25	4:00	2									
* Matrix: SS - Soil AIR - Air F - Filter GW - Groundwater B - Bioassay WW - WasteWater DW - Drinking Water OT - Other				Remarks:				pH _____ Temp _____ Flow _____ Other _____				Sample Receipt Checklist COC Seal Present/Intact: ☒ Y ☐ N COC Signed/Accurate: ☒ Y ☐ N Bottles arrive intact: ☒ Y ☐ N Correct bottles used: ☒ Y ☐ N Sufficient volume sent: ☒ Y ☐ N If Applicable VOA Zero Headspace: ☒ Y ☐ N Preservation Correct/Checked: ☒ Y ☐ N RAD Screen <0.5 mR/hr: ☒ Y ☐ N			
Samples returned via: ☐ UPS ☐ FedEx ☐ Courier				Tracking #				multi							
Relinquished by: (Signature) Joseph R DeGooyer		Date: 3/14/25		Time: 1:15 pm		Received by: (Signature) [Signature]		Trip Blank Received: Yes ☒ No ☐ HCL / MeOH TBR							
Relinquished by: (Signature) [Signature]		Date: 3/14/25		Time: 1:00		Received by: (Signature) SWA Cargo		Temp: °C multi		Bottles Received: 44		If preservation required by Login: Date/Time			
Relinquished by: (Signature)		Date:		Time:		Received for lab by: (Signature) [Signature]		Date: 3-15-25		Time: 0800		Hold:			

Company Name/Address: Applied GeoTech 600 West Sandy Parkway Sandy, UT 84070		Billing Information: Thomas Atkinson 600 W. Sandy Pkwy. Sandy, UT 84070		Pres Chk		Analysis / Container / Preservative										Chain of Custody Page 3 of 3 MT JULIET, TN 12085 Lebanon Rd. Mount Juliet, TN 37122 Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace Terms and Conditions found at: https://info.pacelabs.com/hubs/pas-standard-terms.pdf			
Report to: Thomas Atkinson 801-566-6399		Email To: atkinson@agecinc.com																	
Project Description: Mawhinney Parking Lot Parcels		City/State Collected: Park City UT		Please Circle: PT ☒ MT ☐ CT ☐ ET ☐															
Regulatory Program(DOD,RCRA,DW,etc): Joseph R DeGasper		Client Project # 1250053		Lab Project # APPGEOSUT-MAWHINNEY															
Collected by (print): Joseph R DeGasper		Site/Facility ID #		P.O. #															
Collected by (signature): 		Rush? (Lab MUST Be Notified) ☐ Same Day ☐ Five Day ☐ Next Day ☐ 5 Day (Rad Only) ☐ Two Day ☐ 10 Day (Rad Only) ☐ Three Day ☐ STD TAT		Quote #															
Immediately Packed on Ice N ☐ Y ☒				Date Results Needed		No. of Cntrs													
Sample ID		Comp/Grab	Matrix *	Depth	Date	Time		DRO, OGHEX, TS 4ozClr-NoPres	DROLV 40mlAmb-HCl-BT	GRO 40mlAmb HCl	GRO 40mlAmb/MeOH 10ml/Syr	Metals 2ozClr-NoPres	OGHEX 1L-Clr-WT-HCl	TS 4ozClr-NoPres					
B-4		Grab	SS	8'	3/12/25	4:15	2	X			X					-14			
B-2		Grab	SS	4'	3/13/25	10:00	2	X			X					-15			
B-2		Grab	SS	14'	3/13/25	10:15	2	X			X					-16			
B-4		Grab	SS				2	X			X								
B-4		Grab	GW	-14'1/2'	3/14/25	11:00	6		X	X			X			-17			
B-2		Grab	GW	-11'	3/14/25	11:45	6		X	X			X			-18			
			SS				2					X		X					
			SS				2					X		X					
			SS				2					X		X					
			SS				2					X		X					

* Matrix:
 SS - Soil AIR - Air F - Filter
 GW - Groundwater B - Bioassay
 WW - WasteWater
 DW - Drinking Water
 OT - Other _____

Remarks:

pH _____ Temp _____
 Flow _____ Other _____

Samples returned via: ☐ UPS ☐ FedEx ☐ Courier _____

Tracking # **MU11+**

Relinquished by: (Signature) 	Date: 3/14/25	Time: 1:15pm	Received by: (Signature) 	Trip Blank Received: Yes/No HCL/MeOH TBR	Bottles Received: 44
Relinquished by: (Signature) 	Date: 3/14/25	Time: 1700	Received by: (Signature) S. A. Cargo	Temp: °C	If preservation required by Login: Date/Time
Relinquished by: (Signature) 	Date:	Time:	Received for lab by: (Signature) 	Date: 3-15-25	Time: 0800

Sample Receipt Checklist

COC Seal Present/Intact: ☒ Y ☐ N

COC Signed/Accurate: ☒ Y ☐ N

Bottles arrive intact: ☒ Y ☐ N

Correct bottles used: ☒ Y ☐ N

Sufficient volume sent: ☒ Y ☐ N

if Applicable

VOA Zero Headspace: ☒ Y ☐ N

Preservation Correct/Checked: ☒ Y ☐ N

RAD Screen <0.5 mR/hr: ☒ Y ☐ N

Hold: _____ Condition: **NO** / OK

L#

14836782

[illegible]

Ed: Doran ¹⁷ / Eli: Dossett

3-15-75 / 0800

Date _____

Company Name/Address: Applied GeoTech 600 West Sandy Parkway Sandy, UT 84070				Billing Information: Thomas Atkinson 600 W. Sandy Pkwy. Sandy, UT 84070				Pros Cha	
				Email To: atkinson@agetcinc.com					
Report to: Thomas Atkinson 801-566-6399				City/State Collected:		Please Circle: PT MT CT RI			
Project Description: Mawhinney Parking Lot Parcels				Client Project # 1250053		Lab Project # APPGEOSUT-MAWHINNEY			
Regulatory Program (DOD, RCRA, DW, etc.): Joseph B. DeGruyer				Site/Facility ID #		P.O. #			
Collected by (print): Joseph B. DeGruyer				Rush? (Lab MUST Be Notified) ☐ Same Day ☐ Two Day ☐ Next Day ☐ 5 Day (Rad Only) ☐ Two Day ☐ 10 Day (Rad Only) ☐ Three Day ☐ STD *AT		Quote #			
Collected by (signature):				Date Results Needed		No. of Cntrs			
Immediately Packed on Ice N ☐ Y ☒									
Sample ID				Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs
B-1e-04' to 0.1'				Grab	SS	0.1'	3/12/25	1:05	2
B-1e-2' to 2'				Grab	SS	2'	3/12/25	1:05	2
B-1 4'				grab	SS	4'	3/12/25	1:25	2
B-1 6'				grab	SS	6'	3/12/25	1:30	2
B-1 8'				grab	SS	8'	3/12/25	1:35	2
B-1 0.1'				grab	SS	0.1'	3/12/25	3:45	2
B-1 2'				grab	SS	2'	3/12/25	3:55	2
B-1 4'				grab	SS	4'	3/12/25	4:05	2
B-1 6'				grab	SS	6'	3/12/25	4:10	2
B-1 8'				grab	SS	8'	3/12/25	4:15	2
* Matrix: SS - Soil AIR - Air F - Fiber GW - Groundwater B - Bioassay WW - Wastewater DW - Drinking Water OT - Other				Remarks:					
Samples returned via: UPS ☐ FedEx ☐ Courier ☐				Tracking #					
Refined/ashed by: (Signature)				Date:	Time:	Received by: (Signature)		Trip Blank Received: Yes ☐ No ☒	
Refined/ashed by: (Signature)				Date:	Time:	Received by: (Signature)		Temp: °C Bottles received:	
Refined/ashed by: (Signature)				Date:	Time:	Received for lab by: (Signature)		Date: Time:	
Refined/ashed by: (Signature)				Date:	Time:	Received for lab by: (Signature)		Hold: Condition: NCF / OK	

Chain of Custody Page **1** of **1**

Pace
PROF. & ACCREDITED TO ASTM

MT JULIET, TN

LEADS taken for initial action. To RFLS
 Submitting a sample to the chain of custody
 constitutes a contract between the client and the
 Pace Team and constitutes a record of the
 test results. Pace is not responsible for any
 errors or omissions.

SOG # 1835082

Table #

Account: APPGEOSUT
Template: T269873
Protocol: P1137388
PM: 218 - Daphne Richards
PR:

Shipped Via: FedEx Ground

Sample #	Sample # (Lab only)
1.3	-19
1.2	-20
7.8	-21
1.8	-22
7.9	-23
1.3	-24
0.9	-25
2.4	-26
6.7	-27
	-28

Sample Receipt Checklist:

COC Sent Present/Intact: ☒ Y ☐ N

COC Signed/Accurate: ☒ Y ☐ N

Bottles arrive intact: ☒ Y ☐ N

Correct bottles used: ☒ Y ☐ N

Sufficient volume sent: ☒ Y ☐ N

If Applicable

WGA Zero Headspace: ☒ Y ☐ N

Preservation Correct/Checked: ☒ Y ☐ N

BAD Screen <0.5 nA/hr: ☒ Y ☐ N

3/15 L1836782 APPGEOSUT

R5

Time estimate: oh

Time spent: oh

Members



Hailey Robertson (responsible)

DR Daphne Richards

Due on 19 March 2025 8:00 AM for target Done

- ☐ Login Clarification needed
- ☐ Chain of custody is incomplete
- ☐ Custody seal not intact
- ☐ Please specify Metals requested
- ☐ Please specify TCLP requested
- ☒ Received additional samples not listed on COC
- ☐ Sample IDs on containers do not match IDs on COC
- ☐ Client did not "X" analysis
- ☐ Chain of Custody is missing
- ☐ If no COC: Received by: _____
- ☐ If no COC: Date/Time: _____
- ☐ If no COC: Temp./Cont.Rec./pH: _____
- ☐ If no COC: Carrier: _____
- ☐ If no COC: Tracking #: _____
- ☐ Client informed by call
- ☐ Client informed by Email
- ☐ Client informed by Voicemail
- ☐ Date/Time: _____
- ☐ PM initials: _____
- ☐ Client Contact: _____

Comments

Hailey Robertson

15 March 2025 3:50 PM

Received IDs: B1 @ 2 (3/12/25 @ 1305), B1 @ 4 (3/12/25 @ 1325), B4 @ 2 (3/12/25 @ 1555), B4 @ 8 (3/12/25 @ 1615), B1 @ 8 (3/12/25 @ 1335), B1 @ 0.1 (3/12/205 1305), B1 @ 6 (3/12/25 @ 1330), B4 @ 4 (3/12/25 @ 1605), B4 @ 0.1 (3/12/25 @ 1545), B4 @ 6 (3/12/25 @ 1610) not listed on the COC.

Daphne Richards

17 March 2025 2:40 PM

CoC attached

Hailey Robertson

18 March 2025 8:01 AM

When I print the attached COC the page comes out too blurry to make out anything. Is there any way to get a better copy of the COC?

Daphne Richards

18 March 2025 8:09 AM

The table contains the following data (representing a portion of the visible content):

Sample ID	Location	Depth (m)	Temperature (°C)	Salinity (PSU)	pH	Dissolved Oxygen (mg/L)	Chlorophyll a (µg/L)	Chlorophyll b (µg/L)	Chlorophyll c (µg/L)	Total Chlorophyll (µg/L)
1	Station 1	0-1	15.2	35.2	8.1	4.5	1.2	0.8	0.5	2.5
2	Station 2	0-1	15.5	35.5	8.2	4.8	1.5	1.0	0.6	3.1
3	Station 3	0-1	15.8	35.8	8.3	5.1	1.8	1.2	0.7	3.7
4	Station 4	0-1	16.1	36.1	8.4	5.4	2.1	1.5	0.8	4.4
5	Station 5	0-1	16.4	36.4	8.5	5.7	2.4	1.8	0.9	5.1

Footer information:

Applied Geotech
100 West Street, Suite 200
New York, NY 10038
Tel: 212-123-4567
Fax: 212-123-4568
Email: info@appliedgeotech.com

see if this is better or I can email you directly

Hailey Robertson

18 March 2025 8:48 AM

That was much better. Thank you!

Hailey Robertson

18 March 2025 11:12 AM

Would you like these samples added to L1836782 or logged to a new SDG?

Daphne Richards

18 March 2025 11:30 AM

Add to L1836782

Hailey Robertson

18 March 2025 3:53 PM

Done

Applied GeoTech

Sample Delivery Group: L1840467
Samples Received: 03/15/2025
Project Number: 1250053
Description: Mawhinney Parking Lot Parcels

Report To: Joe DeGooyer
600 West Sandy Parkway
Sandy, UT 84070

Entire Report Reviewed By:



Daphne Richards
Project Manager

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace Analytical National is performed per guidance provided in laboratory standard operating procedures ENV-SOP-MTJL-0067 and ENV-SOP-MTJL-0068. Where sampling conducted by the customer, results relate to the accuracy of the information provided, and as the samples are received.

Pace Analytical National12065 Lebanon Rd Mount Juliet, TN 37122 615-758-5858 800-767-5859 mydata.pacelabs.com

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Cn: Case Narrative	4	
Sr: Sample Results	5	³ Ss
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B-4 4 L1840467-02	6	⁴ Cn
Qc: Quality Control Summary	7	⁵ Sr
Metals (ICP) by Method 6010D	7	
Gl: Glossary of Terms	8	⁶ Qc
Al: Accreditations & Locations	9	⁷ Gl
Sc: Sample Chain of Custody	10	⁸ Al
		⁹ Sc

SAMPLE SUMMARY

B-3 4 L1840467-01 Waste

Collected by Joseph R Degooyer
 Collected date/time 03/13/25 13:40
 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Preparation by Method 1311	WG2478308	1	03/28/25 08:13	03/28/25 08:13	CCY	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2479410	1	03/31/25 10:13	03/31/25 15:59	MAP	Mt. Juliet, TN

B-4 4 L1840467-02 Waste

Collected by Joseph R Degooyer
 Collected date/time 03/12/25 16:05
 Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Preparation by Method 1311	WG2478308	1	03/28/25 08:13	03/28/25 08:13	CCY	Mt. Juliet, TN
Metals (ICP) by Method 6010D	WG2479410	1	03/31/25 10:13	03/31/25 16:01	MAP	Mt. Juliet, TN

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

⁷Gl

⁸Al

⁹Sc

CASE NARRATIVE

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.



Daphne Richards
Project Manager



Preparation by Method 1311

Analyte	Result	Qualifier	Prep date / time	Batch
TCLP Extraction	-		3/28/2025 8:13:43 AM	WG2478308
Initial pH	7.33		3/28/2025 8:13:43 AM	WG2478308
Final pH	5.44		3/28/2025 8:13:43 AM	WG2478308

Metals (ICP) by Method 6010D

Analyte	Result mg/l	Qualifier	RDL mg/l	Limit mg/l	Dilution	Analysis date / time	Batch
Lead	8.63		0.100	5	1	03/31/2025 15:59	WG2479410

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Preparation by Method 1311

Analyte	Result	Qualifier	Prep date / time	Batch
TCLP Extraction	-		3/28/2025 8:13:43 AM	WG2478308
Initial pH	6.98		3/28/2025 8:13:43 AM	WG2478308
Final pH	5.56		3/28/2025 8:13:43 AM	WG2478308

Metals (ICP) by Method 6010D

Analyte	Result mg/l	Qualifier	RDL mg/l	Limit mg/l	Dilution	Analysis date / time	Batch
Lead	3.03		0.100	5	1	03/31/2025 16:01	WG2479410

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4193345-1 03/31/25 15:33

Analyte	MB Result mg/l	MB Qualifier	MB MDL mg/l	MB RDL mg/l
Lead	U		0.0333	0.100

Laboratory Control Sample (LCS)

(LCS) R4193345-2 03/31/25 15:34

Analyte	Spike Amount mg/l	LCS Result mg/l	LCS Rec. %	Rec. Limits %	LCS Qualifier
Lead	10.0	9.61	96.1	80.0-120	

L1840227-02 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1840227-02 03/31/25 15:36 • (MS) R4193345-4 03/31/25 15:39 • (MSD) R4193345-5 03/31/25 15:41

Analyte	Spike Amount mg/l	Original Result mg/l	MS Result mg/l	MSD Result mg/l	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Lead	10.0	ND	9.82	9.62	98.2	96.2	1	75.0-125			2.06	20

L1840474-02 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1840474-02 03/31/25 15:43 • (MS) R4193345-6 03/31/25 15:44 • (MSD) R4193345-7 03/31/25 15:46

Analyte	Spike Amount mg/l	Original Result mg/l	MS Result mg/l	MSD Result mg/l	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Lead	10.0	ND	9.63	9.70	96.3	97.0	1	75.0-125			0.739	20

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

GLOSSARY OF TERMS

Guide to Reading and Understanding Your Laboratory Report

The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

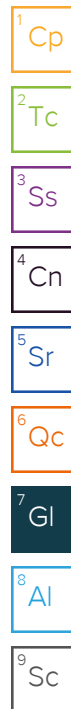
Results Disclaimer - Information that may be provided by the customer, and contained within this report, include Permit Limits, Project Name, Sample ID, Sample Matrix, Sample Preservation, Field Blanks, Field Spikes, Field Duplicates, On-Site Data, Sampling Collection Dates/Times, and Sampling Location. Results relate to the accuracy of this information provided, and as the samples are received.

Abbreviations and Definitions

MDL	Method Detection Limit.
ND	Not detected at the Reporting Limit (or MDL where applicable).
RDL	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Original Sample	The non-spiked sample in the prep batch used to determine the Relative Percent Difference (RPD) from a quality control sample. The Original Sample may not be included within the reported SDG.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state "ND" (Not Detected) or "BDL" (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
Uncertainty (Radiochemistry)	Confidence level of 2 sigma.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
Quality Control Summary (Qc)	This section of the report includes the results of the laboratory quality control analyses required by procedure or analytical methods to assist in evaluating the validity of the results reported for your samples. These analyses are not being performed on your samples typically, but on laboratory generated material.
Sample Chain of Custody (Sc)	This is the document created in the field when your samples were initially collected. This is used to verify the time and date of collection, the person collecting the samples, and the analyses that the laboratory is requested to perform. This chain of custody also documents all persons (excluding commercial shippers) that have had control or possession of the samples from the time of collection until delivery to the laboratory for analysis.
Sample Results (Sr)	This section of your report will provide the results of all testing performed on your samples. These results are provided by sample ID and are separated by the analyses performed on each sample. The header line of each analysis section for each sample will provide the name and method number for the analysis reported.
Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.

Qualifier Description

The remainder of this page intentionally left blank, there are no qualifiers applied to this SDG.



ACCREDITATIONS & LOCATIONS

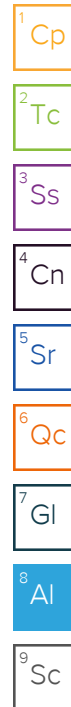
Pace Analytical National 12065 Lebanon Rd Mount Juliet, TN 37122

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN000032021-1
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey--NELAP	TN002
California	2932	New Mexico ¹	TN00003
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina ¹	DW21704
Georgia	NELAP	North Carolina ³	41
Georgia ¹	923	North Dakota	R-140
Idaho	TN00003	Ohio--VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LA000356
Kentucky ^{1,6}	KY90010	South Carolina	84004002
Kentucky ²	16	South Dakota	n/a
Louisiana	AI30792	Tennessee ^{1,4}	2006
Louisiana	LA018	Texas	T104704245-20-18
Maine	TN00003	Texas ⁵	LAB0152
Maryland	324	Utah	TN000032021-11
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	110033
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	998093910
Montana	CERT0086	Wyoming	A2LA
A2LA -- ISO 17025	1461.01	AIHA-LAP,LLC EMLAP	100789
A2LA -- ISO 17025 ⁵	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA--Crypto	TN00003		

¹ Drinking Water ² Underground Storage Tanks ³ Aquatic Toxicity ⁴ Chemical/Microbiological ⁵ Mold ⁶ Wastewater n/a Accreditation not applicable

* Not all certifications held by the laboratory are applicable to the results reported in the attached report.

* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace Analytical.



Company Name/Address: Applied GeoTech 600 West Sandy Parkway Sandy, UT 84070				Billing Information: Thomas Atkinson 600 W. Sandy Pkwy. Sandy, UT 84070				Analysis / Container / Preservative Pres Chk				Chain of Custody Page 1 of 3 MT JULIET, TN 12000 Lebanon Rd Mount Juliet, TN 37122 Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace Terms and Conditions found at: https://info.pacelabs.com/files/pms-standard-terms.pdf SDG # <u>E217</u> <u>L18Y0467</u>							
Report to: Thomas Atkinson 801-566-6399				Email To: atkinson@agecinc.com				DRO, OGHEX, TS 4ozClr-NoPres DROLVI 40mlAmb-HCl-BT GRO 40mlAmb HCl GRO 40mlAmb/MeOH 10ml/Syr Metals 2ozClr-NoPres OGHEX 1L-Clr-WT-HCl TS 4ozClr-NoPres				Acctnum: APPGEOSUT Template: T269873 Prelogin: P1137388 PM: 288 - Daphne Richards PB: Shipped Via: FedEX Ground Remarks: Sample # (lab only)							
Project Description: Mawhinney Parking Lot Parcels		City/State Collected: <u>Park City UT</u>		Please Circle: PT MT CT ET															
Regulatory Program(DOD, RCRA, DW, etc): <u>Joseph R DeGasper</u>		Client Project # 1250053		Lab Project # APPGEOSUT-MAWHINNEY															
Collected by (print): <u>Joseph R DeGasper</u>		Site/Facility ID #		P.O. #															
Collected by (signature): <u>Joseph R DeGasper</u>		Rush? (Lab MUST Be Notified) ☐ Same Day ☐ Five Day ☐ Next Day ☐ 5 Day (Rad Only) ☐ Two Day ☐ 10 Day (Rad Only) ☐ Three Day ☐ STD TAT		Quote #		Date Results Needed		No. of Cntrs											
Immediately Packed on Ice N ☐ Y ☒																			
Sample ID		Comp/Grab		Matrix *		Depth		Date		Time		Cntrs							
B-5		Grub		SS		0'-1'		3/13/25		11:35		2							
B-5		Grub		SS		2'		3/13/25		11:40		2							
B-5		Grub		SS		4'		3/13/25		11:43		2							
B-5		Grub		SS		9'		3/13/25		12:15		2							
B-3		Grub		SS		0'-1'		3/13/25		1:20		2							
B-3		Grub		SS		2'		3/13/25		1:30		2							
B-2		Grub		SS		4'		3/13/25		1:40		2							
B-3		Grub		SS		9'		3/13/25		1:50		2							
B-6		Grub		SS		0'-1'		3/13/25		3:55		2							
B-6		Grub		SS		2'		3/13/25		4:00		2							
* Matrix: SS - Soil AIR - Air F - Filter GW - Groundwater B - Bioassay WW - WasteWater DW - Drinking Water OT - Other				Remarks:				pH _____ Temp _____ Flow _____ Other _____				Sample Receipt Checklist COC Seal Present/Intact: ☒ Y ☐ N COC Signed/Accurate: ☒ Y ☐ N Bottles arrive Intact: ☒ Y ☐ N Correct bottles used: ☒ Y ☐ N Sufficient volume sent: ☒ Y ☐ N If applicable: VOA Logo Headspace: ☒ Y ☐ N Preservation Correct/Checked: ☒ Y ☐ N RAD Screen <0.5 mSv/hr: ☒ Y ☐ N							
Samples returned via: ☐ UPS ☐ FedEx ☐ Courier				Tracking # <u>multi</u>				Trip Blank Received: Yes ☒ No ☐ HCl / MeOH TBR				If preservation required by Login: Date/Time							
Relinquished by: (Signature) <u>Joseph R DeGasper</u>				Date: 3/14/25				Time: 1:55 pm				Received by: (Signature) <u>SWA Cargo</u>				Temp: °C <u>44</u>			
Relinquished by: (Signature) <u>Joseph R DeGasper</u>				Date: 3/14/25				Time: 1:00				Received by: (Signature) <u>SWA Cargo</u>				Temp: °C <u>multi</u>			
Relinquished by: (Signature) <u>Joseph R DeGasper</u>				Date:				Time:				Received by: (Signature) <u>SWA Cargo</u>				Date: 3-15-25			
Time:				Time:				Time:				Time: 0800							

Relog L1836782 APPGEOSUT

R5

Please relog L1836782-07 and -26 for TCLP PBICP

Thanks

Daphne Richards

Project Manager 2, National

Pace Analytical Services

O. 615.773.9662 | pacelabs.com

[cid:e112a5ba-c9d7-42b1-b3e5-d7bd1c0037d7]

[cid:5ffb068d-2fd4-467f-ac5a-449c9d939e23]

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P Please consider the environment before printing this email

Time estimate: oh	Time spent: oh
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Members

 Daphne Richards (responsible)

April 10, 2025

Applied GeoTech

Sample Delivery Group: L1841718
Samples Received: 03/29/2025
Project Number: 1250053
Description: Mawhinney Parking Lot Parcels

Report To: Joe DeGooyer
600 West Sandy Parkway
Sandy, UT 84070

Entire Report Reviewed By:



Daphne Richards
Project Manager

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace Analytical National is performed per guidance provided in laboratory standard operating procedures ENV-SOP-MTJL-0067 and ENV-SOP-MTJL-0068. Where sampling conducted by the customer, results relate to the accuracy of the information provided, and as the samples are received.

Pace Analytical National

12065 Lebanon Rd Mount Juliet, TN 37122 615-758-5858 800-767-5859 mydata.pacelabs.com

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Cn: Case Narrative	4	
Sr: Sample Results	5	³ Ss
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B4 L1841718-02	7	⁴ Cn
Qc: Quality Control Summary	9	⁵ Sr
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Al: Accreditations & Locations	18	⁷ Gl
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		⁹ Sc

SAMPLE SUMMARY

B2 L1841718-01 GW

Collected by
Joe DeGooyer

Collected date/time
03/28/25 07:55

Received date/time
03/29/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (GC/MS) by Method 8260B	WG2486300	1	04/09/25 15:41	04/09/25 15:41	ACG	Mt. Juliet, TN

B4 L1841718-02 GW

Collected by
Joe DeGooyer

Collected date/time
03/28/25 07:35

Received date/time
03/29/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (GC/MS) by Method 8260B	WG2484067	1	04/06/25 11:59	04/06/25 11:59	WHS	Mt. Juliet, TN

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

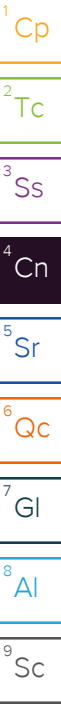
9 Sc

CASE NARRATIVE

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.

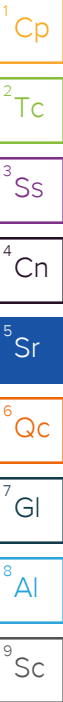


Daphne Richards
Project Manager



Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result mg/l	Qualifier	RDL mg/l	Dilution	Analysis date / time	Batch
Acetone	ND		0.0500	1	04/09/2025 15:41	WG2486300
Acrolein	ND	C3	0.0500	1	04/09/2025 15:41	WG2486300
Acrylonitrile	ND		0.0100	1	04/09/2025 15:41	WG2486300
Benzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
Bromobenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
Bromodichloromethane	ND		0.00100	1	04/09/2025 15:41	WG2486300
Bromoform	ND		0.00100	1	04/09/2025 15:41	WG2486300
Bromomethane	ND		0.00500	1	04/09/2025 15:41	WG2486300
1,3-Butadiene	ND	C3	0.00200	1	04/09/2025 15:41	WG2486300
n-Butylbenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
sec-Butylbenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
tert-Butylbenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
Carbon tetrachloride	ND		0.00100	1	04/09/2025 15:41	WG2486300
Chlorobenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
Chlorodibromomethane	ND		0.00100	1	04/09/2025 15:41	WG2486300
Chloroethane	ND		0.00500	1	04/09/2025 15:41	WG2486300
Chloroform	ND		0.00500	1	04/09/2025 15:41	WG2486300
Chloromethane	ND	C3	0.00250	1	04/09/2025 15:41	WG2486300
2-Chlorotoluene	ND		0.00100	1	04/09/2025 15:41	WG2486300
4-Chlorotoluene	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,2-Dibromo-3-Chloropropane	ND		0.00500	1	04/09/2025 15:41	WG2486300
1,2-Dibromoethane	ND		0.00100	1	04/09/2025 15:41	WG2486300
Dibromomethane	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,2-Dichlorobenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,3-Dichlorobenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,4-Dichlorobenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
Dichlorodifluoromethane	ND		0.00500	1	04/09/2025 15:41	WG2486300
1,1-Dichloroethane	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,2-Dichloroethane	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,1-Dichloroethene	ND		0.00100	1	04/09/2025 15:41	WG2486300
cis-1,2-Dichloroethene	ND		0.00100	1	04/09/2025 15:41	WG2486300
trans-1,2-Dichloroethene	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,2-Dichloropropane	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,1-Dichloropropene	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,3-Dichloropropane	ND		0.00100	1	04/09/2025 15:41	WG2486300
cis-1,3-Dichloropropene	ND		0.00100	1	04/09/2025 15:41	WG2486300
trans-1,3-Dichloropropene	ND		0.00100	1	04/09/2025 15:41	WG2486300
2,2-Dichloropropane	ND		0.00100	1	04/09/2025 15:41	WG2486300
Di-isopropyl ether	ND	C3	0.00100	1	04/09/2025 15:41	WG2486300
Ethylbenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
Hexachloro-1,3-butadiene	ND		0.00100	1	04/09/2025 15:41	WG2486300
Isopropylbenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
p-Isopropyltoluene	ND		0.00100	1	04/09/2025 15:41	WG2486300
2-Butanone (MEK)	ND		0.0100	1	04/09/2025 15:41	WG2486300
Methylene Chloride	ND		0.00500	1	04/09/2025 15:41	WG2486300
4-Methyl-2-pentanone (MIBK)	ND		0.0100	1	04/09/2025 15:41	WG2486300
Methyl tert-butyl ether	ND		0.00100	1	04/09/2025 15:41	WG2486300
Naphthalene	ND		0.00500	1	04/09/2025 15:41	WG2486300
n-Propylbenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
Styrene	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,1,1,2-Tetrachloroethane	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,1,2,2-Tetrachloroethane	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,1,2-Trichlorotrifluoroethane	ND		0.00100	1	04/09/2025 15:41	WG2486300
Tetrachloroethene	ND		0.00100	1	04/09/2025 15:41	WG2486300
Toluene	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,2,3-Trichlorobenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300



Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result mg/l	Qualifier	RDL mg/l	Dilution	Analysis date / time	Batch
1,2,4-Trichlorobenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,1,1-Trichloroethane	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,1,2-Trichloroethane	ND		0.00100	1	04/09/2025 15:41	WG2486300
Trichloroethene	ND		0.00100	1	04/09/2025 15:41	WG2486300
Trichlorofluoromethane	ND	C3	0.00500	1	04/09/2025 15:41	WG2486300
1,2,3-Trichloropropane	ND		0.00250	1	04/09/2025 15:41	WG2486300
1,2,4-Trimethylbenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,2,3-Trimethylbenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
1,3,5-Trimethylbenzene	ND		0.00100	1	04/09/2025 15:41	WG2486300
Vinyl chloride	ND	C3	0.00100	1	04/09/2025 15:41	WG2486300
Xylenes, Total	ND		0.00300	1	04/09/2025 15:41	WG2486300
(S) Toluene-d8	99.9		80.0-120		04/09/2025 15:41	WG2486300
(S) 4-Bromofluorobenzene	91.3		77.0-126		04/09/2025 15:41	WG2486300
(S) 1,2-Dichloroethane-d4	101		70.0-130		04/09/2025 15:41	WG2486300

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

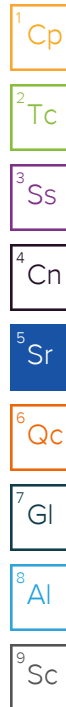
7Gl

8Al

9Sc

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result mg/l	Qualifier	RDL mg/l	Dilution	Analysis date / time	Batch
Acetone	ND	J3 J4	0.0500	1	04/06/2025 11:59	WG2484067
Acrolein	ND	C3 J3	0.0500	1	04/06/2025 11:59	WG2484067
Acrylonitrile	ND		0.0100	1	04/06/2025 11:59	WG2484067
Benzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
Bromobenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
Bromodichloromethane	ND		0.00100	1	04/06/2025 11:59	WG2484067
Bromoform	ND	C3	0.00100	1	04/06/2025 11:59	WG2484067
Bromomethane	ND		0.00500	1	04/06/2025 11:59	WG2484067
1,3-Butadiene	ND	J4	0.00200	1	04/06/2025 11:59	WG2484067
n-Butylbenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
sec-Butylbenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
tert-Butylbenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
Carbon tetrachloride	ND		0.00100	1	04/06/2025 11:59	WG2484067
Chlorobenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
Chlorodibromomethane	ND		0.00100	1	04/06/2025 11:59	WG2484067
Chloroethane	ND		0.00500	1	04/06/2025 11:59	WG2484067
Chloroform	ND		0.00500	1	04/06/2025 11:59	WG2484067
Chloromethane	ND		0.00250	1	04/06/2025 11:59	WG2484067
2-Chlorotoluene	ND		0.00100	1	04/06/2025 11:59	WG2484067
4-Chlorotoluene	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,2-Dibromo-3-Chloropropane	ND		0.00500	1	04/06/2025 11:59	WG2484067
1,2-Dibromoethane	ND		0.00100	1	04/06/2025 11:59	WG2484067
Dibromomethane	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,2-Dichlorobenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,3-Dichlorobenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,4-Dichlorobenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
Dichlorodifluoromethane	ND		0.00500	1	04/06/2025 11:59	WG2484067
1,1-Dichloroethane	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,2-Dichloroethane	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,1-Dichloroethene	ND		0.00100	1	04/06/2025 11:59	WG2484067
cis-1,2-Dichloroethene	ND		0.00100	1	04/06/2025 11:59	WG2484067
trans-1,2-Dichloroethene	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,2-Dichloropropane	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,1-Dichloropropene	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,3-Dichloropropane	ND		0.00100	1	04/06/2025 11:59	WG2484067
cis-1,3-Dichloropropene	ND		0.00100	1	04/06/2025 11:59	WG2484067
trans-1,3-Dichloropropene	ND		0.00100	1	04/06/2025 11:59	WG2484067
2,2-Dichloropropane	ND		0.00100	1	04/06/2025 11:59	WG2484067
Di-isopropyl ether	ND		0.00100	1	04/06/2025 11:59	WG2484067
Ethylbenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
Hexachloro-1,3-butadiene	ND		0.00100	1	04/06/2025 11:59	WG2484067
Isopropylbenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
p-Isopropyltoluene	ND		0.00100	1	04/06/2025 11:59	WG2484067
2-Butanone (MEK)	ND	J3	0.0100	1	04/06/2025 11:59	WG2484067
Methylene Chloride	ND		0.00500	1	04/06/2025 11:59	WG2484067
4-Methyl-2-pentanone (MIBK)	ND		0.0100	1	04/06/2025 11:59	WG2484067
Methyl tert-butyl ether	ND		0.00100	1	04/06/2025 11:59	WG2484067
Naphthalene	ND		0.00500	1	04/06/2025 11:59	WG2484067
n-Propylbenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
Styrene	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,1,1,2-Tetrachloroethane	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,1,2,2-Tetrachloroethane	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,1,2-Trichlorotrifluoroethane	ND		0.00100	1	04/06/2025 11:59	WG2484067
Tetrachloroethene	ND		0.00100	1	04/06/2025 11:59	WG2484067
Toluene	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,2,3-Trichlorobenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067



Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result mg/l	Qualifier	RDL mg/l	Dilution	Analysis date / time	Batch
1,2,4-Trichlorobenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,1,1-Trichloroethane	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,1,2-Trichloroethane	ND		0.00100	1	04/06/2025 11:59	WG2484067
Trichloroethene	ND		0.00100	1	04/06/2025 11:59	WG2484067
Trichlorofluoromethane	ND		0.00500	1	04/06/2025 11:59	WG2484067
1,2,3-Trichloropropane	ND		0.00250	1	04/06/2025 11:59	WG2484067
1,2,4-Trimethylbenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,2,3-Trimethylbenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
1,3,5-Trimethylbenzene	ND		0.00100	1	04/06/2025 11:59	WG2484067
Vinyl chloride	ND		0.00100	1	04/06/2025 11:59	WG2484067
Xylenes, Total	ND		0.00300	1	04/06/2025 11:59	WG2484067
(S) Toluene-d8	97.1		80.0-120		04/06/2025 11:59	WG2484067
(S) 4-Bromofluorobenzene	100		77.0-126		04/06/2025 11:59	WG2484067
(S) 1,2-Dichloroethane-d4	98.0		70.0-130		04/06/2025 11:59	WG2484067

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4196703-3 04/06/25 05:01

Analyte	MB Result mg/l	MB Qualifier	MB MDL mg/l	MB RDL mg/l
Acetone	U		0.0113	0.0500
Acrolein	U		0.00254	0.0500
Acrylonitrile	U		0.000671	0.0100
Benzene	U		0.0000941	0.00100
Bromobenzene	U		0.000118	0.00100
Bromodichloromethane	U		0.000136	0.00100
Bromoform	U		0.000129	0.00100
Bromomethane	U		0.000605	0.00500
1,3-Butadiene	U		0.000299	0.00200
n-Butylbenzene	U		0.000157	0.00100
sec-Butylbenzene	U		0.000125	0.00100
tert-Butylbenzene	U		0.000127	0.00100
Carbon tetrachloride	U		0.000128	0.00100
Chlorobenzene	U		0.000116	0.00100
Chlorodibromomethane	U		0.000140	0.00100
Chloroethane	U		0.000192	0.00500
Chloroform	U		0.000111	0.00500
Chloromethane	U		0.000960	0.00250
2-Chlorotoluene	U		0.000106	0.00100
4-Chlorotoluene	U		0.000114	0.00100
1,2-Dibromo-3-Chloropropane	U		0.000276	0.00500
1,2-Dibromoethane	U		0.000126	0.00100
Dibromomethane	U		0.000122	0.00100
1,2-Dichlorobenzene	U		0.000107	0.00100
1,3-Dichlorobenzene	U		0.000110	0.00100
1,4-Dichlorobenzene	U		0.000120	0.00100
Dichlorodifluoromethane	U		0.000374	0.00500
1,1-Dichloroethane	U		0.000100	0.00100
1,2-Dichloroethane	U		0.0000819	0.00100
1,1-Dichloroethene	U		0.000188	0.00100
cis-1,2-Dichloroethene	U		0.000126	0.00100
trans-1,2-Dichloroethene	U		0.000149	0.00100
1,2-Dichloropropane	U		0.000149	0.00100
1,1-Dichloropropene	U		0.000142	0.00100
1,3-Dichloropropane	U		0.000110	0.00100
cis-1,3-Dichloropropene	U		0.000111	0.00100
trans-1,3-Dichloropropene	U		0.000118	0.00100
2,2-Dichloropropane	U		0.000161	0.00100
Di-isopropyl ether	U		0.000105	0.00100
Ethylbenzene	U		0.000137	0.00100

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

⁷Gl

⁸Al

⁹Sc

Method Blank (MB)

(MB) R4196703-3 04/06/25 05:01

Analyte	MB Result mg/l	MB Qualifier	MB MDL mg/l	MB RDL mg/l
Hexachloro-1,3-butadiene	U		0.000337	0.00100
Isopropylbenzene	U		0.000105	0.00100
p-Isopropyltoluene	U		0.000120	0.00100
2-Butanone (MEK)	U		0.00119	0.0100
Methylene Chloride	U		0.000430	0.00500
4-Methyl-2-pentanone (MIBK)	U		0.000478	0.0100
Methyl tert-butyl ether	U		0.000101	0.00100
Naphthalene	U		0.00100	0.00500
n-Propylbenzene	U		0.0000993	0.00100
Styrene	U		0.000118	0.00100
1,1,1,2-Tetrachloroethane	U		0.000147	0.00100
1,1,2,2-Tetrachloroethane	U		0.000133	0.00100
1,1,2-Trichlorotrifluoroethane	U		0.000180	0.00100
Tetrachloroethene	U		0.000300	0.00100
Toluene	U		0.000278	0.00100
1,2,3-Trichlorobenzene	U		0.000230	0.00100
1,2,4-Trichlorobenzene	U		0.000481	0.00100
1,1,1-Trichloroethane	U		0.000149	0.00100
1,1,2-Trichloroethane	U		0.000158	0.00100
Trichloroethene	U		0.000190	0.00100
Trichlorofluoromethane	U		0.000160	0.00500
1,2,3-Trichloropropane	U		0.000237	0.00250
1,2,4-Trimethylbenzene	U		0.000322	0.00100
1,2,3-Trimethylbenzene	U		0.000104	0.00100
1,3,5-Trimethylbenzene	U		0.000104	0.00100
Vinyl chloride	U		0.000234	0.00100
Xylenes, Total	U		0.000174	0.00300
(S) Toluene-d8	96.2			80.0-120
(S) 4-Bromofluorobenzene	99.6			77.0-126
(S) 1,2-Dichloroethane-d4	102			70.0-130

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R4196703-1 04/06/25 04:04 • (LCSD) R4196703-2 04/06/25 04:23

Analyte	Spike Amount mg/l	LCS Result mg/l	LCSD Result mg/l	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Acetone	0.0250	0.0615	0.0974	246	390	19.0-160	J4	J3 J4	45.2	27
Acrolein	0.0250	0.0118	0.0178	47.2	71.2	10.0-160		J3	40.5	26
Acrylonitrile	0.0250	0.0276	0.0268	110	107	55.0-149			2.94	20

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R4196703-1 04/06/25 04:04 • (LCSD) R4196703-2 04/06/25 04:23

Analyte	Spike Amount mg/l	LCS Result mg/l	LCSD Result mg/l	LCS Rec. %	LCSD Rec. %	Rec. Limits %	<u>LCS Qualifier</u>	<u>LCSD Qualifier</u>	RPD %	RPD Limits %
Benzene	0.00500	0.00514	0.00545	103	109	70.0-123			5.85	20
Bromobenzene	0.00500	0.00472	0.00499	94.4	99.8	73.0-121			5.56	20
Bromodichloromethane	0.00500	0.00520	0.00544	104	109	75.0-120			4.51	20
Bromoform	0.00500	0.00372	0.00405	74.4	81.0	68.0-132			8.49	20
Bromomethane	0.00500	0.00535	0.00559	107	112	10.0-160			4.39	25
1,3-Butadiene	0.00500	0.00782	0.00839	156	168	45.0-147	J4	J4	7.03	20
n-Butylbenzene	0.00500	0.00483	0.00558	96.6	112	73.0-125			14.4	20
sec-Butylbenzene	0.00500	0.00483	0.00537	96.6	107	75.0-125			10.6	20
tert-Butylbenzene	0.00500	0.00479	0.00500	95.8	100	76.0-124			4.29	20
Carbon tetrachloride	0.00500	0.00541	0.00545	108	109	68.0-126			0.737	20
Chlorobenzene	0.00500	0.00464	0.00494	92.8	98.8	80.0-121			6.26	20
Chlorodibromomethane	0.00500	0.00438	0.00465	87.6	93.0	77.0-125			5.98	20
Chloroethane	0.00500	0.00517	0.00567	103	113	47.0-150			9.23	20
Chloroform	0.00500	0.00517	0.00551	103	110	73.0-120			6.37	20
Chloromethane	0.00500	0.00578	0.00590	116	118	41.0-142			2.05	20
2-Chlorotoluene	0.00500	0.00473	0.00502	94.6	100	76.0-123			5.95	20
4-Chlorotoluene	0.00500	0.00504	0.00539	101	108	75.0-122			6.71	20
1,2-Dibromo-3-Chloropropane	0.00500	0.00435	0.00434	87.0	86.8	58.0-134			0.230	20
1,2-Dibromoethane	0.00500	0.00470	0.00496	94.0	99.2	80.0-122			5.38	20
Dibromomethane	0.00500	0.00513	0.00550	103	110	80.0-120			6.96	20
1,2-Dichlorobenzene	0.00500	0.00484	0.00519	96.8	104	79.0-121			6.98	20
1,3-Dichlorobenzene	0.00500	0.00460	0.00491	92.0	98.2	79.0-120			6.52	20
1,4-Dichlorobenzene	0.00500	0.00451	0.00501	90.2	100	79.0-120			10.5	20
Dichlorodifluoromethane	0.00500	0.00594	0.00626	119	125	51.0-149			5.25	20
1,1-Dichloroethane	0.00500	0.00540	0.00565	108	113	70.0-126			4.52	20
1,2-Dichloroethane	0.00500	0.00537	0.00629	107	126	70.0-128			15.8	20
1,1-Dichloroethene	0.00500	0.00567	0.00602	113	120	71.0-124			5.99	20
cis-1,2-Dichloroethene	0.00500	0.00487	0.00516	97.4	103	73.0-120			5.78	20
trans-1,2-Dichloroethene	0.00500	0.00496	0.00546	99.2	109	73.0-120			9.60	20
1,2-Dichloropropane	0.00500	0.00528	0.00548	106	110	77.0-125			3.72	20
1,1-Dichloropropene	0.00500	0.00532	0.00579	106	116	74.0-126			8.46	20
1,3-Dichloropropane	0.00500	0.00482	0.00504	96.4	101	80.0-120			4.46	20
cis-1,3-Dichloropropene	0.00500	0.00498	0.00524	99.6	105	80.0-123			5.09	20
trans-1,3-Dichloropropene	0.00500	0.00472	0.00520	94.4	104	78.0-124			9.68	20
2,2-Dichloropropane	0.00500	0.00585	0.00593	117	119	58.0-130			1.36	20
Di-isopropyl ether	0.00500	0.00570	0.00582	114	116	58.0-138			2.08	20
Ethylbenzene	0.00500	0.00460	0.00474	92.0	94.8	79.0-123			3.00	20
Hexachloro-1,3-butadiene	0.00500	0.00404	0.00466	80.8	93.2	54.0-138			14.3	20
Isopropylbenzene	0.00500	0.00485	0.00515	97.0	103	76.0-127			6.00	20
p-Isopropyltoluene	0.00500	0.00480	0.00513	96.0	103	76.0-125			6.65	20

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R4196703-1 04/06/25 04:04 • (LCSD) R4196703-2 04/06/25 04:23

Analyte	Spike Amount mg/l	LCS Result mg/l	LCSD Result mg/l	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
2-Butanone (MEK)	0.0250	0.0227	0.0345	90.8	138	44.0-160		J3	41.3	20
Methylene Chloride	0.00500	0.00516	0.00544	103	109	67.0-120			5.28	20
4-Methyl-2-pentanone (MIBK)	0.0250	0.0290	0.0296	116	118	68.0-142			2.05	20
Methyl tert-butyl ether	0.00500	0.00607	0.00580	121	116	68.0-125			4.55	20
Naphthalene	0.00500	0.00477	0.00486	95.4	97.2	54.0-135			1.87	20
n-Propylbenzene	0.00500	0.00496	0.00547	99.2	109	77.0-124			9.78	20
Styrene	0.00500	0.00484	0.00519	96.8	104	73.0-130			6.98	20
1,1,1,2-Tetrachloroethane	0.00500	0.00453	0.00460	90.6	92.0	75.0-125			1.53	20
1,1,2,2-Tetrachloroethane	0.00500	0.00487	0.00504	97.4	101	65.0-130			3.43	20
1,1,2-Trichlorotrifluoroethane	0.00500	0.00553	0.00617	111	123	69.0-132			10.9	20
Tetrachloroethene	0.00500	0.00440	0.00497	88.0	99.4	72.0-132			12.2	20
Toluene	0.00500	0.00471	0.00495	94.2	99.0	79.0-120			4.97	20
1,2,3-Trichlorobenzene	0.00500	0.00470	0.00515	94.0	103	50.0-138			9.14	20
1,2,4-Trichlorobenzene	0.00500	0.00457	0.00512	91.4	102	57.0-137			11.4	20
1,1,1-Trichloroethane	0.00500	0.00583	0.00575	117	115	73.0-124			1.38	20
1,1,2-Trichloroethane	0.00500	0.00509	0.00525	102	105	80.0-120			3.09	20
Trichloroethene	0.00500	0.00503	0.00525	101	105	78.0-124			4.28	20
Trichlorofluoromethane	0.00500	0.00576	0.00633	115	127	59.0-147			9.43	20
1,2,3-Trichloropropane	0.00500	0.00529	0.00560	106	112	73.0-130			5.69	20
1,2,4-Trimethylbenzene	0.00500	0.00482	0.00535	96.4	107	76.0-121			10.4	20
1,2,3-Trimethylbenzene	0.00500	0.00508	0.00532	102	106	77.0-120			4.62	20
1,3,5-Trimethylbenzene	0.00500	0.00476	0.00498	95.2	99.6	76.0-122			4.52	20
Vinyl chloride	0.00500	0.00550	0.00578	110	116	67.0-131			4.96	20
Xylenes, Total	0.0150	0.0138	0.0148	92.0	98.7	79.0-123			6.99	20
(S) Toluene-d8				94.4	94.3	80.0-120				
(S) 4-Bromofluorobenzene				99.6	99.8	77.0-126				
(S) 1,2-Dichloroethane-d4				104	104	70.0-130				

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4197613-3 04/09/25 12:35

Analyte	MB Result mg/l	MB Qualifier	MB MDL mg/l	MB RDL mg/l
Acetone	U		0.0113	0.0500
Acrolein	U		0.00254	0.0500
Acrylonitrile	U		0.000671	0.0100
Benzene	U		0.0000941	0.00100
Bromobenzene	U		0.000118	0.00100
Bromodichloromethane	U		0.000136	0.00100
Bromoform	U		0.000129	0.00100
Bromomethane	U		0.000605	0.00500
1,3-Butadiene	U		0.000299	0.00200
n-Butylbenzene	U		0.000157	0.00100
sec-Butylbenzene	U		0.000125	0.00100
tert-Butylbenzene	U		0.000127	0.00100
Carbon tetrachloride	U		0.000128	0.00100
Chlorobenzene	U		0.000116	0.00100
Chlorodibromomethane	U		0.000140	0.00100
Chloroethane	U		0.000192	0.00500
Chloroform	U		0.000111	0.00500
Chloromethane	U		0.000960	0.00250
2-Chlorotoluene	U		0.000106	0.00100
4-Chlorotoluene	U		0.000114	0.00100
1,2-Dibromo-3-Chloropropane	U		0.000276	0.00500
1,2-Dibromoethane	U		0.000126	0.00100
Dibromomethane	U		0.000122	0.00100
1,2-Dichlorobenzene	U		0.000107	0.00100
1,3-Dichlorobenzene	U		0.000110	0.00100
1,4-Dichlorobenzene	U		0.000120	0.00100
Dichlorodifluoromethane	U		0.000374	0.00500
1,1-Dichloroethane	U		0.000100	0.00100
1,2-Dichloroethane	U		0.0000819	0.00100
1,1-Dichloroethene	U		0.000188	0.00100
cis-1,2-Dichloroethene	U		0.000126	0.00100
trans-1,2-Dichloroethene	U		0.000149	0.00100
1,2-Dichloropropane	U		0.000149	0.00100
1,1-Dichloropropene	U		0.000142	0.00100
1,3-Dichloropropane	U		0.000110	0.00100
cis-1,3-Dichloropropene	U		0.000111	0.00100
trans-1,3-Dichloropropene	U		0.000118	0.00100
2,2-Dichloropropane	U		0.000161	0.00100
Di-isopropyl ether	U		0.000105	0.00100
Ethylbenzene	U		0.000137	0.00100

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

⁷Gl

⁸Al

⁹Sc

Method Blank (MB)

(MB) R4197613-3 04/09/25 12:35

Analyte	MB Result mg/l	MB Qualifier	MB MDL mg/l	MB RDL mg/l
Hexachloro-1,3-butadiene	U		0.000337	0.00100
Isopropylbenzene	U		0.000105	0.00100
p-Isopropyltoluene	U		0.000120	0.00100
2-Butanone (MEK)	U		0.00119	0.0100
Methylene Chloride	U		0.000430	0.00500
4-Methyl-2-pentanone (MIBK)	U		0.000478	0.0100
Methyl tert-butyl ether	U		0.000101	0.00100
Naphthalene	U		0.00100	0.00500
n-Propylbenzene	U		0.0000993	0.00100
Styrene	U		0.000118	0.00100
1,1,1,2-Tetrachloroethane	U		0.000147	0.00100
1,1,2,2-Tetrachloroethane	U		0.000133	0.00100
1,1,2-Trichlorotrifluoroethane	U		0.000180	0.00100
Tetrachloroethene	U		0.000300	0.00100
Toluene	U		0.000278	0.00100
1,2,3-Trichlorobenzene	U		0.000230	0.00100
1,2,4-Trichlorobenzene	U		0.000481	0.00100
1,1,1-Trichloroethane	U		0.000149	0.00100
1,1,2-Trichloroethane	U		0.000158	0.00100
Trichloroethene	U		0.000190	0.00100
Trichlorofluoromethane	U		0.000160	0.00500
1,2,3-Trichloropropane	U		0.000237	0.00250
1,2,4-Trimethylbenzene	U		0.000322	0.00100
1,2,3-Trimethylbenzene	U		0.000104	0.00100
1,3,5-Trimethylbenzene	U		0.000104	0.00100
Vinyl chloride	U		0.000234	0.00100
Xylenes, Total	U		0.000174	0.00300
(S) Toluene-d8	113			80.0-120
(S) 4-Bromofluorobenzene	102			77.0-126
(S) 1,2-Dichloroethane-d4	98.7			70.0-130

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R4197613-1 04/09/25 10:55 • (LCSD) R4197613-2 04/09/25 11:14

Analyte	Spike Amount mg/l	LCS Result mg/l	LCSD Result mg/l	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Acetone	0.0250	0.0282	0.0303	113	121	19.0-160			7.18	27
Acrolein	0.0250	0.00932	0.0109	37.3	43.6	10.0-160			15.6	26
Acrylonitrile	0.0250	0.0206	0.0225	82.4	90.0	55.0-149			8.82	20

1
Cp

2
Tc

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Ss

4
Cn

5
Sr

6
Qc

7
Gl

8
Al

9
Sc

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R4197613-1 04/09/25 10:55 • (LCSD) R4197613-2 04/09/25 11:14

Analyte	Spike Amount mg/l	LCS Result mg/l	LCSD Result mg/l	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Benzene	0.00500	0.00458	0.00466	91.6	93.2	70.0-123			1.73	20
Bromobenzene	0.00500	0.00436	0.00426	87.2	85.2	73.0-121			2.32	20
Bromodichloromethane	0.00500	0.00473	0.00473	94.6	94.6	75.0-120			0.000	20
Bromoform	0.00500	0.00538	0.00549	108	110	68.0-132			2.02	20
Bromomethane	0.00500	0.00506	0.00531	101	106	10.0-160			4.82	25
1,3-Butadiene	0.00500	0.00304	0.00315	60.8	63.0	45.0-147			3.55	20
n-Butylbenzene	0.00500	0.00431	0.00451	86.2	90.2	73.0-125			4.54	20
sec-Butylbenzene	0.00500	0.00433	0.00433	86.6	86.6	75.0-125			0.000	20
tert-Butylbenzene	0.00500	0.00433	0.00426	86.6	85.2	76.0-124			1.63	20
Carbon tetrachloride	0.00500	0.00432	0.00462	86.4	92.4	68.0-126			6.71	20
Chlorobenzene	0.00500	0.00493	0.00504	98.6	101	80.0-121			2.21	20
Chlorodibromomethane	0.00500	0.00505	0.00494	101	98.8	77.0-125			2.20	20
Chloroethane	0.00500	0.00428	0.00461	85.6	92.2	47.0-150			7.42	20
Chloroform	0.00500	0.00460	0.00462	92.0	92.4	73.0-120			0.434	20
Chloromethane	0.00500	0.00366	0.00399	73.2	79.8	41.0-142			8.63	20
2-Chlorotoluene	0.00500	0.00464	0.00435	92.8	87.0	76.0-123			6.45	20
4-Chlorotoluene	0.00500	0.00410	0.00407	82.0	81.4	75.0-122			0.734	20
1,2-Dibromo-3-Chloropropane	0.00500	0.00434	0.00507	86.8	101	58.0-134			15.5	20
1,2-Dibromoethane	0.00500	0.00535	0.00497	107	99.4	80.0-122			7.36	20
Dibromomethane	0.00500	0.00468	0.00492	93.6	98.4	80.0-120			5.00	20
1,2-Dichlorobenzene	0.00500	0.00485	0.00465	97.0	93.0	79.0-121			4.21	20
1,3-Dichlorobenzene	0.00500	0.00465	0.00467	93.0	93.4	79.0-120			0.429	20
1,4-Dichlorobenzene	0.00500	0.00452	0.00478	90.4	95.6	79.0-120			5.59	20
Dichlorodifluoromethane	0.00500	0.00399	0.00433	79.8	86.6	51.0-149			8.17	20
1,1-Dichloroethane	0.00500	0.00453	0.00464	90.6	92.8	70.0-126			2.40	20
1,2-Dichloroethane	0.00500	0.00452	0.00446	90.4	89.2	70.0-128			1.34	20
1,1-Dichloroethene	0.00500	0.00436	0.00431	87.2	86.2	71.0-124			1.15	20
cis-1,2-Dichloroethene	0.00500	0.00442	0.00480	88.4	96.0	73.0-120			8.24	20
trans-1,2-Dichloroethene	0.00500	0.00417	0.00441	83.4	88.2	73.0-120			5.59	20
1,2-Dichloropropane	0.00500	0.00490	0.00495	98.0	99.0	77.0-125			1.02	20
1,1-Dichloropropene	0.00500	0.00447	0.00454	89.4	90.8	74.0-126			1.55	20
1,3-Dichloropropane	0.00500	0.00511	0.00498	102	99.6	80.0-120			2.58	20
cis-1,3-Dichloropropene	0.00500	0.00467	0.00465	93.4	93.0	80.0-123			0.429	20
trans-1,3-Dichloropropene	0.00500	0.00504	0.00473	101	94.6	78.0-124			6.35	20
2,2-Dichloropropane	0.00500	0.00419	0.00453	83.8	90.6	58.0-130			7.80	20
Di-isopropyl ether	0.00500	0.00364	0.00384	72.8	76.8	58.0-138			5.35	20
Ethylbenzene	0.00500	0.00479	0.00475	95.8	95.0	79.0-123			0.839	20
Hexachloro-1,3-butadiene	0.00500	0.00492	0.00468	98.4	93.6	54.0-138			5.00	20
Isopropylbenzene	0.00500	0.00482	0.00483	96.4	96.6	76.0-127			0.207	20
p-Isopropyltoluene	0.00500	0.00445	0.00453	89.0	90.6	76.0-125			1.78	20

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

⁷Gl

⁸Al

⁹Sc

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R4197613-1 04/09/25 10:55 • (LCSD) R4197613-2 04/09/25 11:14

Analyte	Spike Amount mg/l	LCS Result mg/l	LCSD Result mg/l	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
2-Butanone (MEK)	0.0250	0.0223	0.0228	89.2	91.2	44.0-160			2.22	20
Methylene Chloride	0.00500	0.00476	0.00478	95.2	95.6	67.0-120			0.419	20
4-Methyl-2-pentanone (MIBK)	0.0250	0.0203	0.0206	81.2	82.4	68.0-142			1.47	20
Methyl tert-butyl ether	0.00500	0.00459	0.00468	91.8	93.6	68.0-125			1.94	20
Naphthalene	0.00500	0.00420	0.00486	84.0	97.2	54.0-135			14.6	20
n-Propylbenzene	0.00500	0.00433	0.00424	86.6	84.8	77.0-124			2.10	20
Styrene	0.00500	0.00427	0.00436	85.4	87.2	73.0-130			2.09	20
1,1,1,2-Tetrachloroethane	0.00500	0.00554	0.00558	111	112	75.0-125			0.719	20
1,1,2,2-Tetrachloroethane	0.00500	0.00489	0.00470	97.8	94.0	65.0-130			3.96	20
1,1,2-Trichlorotrifluoroethane	0.00500	0.00446	0.00439	89.2	87.8	69.0-132			1.58	20
Tetrachloroethene	0.00500	0.00526	0.00522	105	104	72.0-132			0.763	20
Toluene	0.00500	0.00499	0.00497	99.8	99.4	79.0-120			0.402	20
1,2,3-Trichlorobenzene	0.00500	0.00565	0.00568	113	114	50.0-138			0.530	20
1,2,4-Trichlorobenzene	0.00500	0.00600	0.00592	120	118	57.0-137			1.34	20
1,1,1-Trichloroethane	0.00500	0.00439	0.00456	87.8	91.2	73.0-124			3.80	20
1,1,2-Trichloroethane	0.00500	0.00526	0.00517	105	103	80.0-120			1.73	20
Trichloroethene	0.00500	0.00465	0.00449	93.0	89.8	78.0-124			3.50	20
Trichlorofluoromethane	0.00500	0.00355	0.00381	71.0	76.2	59.0-147			7.07	20
1,2,3-Trichloropropane	0.00500	0.00452	0.00436	90.4	87.2	73.0-130			3.60	20
1,2,4-Trimethylbenzene	0.00500	0.00450	0.00428	90.0	85.6	76.0-121			5.01	20
1,2,3-Trimethylbenzene	0.00500	0.00460	0.00444	92.0	88.8	77.0-120			3.54	20
1,3,5-Trimethylbenzene	0.00500	0.00449	0.00444	89.8	88.8	76.0-122			1.12	20
Vinyl chloride	0.00500	0.00394	0.00418	78.8	83.6	67.0-131			5.91	20
Xylenes, Total	0.0150	0.0141	0.0142	94.0	94.7	79.0-123			0.707	20
(S) Toluene-d8				109	108	80.0-120				
(S) 4-Bromofluorobenzene				104	100	77.0-126				
(S) 1,2-Dichloroethane-d4				97.4	98.2	70.0-130				

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

⁷Gl

⁸Al

⁹Sc

GLOSSARY OF TERMS

Guide to Reading and Understanding Your Laboratory Report

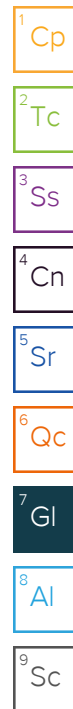
The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

Results Disclaimer - Information that may be provided by the customer, and contained within this report, include Permit Limits, Project Name, Sample ID, Sample Matrix, Sample Preservation, Field Blanks, Field Spikes, Field Duplicates, On-Site Data, Sampling Collection Dates/Times, and Sampling Location. Results relate to the accuracy of this information provided, and as the samples are received.

Abbreviations and Definitions

MDL	Method Detection Limit.
ND	Not detected at the Reporting Limit (or MDL where applicable).
RDL	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state "ND" (Not Detected) or "BDL" (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
Uncertainty (Radiochemistry)	Confidence level of 2 sigma.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
Quality Control Summary (Qc)	This section of the report includes the results of the laboratory quality control analyses required by procedure or analytical methods to assist in evaluating the validity of the results reported for your samples. These analyses are not being performed on your samples typically, but on laboratory generated material.
Sample Chain of Custody (Sc)	This is the document created in the field when your samples were initially collected. This is used to verify the time and date of collection, the person collecting the samples, and the analyses that the laboratory is requested to perform. This chain of custody also documents all persons (excluding commercial shippers) that have had control or possession of the samples from the time of collection until delivery to the laboratory for analysis.
Sample Results (Sr)	This section of your report will provide the results of all testing performed on your samples. These results are provided by sample ID and are separated by the analyses performed on each sample. The header line of each analysis section for each sample will provide the name and method number for the analysis reported.
Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.

Qualifier	Description
C3	The reported concentration is an estimate. The continuing calibration standard associated with this data responded low. Method sensitivity check is acceptable.
J3	The associated batch QC was outside the established quality control range for precision.
J4	The associated batch QC was outside the established quality control range for accuracy.



ACCREDITATIONS & LOCATIONS

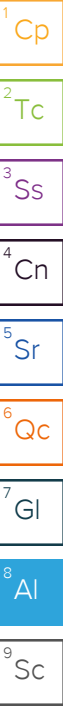
Pace Analytical National 12065 Lebanon Rd Mount Juliet, TN 37122

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN000032021-1
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey--NELAP	TN002
California	2932	New Mexico ¹	TN00003
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina ¹	DW21704
Georgia	NELAP	North Carolina ³	41
Georgia ¹	923	North Dakota	R-140
Idaho	TN00003	Ohio--VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LA000356
Kentucky ^{1,6}	KY90010	South Carolina	84004002
Kentucky ²	16	South Dakota	n/a
Louisiana	AI30792	Tennessee ^{1,4}	2006
Louisiana	LA018	Texas	T104704245-20-18
Maine	TN00003	Texas ⁵	LAB0152
Maryland	324	Utah	TN000032021-11
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	110033
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	998093910
Montana	CERT0086	Wyoming	A2LA
A2LA -- ISO 17025	1461.01	AIHA-LAP,LLC EMLAP	100789
A2LA -- ISO 17025 ⁵	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA--Crypto	TN00003		

¹ Drinking Water ² Underground Storage Tanks ³ Aquatic Toxicity ⁴ Chemical/Microbiological ⁵ Mold ⁶ Wastewater n/a Accreditation not applicable

* Not all certifications held by the laboratory are applicable to the results reported in the attached report.

* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace Analytical.



Company Name/Address:

Applied Geotech (AGEC)
600 West Sandy Parkway
Sandy, UT 84070

Billing Information:

APPGEOSUT

Pres
Chk

Analysis / Container / Preservative

Chain of Custody Page 1 of 1



12065 Lebanon Rd Mount Juliet, TN 37122
Phone: 615-758-5858 Alt: 800-767-5859

Submitting a sample via this chain of custody
constitutes acknowledgment and acceptance
of the Pace Terms and Conditions found at:
<https://info.pacelabs.com/hubfs/pas-standard-terms.pdf>

Report to:

Joe DeGooyer

Email To:

joed@agetc.com

Project Description:

Mowhinney Parking Lot

City/State

Collected: Park City UT

Please Circle:

PT MT CT ET

Phone:

801-566-6399

Client Project #

12500 53

Lab Project #

Collected by (print):

Joe DeGooyer

Site/Facility ID #

P.O. #

Collected by (signature):

Joseph DeGooyer

Rush? (Lab MUST Be Notified)

Same Day Five Day

Next Day 5 Day (Rad Only)

Two Day 10 Day (Rad Only)

Three Day

Quote #

Date Results Needed

Immediately

Packed on Ice N ☐ Y ☒No.
or
Cntrs

V8260 - (3) 40ml AMB-HCI

SDG #

E025

Acctnum: APPGEOSUT

Template: T269873

Prelogin: 1137388

PM: Daphne Richards

PB:

Shipped Via:

Remarks

Sample # (lab only)

Sample ID

Comp/Grab

Matrix*

Depth

Date

Time

B2

Grab

water

10'

3/27/25

7:55

3

B4

Grab

water

12 1/2'

3/28/25

7:35

3

* Matrix:

SS - Soil AIR - Air F - Filter

GW - Groundwater B - Bioassay

WW - WasteWater

DW - Drinking Water

OT - Other

Remarks:

Samples returned via:

UPS FedEx Courier

Tracking #

526SLC25852764

pH Temp

Flow Other

Sample Receipt Checklist

COC Seal Present/Intact: ☒ NP ☐ NCOC Signed/Accurate: ☒ N ☐ NBottles arrive intact: ☒ N ☐ NCorrect bottles used: ☒ N ☐ NSufficient volume sent: ☒ Y ☐ N

If Applicable

VOA Zero Headspace: ☐ Y ☒ NPreservation Correct/Checked: ☐ Y ☒ NRAD Screen <0.5 mR/hr: ☒ Y ☐ N

Relinquished by: (Signature)

Date:

3/29/25

Time:

15:23

Received by: (Signature)

Trip Blank Received: Yes No

HCL/MeOH
TBR

Relinquished by: (Signature)

Date:

3/28/25

Time:

1700

Received by: (Signature)

SWA Cargo

Temp:

Bottles Received:

EDAG26004-3.04

If preservation required by Login: Date/Time

Relinquished by: (Signature)

Date:

Time:

Received for lab by: (Signature)

Date:

Time:

3/29/25 1800

Hold:

Condition:
NCF / OK

Applied GeoTech

Sample Delivery Group: L1842400
Samples Received: 03/15/2025
Project Number: 1250053
Description: Mawhinney Parking Lot Parcels

Report To: Joe DeGooyer
600 West Sandy Parkway
Sandy, UT 84070

Entire Report Reviewed By:



Daphne Richards
Project Manager

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace Analytical National is performed per guidance provided in laboratory standard operating procedures ENV-SOP-MTJL-0067 and ENV-SOP-MTJL-0068. Where sampling conducted by the customer, results relate to the accuracy of the information provided, and as the samples are received.

Pace Analytical National12065 Lebanon Rd Mount Juliet, TN 37122 615-758-5858 800-767-5859 mydata.pacelabs.com

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¹ Cp
² Tc
³ Ss
⁴ Cn
⁵ Sr
⁶ Qc
⁷ Gl
⁸ Al
⁹ Sc

SAMPLE SUMMARY

B-2 4 L1842400-01 Solid

Collected by Joseph R Degoooyer
Collected date/time 03/13/25 10:00
Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471285	1	03/18/25 14:05	03/18/25 14:18	JAV	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG2483634	1	04/03/25 17:24	04/05/25 06:57	ADM	Mt. Juliet, TN

B-4 6 L1842400-02 Solid

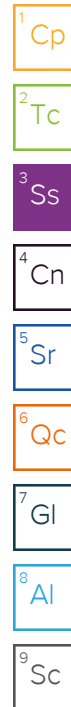
Collected by Joseph R Degoooyer
Collected date/time 03/12/25 16:15
Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471285	1	03/18/25 14:05	03/18/25 14:18	JAV	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG2486927	1	03/12/25 16:15	04/10/25 09:16	DWR	Mt. Juliet, TN

B-2 14 L1842400-03 Solid

Collected by Joseph R Degoooyer
Collected date/time 03/13/25 10:45
Received date/time 03/15/25 08:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG2471285	1	03/18/25 14:05	03/18/25 14:18	JAV	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG2486927	1	03/13/25 10:45	04/10/25 09:35	DWR	Mt. Juliet, TN

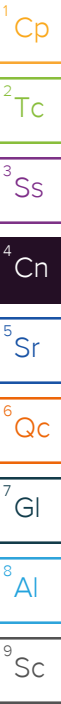


CASE NARRATIVE

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.



Daphne Richards
Project Manager



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	87.4		1	03/18/2025 14:18	WG2471285

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Acetone	ND	C3 T8	0.0644	1	04/05/2025 06:57	WG2483634
Acrylonitrile	ND	C3 T8	0.0161	1	04/05/2025 06:57	WG2483634
Benzene	ND	T8	0.00129	1	04/05/2025 06:57	WG2483634
Bromobenzene	ND	T8	0.0161	1	04/05/2025 06:57	WG2483634
Bromodichloromethane	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
Bromoform	ND	T8	0.0322	1	04/05/2025 06:57	WG2483634
Bromomethane	ND	T8	0.0161	1	04/05/2025 06:57	WG2483634
n-Butylbenzene	ND	T8	0.0161	1	04/05/2025 06:57	WG2483634
sec-Butylbenzene	ND	T8	0.0161	1	04/05/2025 06:57	WG2483634
tert-Butylbenzene	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
Carbon tetrachloride	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
Chlorobenzene	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
Chlorodibromomethane	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
Chloroethane	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
Chloroform	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
Chloromethane	ND	T8	0.0161	1	04/05/2025 06:57	WG2483634
2-Chlorotoluene	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
4-Chlorotoluene	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
1,2-Dibromo-3-Chloropropane	ND	T8	0.0322	1	04/05/2025 06:57	WG2483634
1,2-Dibromoethane	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
Dibromomethane	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
1,2-Dichlorobenzene	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
1,3-Dichlorobenzene	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
1,4-Dichlorobenzene	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
Dichlorodifluoromethane	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
1,1-Dichloroethane	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
1,2-Dichloroethane	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
1,1-Dichloroethene	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
cis-1,2-Dichloroethene	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
trans-1,2-Dichloroethene	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
1,2-Dichloropropane	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
1,1-Dichloropropene	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
1,3-Dichloropropane	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
cis-1,3-Dichloropropene	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
trans-1,3-Dichloropropene	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
2,2-Dichloropropane	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
Di-isopropyl ether	ND	T8	0.00129	1	04/05/2025 06:57	WG2483634
Ethylbenzene	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
Hexachloro-1,3-butadiene	ND	T8	0.0322	1	04/05/2025 06:57	WG2483634
Isopropylbenzene	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
p-Isopropyltoluene	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
2-Butanone (MEK)	ND	C3 T8	0.129	1	04/05/2025 06:57	WG2483634
Methylene Chloride	ND	T8	0.0322	1	04/05/2025 06:57	WG2483634
4-Methyl-2-pentanone (MIBK)	ND	T8	0.0322	1	04/05/2025 06:57	WG2483634
Methyl tert-butyl ether	ND	T8	0.00129	1	04/05/2025 06:57	WG2483634
Naphthalene	ND	C3 T8	0.0161	1	04/05/2025 06:57	WG2483634
n-Propylbenzene	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
Styrene	ND	T8	0.0161	1	04/05/2025 06:57	WG2483634
1,1,1,2-Tetrachloroethane	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
1,1,2,2-Tetrachloroethane	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

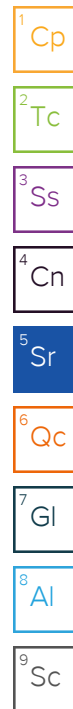
7 Gl

8 Al

9 Sc

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
1,1,2-Trichlorotrifluoroethane	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
Tetrachloroethene	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
Toluene	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
1,2,3-Trichlorobenzene	ND	T8	0.0161	1	04/05/2025 06:57	WG2483634
1,2,4-Trichlorobenzene	ND	T8	0.0161	1	04/05/2025 06:57	WG2483634
1,1,1-Trichloroethane	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
1,1,2-Trichloroethane	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
Trichloroethene	ND	T8	0.00129	1	04/05/2025 06:57	WG2483634
Trichlorofluoromethane	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
1,2,3-Trichloropropane	ND	T8	0.0161	1	04/05/2025 06:57	WG2483634
1,2,4-Trimethylbenzene	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
1,2,3-Trimethylbenzene	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
1,3,5-Trimethylbenzene	ND	T8	0.00644	1	04/05/2025 06:57	WG2483634
Vinyl chloride	ND	T8	0.00322	1	04/05/2025 06:57	WG2483634
Xylenes, Total	ND	T8	0.00837	1	04/05/2025 06:57	WG2483634
(S) Toluene-d8	127		75.0-131		04/05/2025 06:57	WG2483634
(S) 4-Bromofluorobenzene	97.9		67.0-138		04/05/2025 06:57	WG2483634
(S) 1,2-Dichloroethane-d4	85.7		70.0-130		04/05/2025 06:57	WG2483634



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	91.8		1	03/18/2025 14:18	WG2471285

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Acetone	ND	T8	0.0589	1	04/10/2025 09:16	WG2486927
Acrylonitrile	ND	T8	0.0147	1	04/10/2025 09:16	WG2486927
Benzene	ND	T8	0.00118	1	04/10/2025 09:16	WG2486927
Bromobenzene	ND	T8	0.0147	1	04/10/2025 09:16	WG2486927
Bromodichloromethane	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
Bromoform	ND	T8	0.0295	1	04/10/2025 09:16	WG2486927
Bromomethane	ND	T8	0.0147	1	04/10/2025 09:16	WG2486927
n-Butylbenzene	ND	T8	0.0147	1	04/10/2025 09:16	WG2486927
sec-Butylbenzene	ND	T8	0.0147	1	04/10/2025 09:16	WG2486927
tert-Butylbenzene	ND	C3 T8	0.00589	1	04/10/2025 09:16	WG2486927
Carbon tetrachloride	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
Chlorobenzene	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
Chlorodibromomethane	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
Chloroethane	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
Chloroform	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
Chloromethane	ND	T8	0.0147	1	04/10/2025 09:16	WG2486927
2-Chlorotoluene	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
4-Chlorotoluene	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
1,2-Dibromo-3-Chloropropane	ND	T8	0.0295	1	04/10/2025 09:16	WG2486927
1,2-Dibromoethane	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
Dibromomethane	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
1,2-Dichlorobenzene	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
1,3-Dichlorobenzene	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
1,4-Dichlorobenzene	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
Dichlorodifluoromethane	ND	J4 T8	0.00589	1	04/10/2025 09:16	WG2486927
1,1-Dichloroethane	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
1,2-Dichloroethane	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
1,1-Dichloroethene	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
cis-1,2-Dichloroethene	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
trans-1,2-Dichloroethene	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
1,2-Dichloropropane	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
1,1-Dichloropropene	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
1,3-Dichloropropane	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
cis-1,3-Dichloropropene	ND	C3 T8	0.00295	1	04/10/2025 09:16	WG2486927
trans-1,3-Dichloropropene	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
2,2-Dichloropropane	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
Di-isopropyl ether	ND	T8	0.00118	1	04/10/2025 09:16	WG2486927
Ethylbenzene	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
Hexachloro-1,3-butadiene	ND	T8	0.0295	1	04/10/2025 09:16	WG2486927
Isopropylbenzene	ND	C3 T8	0.00295	1	04/10/2025 09:16	WG2486927
p-Isopropyltoluene	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
2-Butanone (MEK)	ND	T8	0.118	1	04/10/2025 09:16	WG2486927
Methylene Chloride	ND	T8	0.0295	1	04/10/2025 09:16	WG2486927
4-Methyl-2-pentanone (MIBK)	ND	T8	0.0295	1	04/10/2025 09:16	WG2486927
Methyl tert-butyl ether	ND	T8	0.00118	1	04/10/2025 09:16	WG2486927
Naphthalene	ND	T8	0.0147	1	04/10/2025 09:16	WG2486927
n-Propylbenzene	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
Styrene	ND	T8	0.0147	1	04/10/2025 09:16	WG2486927
1,1,1,2-Tetrachloroethane	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
1,1,2,2-Tetrachloroethane	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
1,1,2-Trichlorotrifluoroethane	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
Tetrachloroethene	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
Toluene	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
1,2,3-Trichlorobenzene	ND	T8	0.0147	1	04/10/2025 09:16	WG2486927
1,2,4-Trichlorobenzene	ND	T8	0.0147	1	04/10/2025 09:16	WG2486927
1,1,1-Trichloroethane	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
1,1,2-Trichloroethane	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
Trichloroethene	ND	T8	0.00118	1	04/10/2025 09:16	WG2486927
Trichlorofluoromethane	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
1,2,3-Trichloropropane	ND	T8	0.0147	1	04/10/2025 09:16	WG2486927
1,2,4-Trimethylbenzene	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
1,2,3-Trimethylbenzene	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
1,3,5-Trimethylbenzene	ND	T8	0.00589	1	04/10/2025 09:16	WG2486927
Vinyl chloride	ND	T8	0.00295	1	04/10/2025 09:16	WG2486927
Xylenes, Total	ND	T8	0.00766	1	04/10/2025 09:16	WG2486927
(S) Toluene-d8	103		75.0-131		04/10/2025 09:16	WG2486927
(S) 4-Bromofluorobenzene	101		67.0-138		04/10/2025 09:16	WG2486927
(S) 1,2-Dichloroethane-d4	98.3		70.0-130		04/10/2025 09:16	WG2486927

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	85.9		1	03/18/2025 14:18	WG2471285

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Acetone	ND	T8	0.0698	1	04/10/2025 09:35	WG2486927
Acrylonitrile	ND	T8	0.0174	1	04/10/2025 09:35	WG2486927
Benzene	ND	T8	0.00140	1	04/10/2025 09:35	WG2486927
Bromobenzene	ND	T8	0.0174	1	04/10/2025 09:35	WG2486927
Bromodichloromethane	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
Bromoform	ND	T8	0.0349	1	04/10/2025 09:35	WG2486927
Bromomethane	ND	T8	0.0174	1	04/10/2025 09:35	WG2486927
n-Butylbenzene	ND	T8	0.0174	1	04/10/2025 09:35	WG2486927
sec-Butylbenzene	ND	T8	0.0174	1	04/10/2025 09:35	WG2486927
tert-Butylbenzene	ND	C3 T8	0.00698	1	04/10/2025 09:35	WG2486927
Carbon tetrachloride	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
Chlorobenzene	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
Chlorodibromomethane	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
Chloroethane	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
Chloroform	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
Chloromethane	ND	T8	0.0174	1	04/10/2025 09:35	WG2486927
2-Chlorotoluene	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
4-Chlorotoluene	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
1,2-Dibromo-3-Chloropropane	ND	T8	0.0349	1	04/10/2025 09:35	WG2486927
1,2-Dibromoethane	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
Dibromomethane	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
1,2-Dichlorobenzene	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
1,3-Dichlorobenzene	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
1,4-Dichlorobenzene	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
Dichlorodifluoromethane	ND	J4 T8	0.00698	1	04/10/2025 09:35	WG2486927
1,1-Dichloroethane	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
1,2-Dichloroethane	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
1,1-Dichloroethene	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
cis-1,2-Dichloroethene	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
trans-1,2-Dichloroethene	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
1,2-Dichloropropane	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
1,1-Dichloropropene	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
1,3-Dichloropropane	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
cis-1,3-Dichloropropene	ND	C3 T8	0.00349	1	04/10/2025 09:35	WG2486927
trans-1,3-Dichloropropene	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
2,2-Dichloropropane	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
Di-isopropyl ether	ND	T8	0.00140	1	04/10/2025 09:35	WG2486927
Ethylbenzene	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
Hexachloro-1,3-butadiene	ND	T8	0.0349	1	04/10/2025 09:35	WG2486927
Isopropylbenzene	ND	C3 T8	0.00349	1	04/10/2025 09:35	WG2486927
p-Isopropyltoluene	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
2-Butanone (MEK)	ND	T8	0.140	1	04/10/2025 09:35	WG2486927
Methylene Chloride	ND	T8	0.0349	1	04/10/2025 09:35	WG2486927
4-Methyl-2-pentanone (MIBK)	ND	T8	0.0349	1	04/10/2025 09:35	WG2486927
Methyl tert-butyl ether	ND	T8	0.00140	1	04/10/2025 09:35	WG2486927
Naphthalene	ND	T8	0.0174	1	04/10/2025 09:35	WG2486927
n-Propylbenzene	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
Styrene	ND	T8	0.0174	1	04/10/2025 09:35	WG2486927
1,1,1,2-Tetrachloroethane	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
1,1,2,2-Tetrachloroethane	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
1,1,2-Trichlorotrifluoroethane	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
Tetrachloroethene	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
Toluene	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
1,2,3-Trichlorobenzene	ND	T8	0.0174	1	04/10/2025 09:35	WG2486927
1,2,4-Trichlorobenzene	ND	T8	0.0174	1	04/10/2025 09:35	WG2486927
1,1,1-Trichloroethane	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
1,1,2-Trichloroethane	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
Trichloroethene	ND	T8	0.00140	1	04/10/2025 09:35	WG2486927
Trichlorofluoromethane	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
1,2,3-Trichloropropane	ND	T8	0.0174	1	04/10/2025 09:35	WG2486927
1,2,4-Trimethylbenzene	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
1,2,3-Trimethylbenzene	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
1,3,5-Trimethylbenzene	ND	T8	0.00698	1	04/10/2025 09:35	WG2486927
Vinyl chloride	ND	T8	0.00349	1	04/10/2025 09:35	WG2486927
Xylenes, Total	ND	T8	0.00907	1	04/10/2025 09:35	WG2486927
(S) Toluene-d8	102		75.0-131		04/10/2025 09:35	WG2486927
(S) 4-Bromofluorobenzene	112		67.0-138		04/10/2025 09:35	WG2486927
(S) 1,2-Dichloroethane-d4	101		70.0-130		04/10/2025 09:35	WG2486927

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Method Blank (MB)

(MB) R4188030-1 03/18/25 14:18

	MB Result	<u>MB Qualifier</u>	MB MDL	MB RDL
Analyte	%		%	%
Total Solids	0.000			

L1836782-10 Original Sample (OS) • Duplicate (DUP)

(OS) L1836782-10 03/18/25 14:18 • (DUP) R4188030-3 03/18/25 14:18

	Original Result	DUP Result	Dilution	DUP RPD	<u>DUP Qualifier</u>	DUP RPD Limits
Analyte	%	%		%		%
Total Solids	92.4	89.6	1	3.06		10

Laboratory Control Sample (LCS)

(LCS) R4188030-2 03/18/25 14:18

	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	<u>LCS Qualifier</u>
Analyte	%	%	%	%	
Total Solids	50.0	50.0	100	90.0-110	

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4197049-3 04/05/25 00:30

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Acetone	U		0.0365	0.0500
Acrylonitrile	U		0.00361	0.0125
Benzene	U		0.000467	0.00100
Bromobenzene	U		0.000900	0.0125
Bromodichloromethane	U		0.000725	0.00250
Bromoform	U		0.00117	0.0250
Bromomethane	U		0.00197	0.0125
n-Butylbenzene	U		0.00525	0.0125
sec-Butylbenzene	U		0.00288	0.0125
tert-Butylbenzene	U		0.00195	0.00500
Carbon tetrachloride	U		0.000898	0.00500
Chlorobenzene	U		0.000210	0.00250
Chlorodibromomethane	U		0.000612	0.00250
Chloroethane	U		0.00170	0.00500
Chloroform	U		0.00103	0.00250
Chloromethane	U		0.00435	0.0125
2-Chlorotoluene	U		0.000865	0.00250
4-Chlorotoluene	U		0.000450	0.00500
1,2-Dibromo-3-Chloropropane	U		0.00390	0.0250
1,2-Dibromoethane	U		0.000648	0.00250
Dibromomethane	U		0.000750	0.00500
1,2-Dichlorobenzene	U		0.000425	0.00500
1,3-Dichlorobenzene	U		0.000600	0.00500
1,4-Dichlorobenzene	U		0.000700	0.00500
Dichlorodifluoromethane	U		0.00161	0.00500
1,1-Dichloroethane	U		0.000491	0.00250
1,2-Dichloroethane	U		0.000649	0.00250
1,1-Dichloroethene	U		0.000606	0.00250
cis-1,2-Dichloroethene	U		0.000734	0.00250
trans-1,2-Dichloroethene	U		0.00104	0.00500
1,2-Dichloropropane	U		0.00142	0.00500
1,1-Dichloropropene	U		0.000809	0.00250
1,3-Dichloropropane	U		0.000501	0.00500
cis-1,3-Dichloropropene	U		0.000757	0.00250
trans-1,3-Dichloropropene	U		0.00114	0.00500
2,2-Dichloropropane	U		0.00138	0.00250
Di-isopropyl ether	U		0.000410	0.00100
Ethylbenzene	U		0.000737	0.00250
Hexachloro-1,3-butadiene	U		0.00600	0.0250
Isopropylbenzene	U		0.000425	0.00250

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

⁷Gl

⁸Al

⁹Sc

Method Blank (MB)

(MB) R4197049-3 04/05/25 00:30

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
p-Isopropyltoluene	U		0.00255	0.00500
2-Butanone (MEK)	U		0.0635	0.100
Methylene Chloride	U		0.00664	0.0250
4-Methyl-2-pentanone (MIBK)	U		0.00228	0.0250
Methyl tert-butyl ether	U		0.000350	0.00100
Naphthalene	U		0.00488	0.0125
n-Propylbenzene	U		0.000950	0.00500
Styrene	U		0.000229	0.0125
1,1,1,2-Tetrachloroethane	U		0.000948	0.00250
1,1,2,2-Tetrachloroethane	U		0.000695	0.00250
1,1,2-Trichlorotrifluoroethane	U		0.000754	0.00250
Tetrachloroethene	U		0.000896	0.00250
Toluene	U		0.00130	0.00500
1,2,3-Trichlorobenzene	U		0.00733	0.0125
1,2,4-Trichlorobenzene	U		0.00440	0.0125
1,1,1-Trichloroethane	U		0.000923	0.00250
1,1,2-Trichloroethane	U		0.000597	0.00250
Trichloroethene	U		0.000584	0.00100
Trichlorofluoromethane	U		0.000827	0.00250
1,2,3-Trichloropropane	U		0.00162	0.0125
1,2,4-Trimethylbenzene	U		0.00158	0.00500
1,2,3-Trimethylbenzene	U		0.00158	0.00500
1,3,5-Trimethylbenzene	U		0.00200	0.00500
Vinyl chloride	U		0.00116	0.00250
Xylenes, Total	U		0.000880	0.00650
(S) Toluene-d8	107			75.0-131
(S) 4-Bromofluorobenzene	95.2			67.0-138
(S) 1,2-Dichloroethane-d4	88.6			70.0-130

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R4197049-1 04/04/25 22:02 • (LCSD) R4197049-2 04/04/25 22:21

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Acetone	0.625	0.450	0.479	72.0	76.6	10.0-160			6.24	31
Acrylonitrile	0.625	0.480	0.484	76.8	77.4	45.0-153			0.830	22
Benzene	0.125	0.122	0.119	97.6	95.2	70.0-123			2.49	20
Bromobenzene	0.125	0.118	0.120	94.4	96.0	73.0-121			1.68	20
Bromodichloromethane	0.125	0.123	0.121	98.4	96.8	73.0-121			1.64	20

1

Cp

2

Tc

3

Ss

4

Cn

5

Sr

6

Qc

7

Gl

8

Al

9

Sc

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R4197049-1 04/04/25 22:02 • (LCSD) R4197049-2 04/04/25 22:21

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Bromoform	0.125	0.114	0.115	91.2	92.0	64.0-132			0.873	20
Bromomethane	0.125	0.132	0.126	106	101	56.0-147			4.65	20
n-Butylbenzene	0.125	0.135	0.130	108	104	68.0-135			3.77	20
sec-Butylbenzene	0.125	0.135	0.138	108	110	74.0-130			2.20	20
tert-Butylbenzene	0.125	0.139	0.133	111	106	75.0-127			4.41	20
Carbon tetrachloride	0.125	0.120	0.116	96.0	92.8	66.0-128			3.39	20
Chlorobenzene	0.125	0.115	0.113	92.0	90.4	76.0-128			1.75	20
Chlorodibromomethane	0.125	0.128	0.127	102	102	74.0-127			0.784	20
Chloroethane	0.125	0.159	0.164	127	131	61.0-134			3.10	20
Chloroform	0.125	0.119	0.123	95.2	98.4	72.0-123			3.31	20
Chloromethane	0.125	0.149	0.137	119	110	51.0-138			8.39	20
2-Chlorotoluene	0.125	0.140	0.122	112	97.6	75.0-124			13.7	20
4-Chlorotoluene	0.125	0.134	0.132	107	106	75.0-124			1.50	20
1,2-Dibromo-3-Chloropropane	0.125	0.117	0.114	93.6	91.2	59.0-130			2.60	20
1,2-Dibromoethane	0.125	0.117	0.116	93.6	92.8	74.0-128			0.858	20
Dibromomethane	0.125	0.120	0.117	96.0	93.6	75.0-122			2.53	20
1,2-Dichlorobenzene	0.125	0.118	0.119	94.4	95.2	76.0-124			0.844	20
1,3-Dichlorobenzene	0.125	0.126	0.127	101	102	76.0-125			0.791	20
1,4-Dichlorobenzene	0.125	0.122	0.114	97.6	91.2	77.0-121			6.78	20
Dichlorodifluoromethane	0.125	0.137	0.124	110	99.2	43.0-156			9.96	20
1,1-Dichloroethane	0.125	0.134	0.125	107	100	70.0-127			6.95	20
1,2-Dichloroethane	0.125	0.108	0.113	86.4	90.4	65.0-131			4.52	20
1,1-Dichloroethene	0.125	0.119	0.109	95.2	87.2	65.0-131			8.77	20
cis-1,2-Dichloroethene	0.125	0.121	0.118	96.8	94.4	73.0-125			2.51	20
trans-1,2-Dichloroethene	0.125	0.123	0.114	98.4	91.2	71.0-125			7.59	20
1,2-Dichloropropane	0.125	0.116	0.116	92.8	92.8	74.0-125			0.000	20
1,1-Dichloropropene	0.125	0.139	0.138	111	110	73.0-125			0.722	20
1,3-Dichloropropane	0.125	0.127	0.131	102	105	80.0-125			3.10	20
cis-1,3-Dichloropropene	0.125	0.129	0.127	103	102	76.0-127			1.56	20
trans-1,3-Dichloropropene	0.125	0.124	0.129	99.2	103	73.0-127			3.95	20
2,2-Dichloropropane	0.125	0.139	0.132	111	106	59.0-135			5.17	20
Di-isopropyl ether	0.125	0.108	0.104	86.4	83.2	60.0-136			3.77	20
Ethylbenzene	0.125	0.122	0.122	97.6	97.6	74.0-126			0.000	20
Hexachloro-1,3-butadiene	0.125	0.151	0.146	121	117	57.0-150			3.37	20
Isopropylbenzene	0.125	0.117	0.114	93.6	91.2	72.0-127			2.60	20
p-Isopropyltoluene	0.125	0.133	0.130	106	104	72.0-133			2.28	20
2-Butanone (MEK)	0.625	0.494	0.577	79.0	92.3	30.0-160			15.5	24
Methylene Chloride	0.125	0.115	0.112	92.0	89.6	68.0-123			2.64	20
4-Methyl-2-pentanone (MIBK)	0.625	0.532	0.562	85.1	89.9	56.0-143			5.48	20
Methyl tert-butyl ether	0.125	0.113	0.117	90.4	93.6	66.0-132			3.48	20

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R4197049-1 04/04/25 22:02 • (LCSD) R4197049-2 04/04/25 22:21

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Naphthalene	0.125	0.0855	0.0933	68.4	74.6	59.0-130			8.72	20
n-Propylbenzene	0.125	0.135	0.133	108	106	74.0-126			1.49	20
Styrene	0.125	0.123	0.118	98.4	94.4	72.0-127			4.15	20
1,1,1,2-Tetrachloroethane	0.125	0.116	0.119	92.8	95.2	74.0-129			2.55	20
1,1,2,2-Tetrachloroethane	0.125	0.113	0.118	90.4	94.4	68.0-128			4.33	20
1,1,2-Trichlorotrifluoroethane	0.125	0.124	0.113	99.2	90.4	61.0-139			9.28	20
Tetrachloroethene	0.125	0.119	0.119	95.2	95.2	70.0-136			0.000	20
Toluene	0.125	0.124	0.121	99.2	96.8	75.0-121			2.45	20
1,2,3-Trichlorobenzene	0.125	0.104	0.110	83.2	88.0	59.0-139			5.61	20
1,2,4-Trichlorobenzene	0.125	0.122	0.119	97.6	95.2	62.0-137			2.49	20
1,1,1-Trichloroethane	0.125	0.128	0.127	102	102	69.0-126			0.784	20
1,1,2-Trichloroethane	0.125	0.112	0.116	89.6	92.8	78.0-123			3.51	20
Trichloroethene	0.125	0.112	0.115	89.6	92.0	76.0-126			2.64	20
Trichlorofluoromethane	0.125	0.137	0.130	110	104	61.0-142			5.24	20
1,2,3-Trichloropropane	0.125	0.126	0.136	101	109	67.0-129			7.63	20
1,2,4-Trimethylbenzene	0.125	0.130	0.132	104	106	70.0-126			1.53	20
1,2,3-Trimethylbenzene	0.125	0.125	0.123	100	98.4	74.0-124			1.61	20
1,3,5-Trimethylbenzene	0.125	0.130	0.128	104	102	73.0-127			1.55	20
Vinyl chloride	0.125	0.154	0.145	123	116	63.0-134			6.02	20
Xylenes, Total	0.375	0.366	0.366	97.6	97.6	72.0-127			0.000	20
(S) Toluene-d8				104	107	75.0-131				
(S) 4-Bromofluorobenzene				92.9	96.2	67.0-138				
(S) 1,2-Dichloroethane-d4				105	108	70.0-130				

L1842397-01 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1842397-01 04/05/25 07:17 • (MS) R4197049-4 04/05/25 07:36 • (MSD) R4197049-5 04/05/25 07:56

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MSD Result mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Acetone	12.5	ND	9.07	7.55	72.6	60.4	20	10.0-160			18.3	40
Acrylonitrile	12.5	ND	10.1	8.56	80.8	68.5	20	10.0-160			16.5	40
Benzene	2.50	ND	2.90	2.95	116	118	20	10.0-149			1.71	37
Bromobenzene	2.50	ND	2.95	2.65	118	106	20	10.0-156			10.7	38
Bromodichloromethane	2.50	ND	3.00	2.89	120	116	20	10.0-143			3.74	37
Bromoform	2.50	ND	2.33	2.25	93.2	90.0	20	10.0-146			3.49	36
Bromomethane	2.50	ND	1.98	2.44	79.2	97.6	20	10.0-149			20.8	38
n-Butylbenzene	2.50	ND	3.48	3.06	139	122	20	10.0-160			12.8	40
sec-Butylbenzene	2.50	ND	3.28	3.19	131	128	20	10.0-159			2.78	39
tert-Butylbenzene	2.50	ND	3.34	3.05	134	122	20	10.0-156			9.08	39

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

L1842397-01 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1842397-01 04/05/25 07:17 • (MS) R4197049-4 04/05/25 07:36 • (MSD) R4197049-5 04/05/25 07:56

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MSD Result mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Carbon tetrachloride	2.50	ND	3.04	2.94	122	118	20	10.0-145			3.34	37
Chlorobenzene	2.50	ND	2.77	2.80	111	112	20	10.0-152			1.08	39
Chlorodibromomethane	2.50	ND	2.41	2.65	96.4	106	20	10.0-146			9.49	37
Chloroethane	2.50	ND	2.57	2.89	103	116	20	10.0-146			11.7	40
Chloroform	2.50	ND	2.71	2.68	107	106	20	10.0-146			1.11	37
Chloromethane	2.50	ND	3.72	3.81	149	152	20	10.0-159			2.39	37
2-Chlorotoluene	2.50	ND	3.31	2.88	132	115	20	10.0-159			13.9	38
4-Chlorotoluene	2.50	ND	3.49	3.03	140	121	20	10.0-155			14.1	39
1,2-Dibromo-3-Chloropropane	2.50	ND	2.62	2.13	105	85.2	20	10.0-151			20.6	39
1,2-Dibromoethane	2.50	ND	2.35	2.81	94.0	112	20	10.0-148			17.8	34
Dibromomethane	2.50	ND	2.97	2.77	119	111	20	10.0-147			6.97	35
1,2-Dichlorobenzene	2.50	ND	2.84	2.38	114	95.2	20	10.0-155			17.6	37
1,3-Dichlorobenzene	2.50	ND	2.97	2.91	119	116	20	10.0-153			2.04	38
1,4-Dichlorobenzene	2.50	ND	2.85	2.79	114	112	20	10.0-151			2.13	38
Dichlorodifluoromethane	2.50	ND	3.27	3.40	131	136	20	10.0-160			3.90	35
1,1-Dichloroethane	2.50	ND	2.91	2.88	116	115	20	10.0-147			1.04	37
1,2-Dichloroethane	2.50	ND	2.59	2.40	104	96.0	20	10.0-148			7.62	35
1,1-Dichloroethene	2.50	ND	3.50	3.44	140	138	20	10.0-155			1.73	37
cis-1,2-Dichloroethene	2.50	ND	2.76	2.66	110	106	20	10.0-149			3.69	37
trans-1,2-Dichloroethene	2.50	ND	3.11	3.15	124	126	20	10.0-150			1.28	37
1,2-Dichloropropane	2.50	ND	2.92	2.87	117	115	20	10.0-148			1.73	37
1,1-Dichloropropene	2.50	ND	3.42	3.55	137	142	20	10.0-153			3.73	35
1,3-Dichloropropane	2.50	ND	2.55	3.04	102	122	20	10.0-154			17.5	35
cis-1,3-Dichloropropene	2.50	ND	3.04	3.17	122	127	20	10.0-151			4.19	37
trans-1,3-Dichloropropene	2.50	ND	2.54	2.59	102	104	20	10.0-148			1.95	37
2,2-Dichloropropane	2.50	ND	3.13	2.57	125	103	20	10.0-138			19.6	36
Di-isopropyl ether	2.50	ND	2.31	2.24	92.4	89.6	20	10.0-147			3.08	36
Ethylbenzene	2.50	0.652	3.72	3.48	123	113	20	10.0-160			6.67	38
Hexachloro-1,3-butadiene	2.50	ND	6.46	5.37	258	215	20	10.0-160	J5	J5	18.4	40
Isopropylbenzene	2.50	0.114	3.11	3.04	120	117	20	10.0-155			2.28	38
p-Isopropyltoluene	2.50	ND	3.38	3.13	135	125	20	10.0-160			7.68	40
2-Butanone (MEK)	12.5	ND	12.2	9.23	97.6	73.8	20	10.0-160			27.7	40
Methylene Chloride	2.50	ND	2.76	2.69	110	108	20	10.0-141			2.57	37
4-Methyl-2-pentanone (MIBK)	12.5	ND	9.75	9.10	78.0	72.8	20	10.0-160			6.90	35
Methyl tert-butyl ether	2.50	ND	2.29	1.91	91.6	76.4	20	11.0-147			18.1	35
Naphthalene	2.50	ND	3.09	2.39	119	91.0	20	10.0-160			25.5	36
n-Propylbenzene	2.50	0.311	3.79	3.24	139	117	20	10.0-158			15.6	38
Styrene	2.50	120	98.6	96.6	0.000	0.000	20	10.0-160	EV	EV	2.05	40
1,1,1,2-Tetrachloroethane	2.50	ND	2.49	2.21	99.6	88.4	20	10.0-149			11.9	39
1,1,2,2-Tetrachloroethane	2.50	ND	2.50	2.23	100	89.2	20	10.0-160			11.4	35

1
Cp

2
Tc

3
Ss

4
Cn

5
Sr

6
Qc

7
Gl

8
Al

9
Sc

L1842397-01 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1842397-01 04/05/25 07:17 • (MS) R4197049-4 04/05/25 07:36 • (MSD) R4197049-5 04/05/25 07:56

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MSD Result mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
1,1,2-Trichlorotrifluoroethane	2.50	ND	3.55	3.59	142	144	20	10.0-160			1.12	36
Tetrachloroethene	2.50	0.166	2.80	2.71	105	102	20	10.0-156			3.27	39
Toluene	2.50	ND	2.57	2.57	100	100	20	10.0-156			0.000	38
1,2,3-Trichlorobenzene	2.50	ND	3.73	2.99	149	120	20	10.0-160			22.0	40
1,2,4-Trichlorobenzene	2.50	ND	4.03	3.25	161	130	20	10.0-160	J5		21.4	40
1,1,1-Trichloroethane	2.50	ND	3.22	3.17	129	127	20	10.0-144			1.56	35
1,1,2-Trichloroethane	2.50	ND	2.28	2.77	91.2	111	20	10.0-160			19.4	35
Trichloroethene	2.50	ND	3.11	3.26	124	130	20	10.0-156			4.71	38
Trichlorofluoromethane	2.50	ND	2.72	2.84	109	114	20	10.0-160			4.32	40
1,2,3-Trichloropropane	2.50	ND	2.86	2.39	114	95.6	20	10.0-156			17.9	35
1,2,4-Trimethylbenzene	2.50	1.79	4.98	4.57	128	111	20	10.0-160			8.59	36
1,2,3-Trimethylbenzene	2.50	0.321	3.35	3.04	121	109	20	10.0-160			9.70	36
1,3,5-Trimethylbenzene	2.50	0.413	3.80	3.21	135	112	20	10.0-160			16.8	38
Vinyl chloride	2.50	ND	4.30	4.32	172	173	20	10.0-160	J5	J5	0.464	37
Xylenes, Total	7.50	3.98	14.7	13.5	143	127	20	10.0-160			8.51	38
(S) Toluene-d8					87.0	87.7		75.0-131				
(S) 4-Bromofluorobenzene					92.8	91.6		67.0-138				
(S) 1,2-Dichloroethane-d4					96.0	95.5		70.0-130				

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R4197769-2 04/10/25 00:41

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Acetone	U		0.0365	0.0500
Acrylonitrile	U		0.00361	0.0125
Benzene	U		0.000467	0.00100
Bromobenzene	U		0.000900	0.0125
Bromodichloromethane	U		0.000725	0.00250
Bromoform	U		0.00117	0.0250
Bromomethane	U		0.00197	0.0125
n-Butylbenzene	U		0.00525	0.0125
sec-Butylbenzene	U		0.00288	0.0125
tert-Butylbenzene	U		0.00195	0.00500
Carbon tetrachloride	U		0.000898	0.00500
Chlorobenzene	U		0.000210	0.00250
Chlorodibromomethane	U		0.000612	0.00250
Chloroethane	U		0.00170	0.00500
Chloroform	U		0.00103	0.00250
Chloromethane	U		0.00435	0.0125
2-Chlorotoluene	U		0.000865	0.00250
4-Chlorotoluene	U		0.000450	0.00500
1,2-Dibromo-3-Chloropropane	U		0.00390	0.0250
1,2-Dibromoethane	U		0.000648	0.00250
Dibromomethane	U		0.000750	0.00500
1,2-Dichlorobenzene	U		0.000425	0.00500
1,3-Dichlorobenzene	U		0.000600	0.00500
1,4-Dichlorobenzene	U		0.000700	0.00500
Dichlorodifluoromethane	U		0.00161	0.00500
1,1-Dichloroethane	U		0.000491	0.00250
1,2-Dichloroethane	U		0.000649	0.00250
1,1-Dichloroethene	U		0.000606	0.00250
cis-1,2-Dichloroethene	U		0.000734	0.00250
trans-1,2-Dichloroethene	U		0.00104	0.00500
1,2-Dichloropropane	U		0.00142	0.00500
1,1-Dichloropropene	U		0.000809	0.00250
1,3-Dichloropropane	U		0.000501	0.00500
cis-1,3-Dichloropropene	U		0.000757	0.00250
trans-1,3-Dichloropropene	U		0.00114	0.00500
2,2-Dichloropropane	U		0.00138	0.00250
Di-isopropyl ether	U		0.000410	0.00100
Ethylbenzene	U		0.000737	0.00250
Hexachloro-1,3-butadiene	U		0.00600	0.0250
Isopropylbenzene	U		0.000425	0.00250

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

⁷Gl

⁸Al

⁹Sc

Method Blank (MB)

(MB) R4197769-2 04/10/25 00:41

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
p-Isopropyltoluene	U		0.00255	0.00500
2-Butanone (MEK)	U		0.0635	0.100
Methylene Chloride	U		0.00664	0.0250
4-Methyl-2-pentanone (MIBK)	U		0.00228	0.0250
Methyl tert-butyl ether	U		0.000350	0.00100
Naphthalene	U		0.00488	0.0125
n-Propylbenzene	U		0.000950	0.00500
Styrene	U		0.000229	0.0125
1,1,1,2-Tetrachloroethane	U		0.000948	0.00250
1,1,2,2-Tetrachloroethane	U		0.000695	0.00250
1,1,2-Trichlorotrifluoroethane	U		0.000754	0.00250
Tetrachloroethene	U		0.000896	0.00250
Toluene	0.00188	U	0.00130	0.00500
1,2,3-Trichlorobenzene	U		0.00733	0.0125
1,2,4-Trichlorobenzene	U		0.00440	0.0125
1,1,1-Trichloroethane	U		0.000923	0.00250
1,1,2-Trichloroethane	U		0.000597	0.00250
Trichloroethene	U		0.000584	0.00100
Trichlorofluoromethane	U		0.000827	0.00250
1,2,3-Trichloropropane	U		0.00162	0.0125
1,2,4-Trimethylbenzene	U		0.00158	0.00500
1,2,3-Trimethylbenzene	U		0.00158	0.00500
1,3,5-Trimethylbenzene	U		0.00200	0.00500
Vinyl chloride	U		0.00116	0.00250
Xylenes, Total	U		0.000880	0.00650
(S) Toluene-d8	100			75.0-131
(S) 4-Bromofluorobenzene	98.0			67.0-138
(S) 1,2-Dichloroethane-d4	94.6			70.0-130

Laboratory Control Sample (LCS)

(LCS) R4197769-1 04/09/25 23:25

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Acetone	0.625	0.622	99.5	10.0-160	
Acrylonitrile	0.625	0.849	136	45.0-153	
Benzene	0.125	0.102	81.6	70.0-123	
Bromobenzene	0.125	0.111	88.8	73.0-121	
Bromodichloromethane	0.125	0.108	86.4	73.0-121	

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Laboratory Control Sample (LCS)

(LCS) R4197769-1 04/09/25 23:25

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Bromoform	0.125	0.111	88.8	64.0-132	
Bromomethane	0.125	0.141	113	56.0-147	
n-Butylbenzene	0.125	0.103	82.4	68.0-135	
sec-Butylbenzene	0.125	0.101	80.8	74.0-130	
tert-Butylbenzene	0.125	0.0967	77.4	75.0-127	
Carbon tetrachloride	0.125	0.121	96.8	66.0-128	
Chlorobenzene	0.125	0.110	88.0	76.0-128	
Chlorodibromomethane	0.125	0.119	95.2	74.0-127	
Chloroethane	0.125	0.120	96.0	61.0-134	
Chloroform	0.125	0.117	93.6	72.0-123	
Chloromethane	0.125	0.143	114	51.0-138	
2-Chlorotoluene	0.125	0.111	88.8	75.0-124	
4-Chlorotoluene	0.125	0.102	81.6	75.0-124	
1,2-Dibromo-3-Chloropropane	0.125	0.140	112	59.0-130	
1,2-Dibromoethane	0.125	0.119	95.2	74.0-128	
Dibromomethane	0.125	0.131	105	75.0-122	
1,2-Dichlorobenzene	0.125	0.117	93.6	76.0-124	
1,3-Dichlorobenzene	0.125	0.114	91.2	76.0-125	
1,4-Dichlorobenzene	0.125	0.107	85.6	77.0-121	
Dichlorodifluoromethane	0.125	0.197	158	43.0-156	J4
1,1-Dichloroethane	0.125	0.127	102	70.0-127	
1,2-Dichloroethane	0.125	0.128	102	65.0-131	
1,1-Dichloroethene	0.125	0.135	108	65.0-131	
cis-1,2-Dichloroethene	0.125	0.121	96.8	73.0-125	
trans-1,2-Dichloroethene	0.125	0.121	96.8	71.0-125	
1,2-Dichloropropane	0.125	0.105	84.0	74.0-125	
1,1-Dichloropropene	0.125	0.113	90.4	73.0-125	
1,3-Dichloropropane	0.125	0.112	89.6	80.0-125	
cis-1,3-Dichloropropene	0.125	0.0979	78.3	76.0-127	
trans-1,3-Dichloropropene	0.125	0.104	83.2	73.0-127	
2,2-Dichloropropane	0.125	0.102	81.6	59.0-135	
Di-isopropyl ether	0.125	0.123	98.4	60.0-136	
Ethylbenzene	0.125	0.108	86.4	74.0-126	
Hexachloro-1,3-butadiene	0.125	0.104	83.2	57.0-150	
Isopropylbenzene	0.125	0.0976	78.1	72.0-127	
p-Isopropyltoluene	0.125	0.105	84.0	72.0-133	
2-Butanone (MEK)	0.625	0.646	103	30.0-160	
Methylene Chloride	0.125	0.123	98.4	68.0-123	
4-Methyl-2-pentanone (MIBK)	0.625	0.729	117	56.0-143	
Methyl tert-butyl ether	0.125	0.126	101	66.0-132	

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Laboratory Control Sample (LCS)

(LCS) R4197769-1 04/09/25 23:25

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Naphthalene	0.125	0.127	102	59.0-130	
n-Propylbenzene	0.125	0.103	82.4	74.0-126	
Styrene	0.125	0.111	88.8	72.0-127	
1,1,1,2-Tetrachloroethane	0.125	0.124	99.2	74.0-129	
1,1,2,2-Tetrachloroethane	0.125	0.136	109	68.0-128	
1,1,2-Trichlorotrifluoroethane	0.125	0.125	100	61.0-139	
Tetrachloroethene	0.125	0.102	81.6	70.0-136	
Toluene	0.125	0.104	83.2	75.0-121	
1,2,3-Trichlorobenzene	0.125	0.107	85.6	59.0-139	
1,2,4-Trichlorobenzene	0.125	0.110	88.0	62.0-137	
1,1,1-Trichloroethane	0.125	0.122	97.6	69.0-126	
1,1,2-Trichloroethane	0.125	0.127	102	78.0-123	
Trichloroethene	0.125	0.103	82.4	76.0-126	
Trichlorofluoromethane	0.125	0.138	110	61.0-142	
1,2,3-Trichloropropane	0.125	0.138	110	67.0-129	
1,2,4-Trimethylbenzene	0.125	0.103	82.4	70.0-126	
1,2,3-Trimethylbenzene	0.125	0.107	85.6	74.0-124	
1,3,5-Trimethylbenzene	0.125	0.108	86.4	73.0-127	
Vinyl chloride	0.125	0.138	110	63.0-134	
Xylenes, Total	0.375	0.314	83.7	72.0-127	
(S) Toluene-d8			99.0	75.0-131	
(S) 4-Bromofluorobenzene			101	67.0-138	
(S) 1,2-Dichloroethane-d4			102	70.0-130	

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

L1845275-07 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

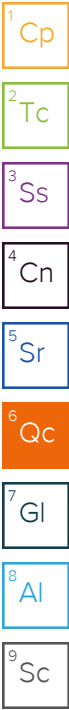
(OS) L1845275-07 04/10/25 07:03 • (MS) R4197769-3 04/10/25 09:54 • (MSD) R4197769-4 04/10/25 10:13

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MSD Result mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Acetone	2.13	ND	1.61	1.72	75.6	80.8	4	10.0-160			6.61	40
Acrylonitrile	2.13	ND	2.57	2.72	121	128	4	10.0-160			5.67	40
Benzene	0.425	ND	0.368	0.356	86.6	83.8	4	10.0-149			3.31	37
Bromobenzene	0.425	ND	0.394	0.366	92.7	86.1	4	10.0-156			7.37	38
Bromodichloromethane	0.425	ND	0.377	0.357	88.7	84.0	4	10.0-143			5.45	37
Bromoform	0.425	ND	0.353	0.356	83.1	83.8	4	10.0-146			0.846	36
Bromomethane	0.425	ND	0.388	0.391	91.3	92.0	4	10.0-149			0.770	38
n-Butylbenzene	0.425	ND	0.343	0.340	80.7	80.0	4	10.0-160			0.878	40
sec-Butylbenzene	0.425	ND	0.321	0.330	75.5	77.6	4	10.0-159			2.76	39
tert-Butylbenzene	0.425	ND	0.337	0.345	79.3	81.2	4	10.0-156			2.35	39

L1845275-07 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1845275-07 04/10/25 07:03 • (MS) R4197769-3 04/10/25 09:54 • (MSD) R4197769-4 04/10/25 10:13

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MSD Result mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Carbon tetrachloride	0.425	ND	0.400	0.382	94.1	89.9	4	10.0-145			4.60	37
Chlorobenzene	0.425	ND	0.366	0.378	86.1	88.9	4	10.0-152			3.23	39
Chlorodibromomethane	0.425	ND	0.371	0.386	87.3	90.8	4	10.0-146			3.96	37
Chloroethane	0.425	ND	0.308	0.308	72.5	72.5	4	10.0-146			0.000	40
Chloroform	0.425	ND	0.411	0.385	96.7	90.6	4	10.0-146			6.53	37
Chloromethane	0.425	ND	0.476	0.443	112	104	4	10.0-159			7.18	37
2-Chlorotoluene	0.425	ND	0.384	0.373	90.4	87.8	4	10.0-159			2.91	38
4-Chlorotoluene	0.425	ND	0.342	0.339	80.5	79.8	4	10.0-155			0.881	39
1,2-Dibromo-3-Chloropropane	0.425	ND	0.416	0.451	97.9	106	4	10.0-151			8.07	39
1,2-Dibromoethane	0.425	ND	0.395	0.409	92.9	96.2	4	10.0-148			3.48	34
Dibromomethane	0.425	ND	0.433	0.449	102	106	4	10.0-147			3.63	35
1,2-Dichlorobenzene	0.425	ND	0.399	0.390	93.9	91.8	4	10.0-155			2.28	37
1,3-Dichlorobenzene	0.425	ND	0.405	0.387	95.3	91.1	4	10.0-153			4.55	38
1,4-Dichlorobenzene	0.425	ND	0.374	0.373	88.0	87.8	4	10.0-151			0.268	38
Dichlorodifluoromethane	0.425	ND	0.607	0.619	143	146	4	10.0-160			1.96	35
1,1-Dichloroethane	0.425	ND	0.412	0.413	96.9	97.2	4	10.0-147			0.242	37
1,2-Dichloroethane	0.425	ND	0.445	0.431	105	101	4	10.0-148			3.20	35
1,1-Dichloroethene	0.425	ND	0.475	0.438	112	103	4	10.0-155			8.11	37
cis-1,2-Dichloroethene	0.425	ND	0.405	0.378	95.3	88.9	4	10.0-149			6.90	37
trans-1,2-Dichloroethene	0.425	ND	0.373	0.366	87.8	86.1	4	10.0-150			1.89	37
1,2-Dichloropropane	0.425	ND	0.373	0.357	87.8	84.0	4	10.0-148			4.38	37
1,1-Dichloropropene	0.425	ND	0.384	0.387	90.4	91.1	4	10.0-153			0.778	35
1,3-Dichloropropane	0.425	ND	0.382	0.364	89.9	85.6	4	10.0-154			4.83	35
cis-1,3-Dichloropropene	0.425	ND	0.325	0.322	76.5	75.8	4	10.0-151			0.927	37
trans-1,3-Dichloropropene	0.425	ND	0.350	0.344	82.4	80.9	4	10.0-148			1.73	37
2,2-Dichloropropane	0.425	ND	0.270	0.249	63.5	58.6	4	10.0-138			8.09	36
Di-isopropyl ether	0.425	ND	0.415	0.406	97.6	95.5	4	10.0-147			2.19	36
Ethylbenzene	0.425	ND	0.369	0.370	86.8	87.1	4	10.0-160			0.271	38
Hexachloro-1,3-butadiene	0.425	ND	0.407	0.375	95.8	88.2	4	10.0-160			8.18	40
Isopropylbenzene	0.425	ND	0.340	0.339	80.0	79.8	4	10.0-155			0.295	38
p-Isopropyltoluene	0.425	ND	0.337	0.361	79.3	84.9	4	10.0-160			6.88	40
2-Butanone (MEK)	2.13	ND	2.29	2.51	108	118	4	10.0-160			9.17	40
Methylene Chloride	0.425	ND	0.457	0.422	108	99.3	4	10.0-141			7.96	37
4-Methyl-2-pentanone (MIBK)	2.13	ND	2.21	2.28	104	107	4	10.0-160			3.12	35
Methyl tert-butyl ether	0.425	ND	0.399	0.396	93.9	93.2	4	11.0-147			0.755	35
Naphthalene	0.425	ND	0.431	0.462	101	109	4	10.0-160			6.94	36
n-Propylbenzene	0.425	ND	0.336	0.344	79.1	80.9	4	10.0-158			2.35	38
Styrene	0.425	ND	0.378	0.375	88.9	88.2	4	10.0-160			0.797	40
1,1,1,2-Tetrachloroethane	0.425	ND	0.388	0.419	91.3	98.6	4	10.0-149			7.68	39
1,1,2,2-Tetrachloroethane	0.425	ND	0.345	0.327	81.2	76.9	4	10.0-160			5.36	35



L1845275-07 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1845275-07 04/10/25 07:03 • (MS) R4197769-3 04/10/25 09:54 • (MSD) R4197769-4 04/10/25 10:13

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MSD Result mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
1,1,2-Trichlorotrifluoroethane	0.425	ND	0.424	0.423	99.8	99.5	4	10.0-160			0.236	36
Tetrachloroethene	0.425	ND	0.336	0.355	79.1	83.5	4	10.0-156			5.50	39
Toluene	0.425	ND	0.347	0.355	81.6	83.5	4	10.0-156			2.28	38
1,2,3-Trichlorobenzene	0.425	ND	0.373	0.419	87.8	98.6	4	10.0-160			11.6	40
1,2,4-Trichlorobenzene	0.425	ND	0.401	0.418	94.4	98.4	4	10.0-160			4.15	40
1,1,1-Trichloroethane	0.425	ND	0.413	0.404	97.2	95.1	4	10.0-144			2.20	35
1,1,2-Trichloroethane	0.425	ND	0.413	0.427	97.2	100	4	10.0-160			3.33	35
Trichloroethene	0.425	ND	0.449	0.457	106	108	4	10.0-156			1.77	38
Trichlorofluoromethane	0.425	ND	0.425	0.424	100	99.8	4	10.0-160			0.236	40
1,2,3-Trichloropropane	0.425	ND	0.460	0.465	108	109	4	10.0-156			1.08	35
1,2,4-Trimethylbenzene	0.425	ND	0.343	0.351	80.7	82.6	4	10.0-160			2.31	36
1,2,3-Trimethylbenzene	0.425	ND	0.356	0.364	83.8	85.6	4	10.0-160			2.22	36
1,3,5-Trimethylbenzene	0.425	ND	0.352	0.363	82.8	85.4	4	10.0-160			3.08	38
Vinyl chloride	0.425	ND	0.442	0.441	104	104	4	10.0-160			0.226	37
Xylenes, Total	1.28	ND	1.04	1.06	81.3	82.8	4	10.0-160			1.90	38
(S) Toluene-d8					97.8	99.3		75.0-131				
(S) 4-Bromofluorobenzene					101	103		67.0-138				
(S) 1,2-Dichloroethane-d4					104	102		70.0-130				

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

GLOSSARY OF TERMS

Guide to Reading and Understanding Your Laboratory Report

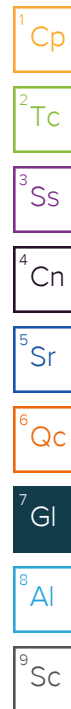
The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

Results Disclaimer - Information that may be provided by the customer, and contained within this report, include Permit Limits, Project Name, Sample ID, Sample Matrix, Sample Preservation, Field Blanks, Field Spikes, Field Duplicates, On-Site Data, Sampling Collection Dates/Times, and Sampling Location. Results relate to the accuracy of this information provided, and as the samples are received.

Abbreviations and Definitions

(dry)	Results are reported based on the dry weight of the sample. [this will only be present on a dry report basis for soils].
MDL	Method Detection Limit.
ND	Not detected at the Reporting Limit (or MDL where applicable).
RDL	Reported Detection Limit.
RDL (dry)	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Original Sample	The non-spiked sample in the prep batch used to determine the Relative Percent Difference (RPD) from a quality control sample. The Original Sample may not be included within the reported SDG.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state "ND" (Not Detected) or "BDL" (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
Uncertainty (Radiochemistry)	Confidence level of 2 sigma.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
Quality Control Summary (Qc)	This section of the report includes the results of the laboratory quality control analyses required by procedure or analytical methods to assist in evaluating the validity of the results reported for your samples. These analyses are not being performed on your samples typically, but on laboratory generated material.
Sample Chain of Custody (Sc)	This is the document created in the field when your samples were initially collected. This is used to verify the time and date of collection, the person collecting the samples, and the analyses that the laboratory is requested to perform. This chain of custody also documents all persons (excluding commercial shippers) that have had control or possession of the samples from the time of collection until delivery to the laboratory for analysis.
Sample Results (Sr)	This section of your report will provide the results of all testing performed on your samples. These results are provided by sample ID and are separated by the analyses performed on each sample. The header line of each analysis section for each sample will provide the name and method number for the analysis reported.
Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.

Qualifier	Description
C3	The reported concentration is an estimate. The continuing calibration standard associated with this data responded low. Method sensitivity check is acceptable.
E	The analyte concentration exceeds the upper limit of the calibration range of the instrument established by the initial calibration (ICAL).
J	The identification of the analyte is acceptable; the reported value is an estimate.
J4	The associated batch QC was outside the established quality control range for accuracy.
J5	The sample matrix interfered with the ability to make any accurate determination; spike value is high.
T8	Sample(s) received past/too close to holding time expiration.
V	The sample concentration is too high to evaluate accurate spike recoveries.



ACCREDITATIONS & LOCATIONS

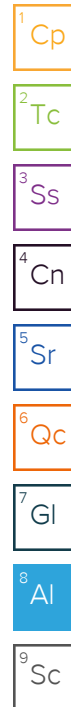
Pace Analytical National 12065 Lebanon Rd Mount Juliet, TN 37122

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN000032021-1
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey--NELAP	TN002
California	2932	New Mexico ¹	TN00003
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina ¹	DW21704
Georgia	NELAP	North Carolina ³	41
Georgia ¹	923	North Dakota	R-140
Idaho	TN00003	Ohio--VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LA000356
Kentucky ^{1 6}	KY90010	South Carolina	84004002
Kentucky ²	16	South Dakota	n/a
Louisiana	AI30792	Tennessee ^{1 4}	2006
Louisiana	LA018	Texas	T104704245-20-18
Maine	TN00003	Texas ⁵	LAB0152
Maryland	324	Utah	TN000032021-11
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	110033
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	998093910
Montana	CERT0086	Wyoming	A2LA
A2LA -- ISO 17025	1461.01	AIHA-LAP,LLC EMLAP	100789
A2LA -- ISO 17025 ⁵	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA--Crypto	TN00003		

¹ Drinking Water ² Underground Storage Tanks ³ Aquatic Toxicity ⁴ Chemical/Microbiological ⁵ Mold ⁶ Wastewater n/a Accreditation not applicable

* Not all certifications held by the laboratory are applicable to the results reported in the attached report.

* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace Analytical.



Company Name/Address: Applied GeoTech 600 West Sandy Parkway Sandy, UT 84070		Billing Information: Thomas Atkinson 600 W. Sandy Pkwy. Sandy, UT 84070		Pres Chk		Analysis / Container / Preservative										Chain of Custody Page <u>2</u> of <u>3</u>	
Report to: Thomas Atkinson 801-566-6399		Email To: atkinson@agedinc.com														 PEOPLE ADVANCING SCIENCE MT JULIET, TN 120655 Pace Mount Juliet, TN 37127 Submitting a via this chain of custody constitutes acknowledgment and acceptance of the Pace Terms and Conditions found at: http://info.pacestate.com/forms/pace-standards-terms.pdf	
Project Description: Mawhinney Parking Lot Parcels		City/State Collected: Park City UT		Please Circle: PT ☒ CT ☐ ET ☐												SDG # <u>6030782</u> Table # <u>L18V2100</u> Acctnum: APPGEOSUT Template: T269873 Prelog in: P1137388 PM: 288 - Daphne Richards PB:	
Regulatory Program(DOD, RCRA, DW, etc.): Joseph R. DeGuzer		Client Project # 1250053		Lab Project # APPGEOSUT-MAWHINNEY												Shipped Via FedEx Ground	
Collected by (print): Joseph R. DeGuzer		Site/Facility ID #		P.O. #												Remarks Sample # (lab only) 0.1 #1 0.0 #2 0.1 #3 -01	
Collected by (signature): [Signature]		Rush? (Lab MUST Be Notified) ☐ Same Day ☐ Five Day ☐ Next Day ☐ 5 Day (Rad Only) ☐ Two Day ☐ 10 Day (Rad Only) ☐ Three Day ☐ STD TAT		Quote # Date Results Needed													
Immediately Packed on ice N ☐ Y ☒																	
Sample ID		Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	DRO, OGHX, TS 4ozClr-NoPres	DRO, VI 40mlAmb-HCl-BT	GRO 40mlAmb HCl	GRO 40mlAmb/MeOH 10ml/Syr	Metals 2ozClr-NoPres	OGHEX 1L-Clr-WT-HCl	TS 4ozClr-NoPres			
B-2		Grab	SS	0'-1'	3/13/25	9:45	2					X		X			
B-2		Grab	SS	2'	3/13/25	9:55	2					X		X			
B-2		Grab	SS	4'	3/13/25	10:00	2					X		X			
B-2		Grab	SS	6'	3/13/25		2					X		X			
B-2		Grab	SS	8'	3/13/25		2					X		X			
			SS				2					X		X			

*** Matrix:**
 SS - Soil AIR - Air F - Filter
 GW - Groundwater B - Bioassay
 WW - WasteWater
 DW - Drinking Water
 OT - Other _____

Remarks:

Samples returned via: ☐ UPS ☒ FedEx ☐ Courier _____

Tracking # ML14:

Relinquished by: (Signature) [Signature] Date: 3/14/25 Time: 1:15pm

Relinquished by: (Signature) [Signature] Date: 3/14/25 Time: 1:00

Relinquished by: (Signature) _____ Date: _____ Time: _____

Received by: (Signature) [Signature] Trip Blank Received: Yes/No HCL / MeOH TBR

Received by: (Signature) [Signature] Temp: °C Bottles Received: 44

Received by: (Signature) [Signature] Date: 3-15-25 Time: 0800

Sample Receipt Checklist

☒ Seal Present/Intact: ☐ NP ☒ NY ☐ N
☒ COC Signed/Accurate: ☐ N ☒ Y
☒ Bottles arrive intact: ☐ N ☒ Y
☒ Correct bottles used: ☐ N ☒ Y
☒ Sufficient volume sent: ☐ N ☒ Y
☒ If Applicable
☒ VOA Zero Headspace: ☐ N ☒ Y
☒ Preservation Correct/Checked: ☐ N ☒ Y
☒ RAD Screen <0.5 mR/hr: ☐ N ☒ Y

If preservation required by Login: Date/Time _____

Hold: _____ Condition: OK

Company Name/Address: Applied GeoTech 600 West Sandy Parkway Sandy, UT 84070		Billing Information: Thomas Atkinson 600 W. Sandy Pkwy. Sandy, UT 84070 Email To: atkinson@agedinc.com		Chain of Custody Page <u>3</u> of <u>3</u>  MT JULIET, TN 12065 Lebanon Rd Mount Juliet, TN 37122 Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace Terms and Conditions found at: http://info.pacelabs.com/health/pac-standard-terms.pdf			
Report to: Thomas Atkinson 801-566-6399		Project Description: Mawhinney Parking Lot Parcels		City/State Collected: Park City UT		Please Circle: PT ☒ MT ☐ CT ☐ ET ☐	
Regulatory Program(DOD,RCRA,DW,etc): Joseph R DeGruyer		Client Project # 1250053		Lab Project # APPGEOSUT-MAWHINNEY		Collected by (print): Joseph R DeGruyer	
Collected by (signature): Joseph R DeGruyer		Site/Facility ID #		P.O. #		Quote #	
Immediately Packed on Ice ☒ N ☐ Y ☒		Rush? (Lab MUST Be Notified) ☐ Same Day ☐ Five Day ☐ Next Day ☐ 5 Day (Rad Only) ☐ Two Day ☐ 10 Day (Rad Only) ☐ Three Day ☐ STD TAT		Date Results Needed		No. of Containers	
Sample ID		Comp/Grab		Matrix *		Depth	
Date		Time		DRO, OGHEX, TS 4oz Clr-NoPres		DROLVI 40ml Amb-HCl-BT	
Date		Time		GRO 40ml Amb HCl		GRO 40ml Amb/M.EOH 10ml/Syr	
Date		Time		Metals 2oz Clr-NoPres		OGHEX 1L-Clr-WT-HCl	
Date		Time		TS 4oz Clr-NoPres		Remarks	
Date		Time		Sample # (lab only)		Shipped Via: FedEx Ground	
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Date							

Relog L1836782 APPGEOSUT

R5

Please relog L1836782-13, -14 and -16 for V8260, client is aware samples are OOH

Please transfer TS \$0 WG2471285

Daphne Richards

Project Manager 2, National

Pace Analytical Services

O. 615.773.9662 | pacelabs.com

[cid:b17d655a-25de-4505-9c5c-5e89e46730af]

[cid:4aoce4f4-ee85-48b5-a7b1-25151b915f19]

Pace Analytical Services Online Billing <<https://secure2.billtrust.com/pacelabs/jg/signin>>

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P Please consider the environment before printing this email

Time estimate: oh

Time spent: oh

Members

DR Daphne Richards (responsible)

APPENDIX C

HISTORIC AERIAL PHOTOGRAPHS, SANBORN MAPS, TOPOGRAPHIC MAPS AND LUST FILES



From USDA Aerial Photograph BPK-9
1938



Approximate Scale
1 inch = 200 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



1938 Aerial Photograph of Site

Figure 1



From USDA Aerial Photograph 1K-75
October 15, 1952



Approximate Scale
1 inch = 100 feet

PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH

1250053



1952 Aerial Photograph of Site

Figure 2



From USDA Aerial Photograph 3BB-119
August 2, 1962



Approximate Scale
1 inch = 100 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



1962 Aerial Photograph of Site

Figure 3



From USDA Aerial Photograph 3HH-146
July 11, 1967



Approximate Scale
1 inch = 100 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



1967 Aerial Photograph of Site

Figure 4A



From USDA Aerial Photograph 2-182
July 28, 1971



Approximate Scale
1 inch = 100 feet

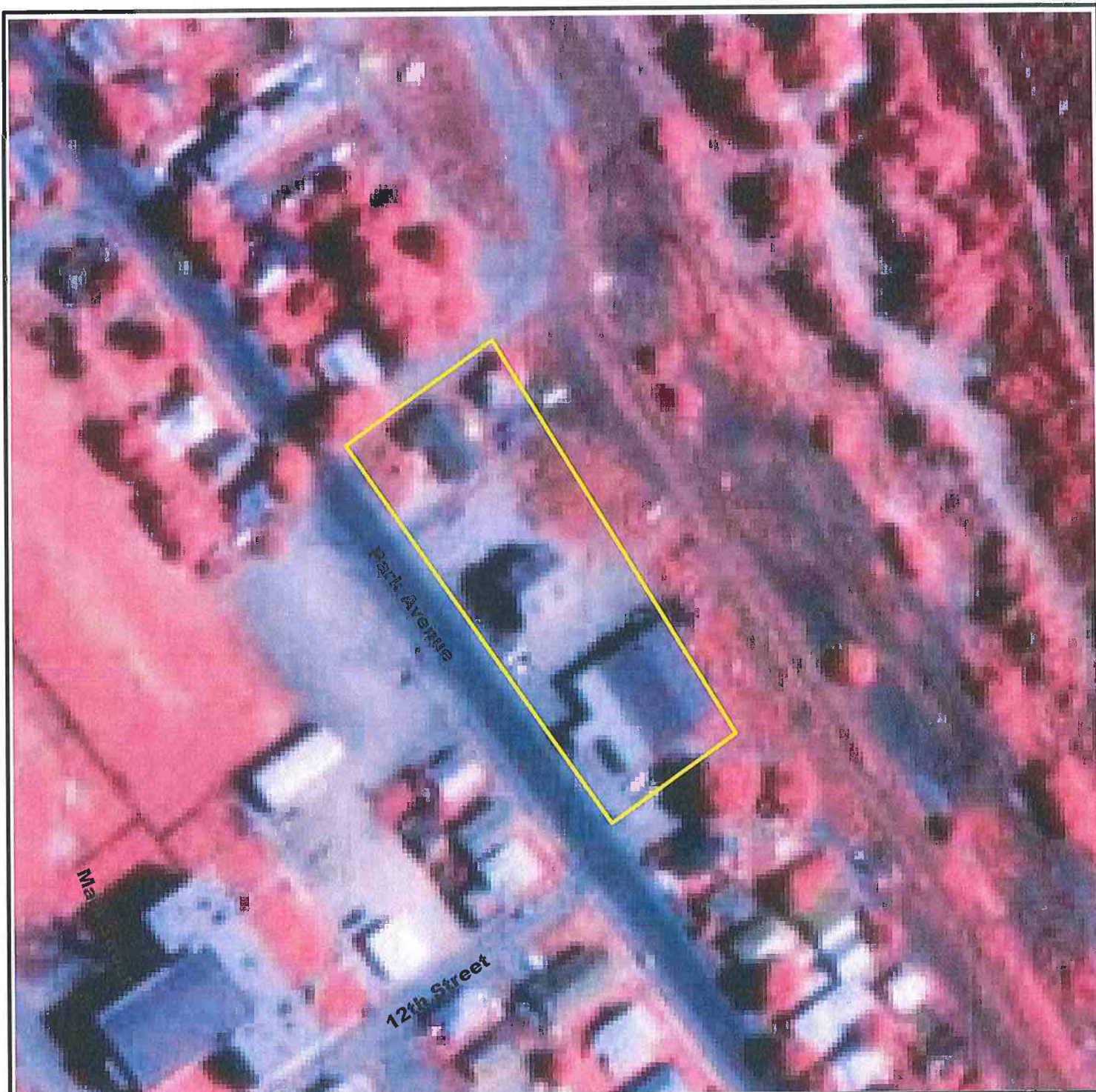
**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



1971 Aerial Photograph of Site

Figure 4B



From BLM CIR Aerial Photograph i40111f5se
July 11, 1977



Approximate Scale
1 inch = 100 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053

AVES

1977 Aerial Photograph of Site

Figure 5



From USGS NAPP CIR Aerial Photograph 312-30
September 2, 1987



Approximate Scale
1 inch = 100 feet

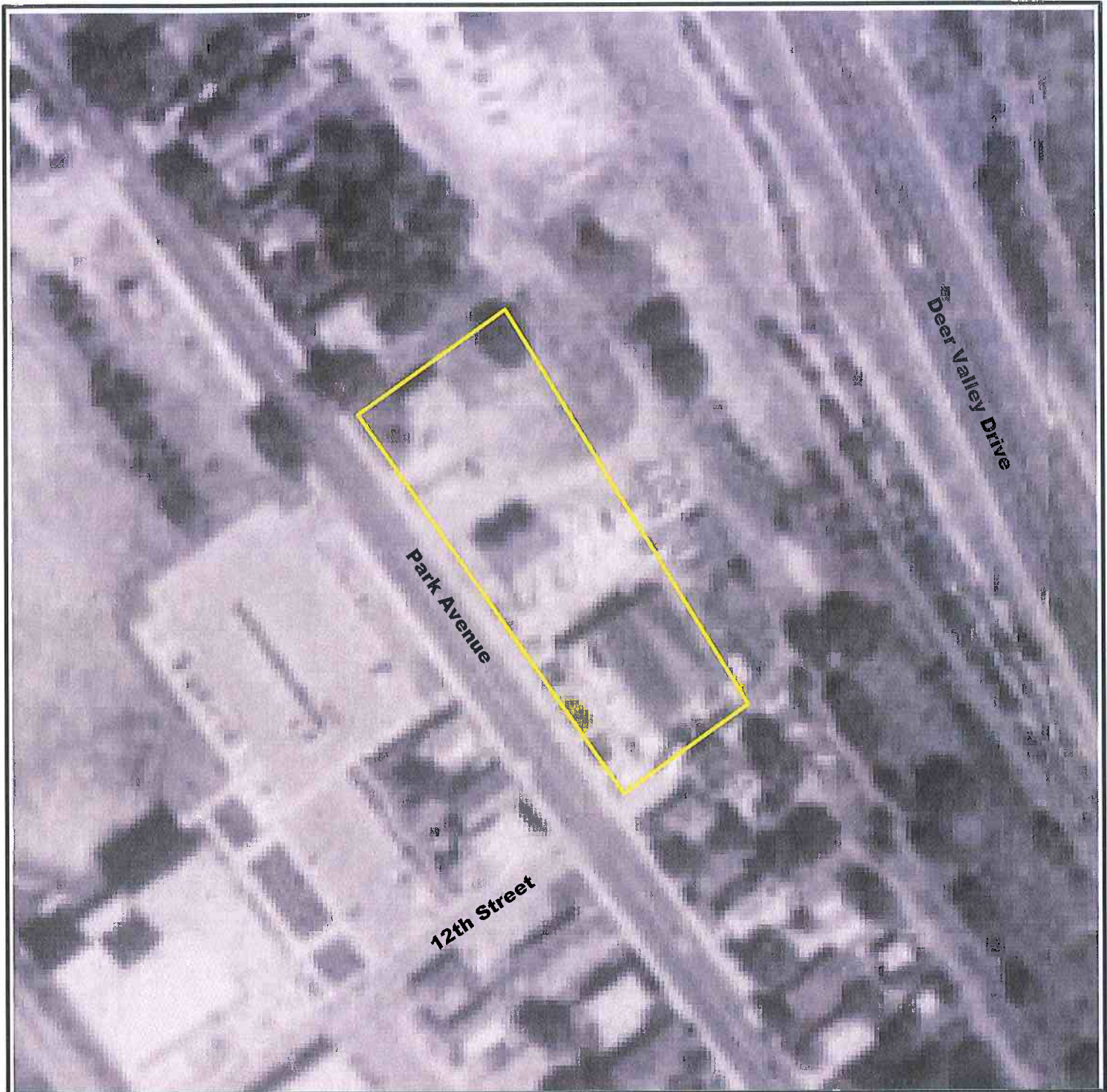
**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



1987 Aerial Photograph of Site

Figure 6



From USGS NAPP Aerial Photograph 5911-45
August 23, 1993



Approximate Scale
1 inch = 100 feet

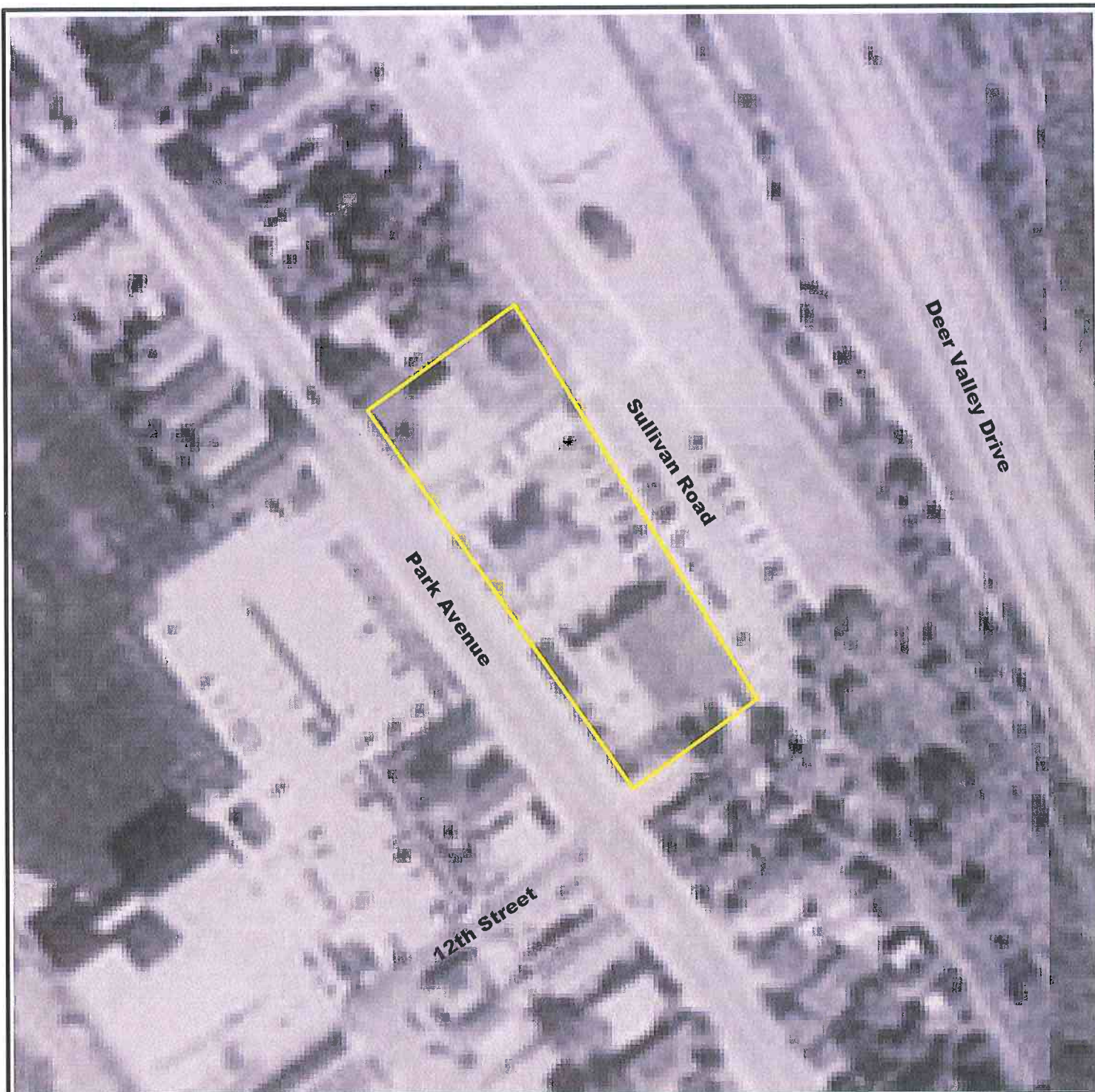
**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



1993 Aerial Photograph of Site

Figure 7



From USGS NAPP Aerial Photograph 10091-130
July 8, 1997



Approximate Scale
1 inch = 100 feet

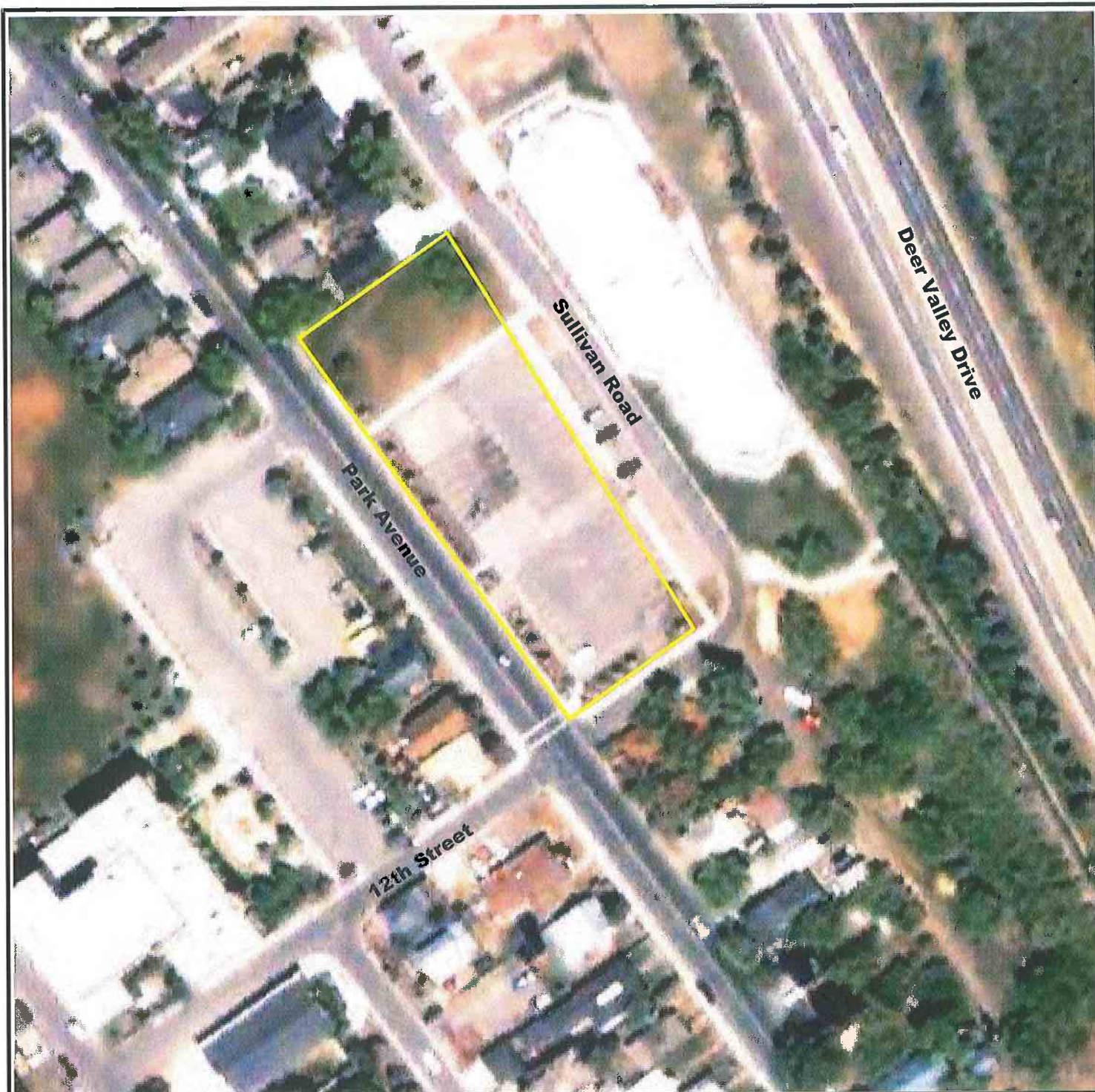
**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



1997 Aerial Photograph of Site

Figure 8



From Google Earth Aerial Photograph
July 22, 2002



Approximate Scale
1 inch = 100 feet

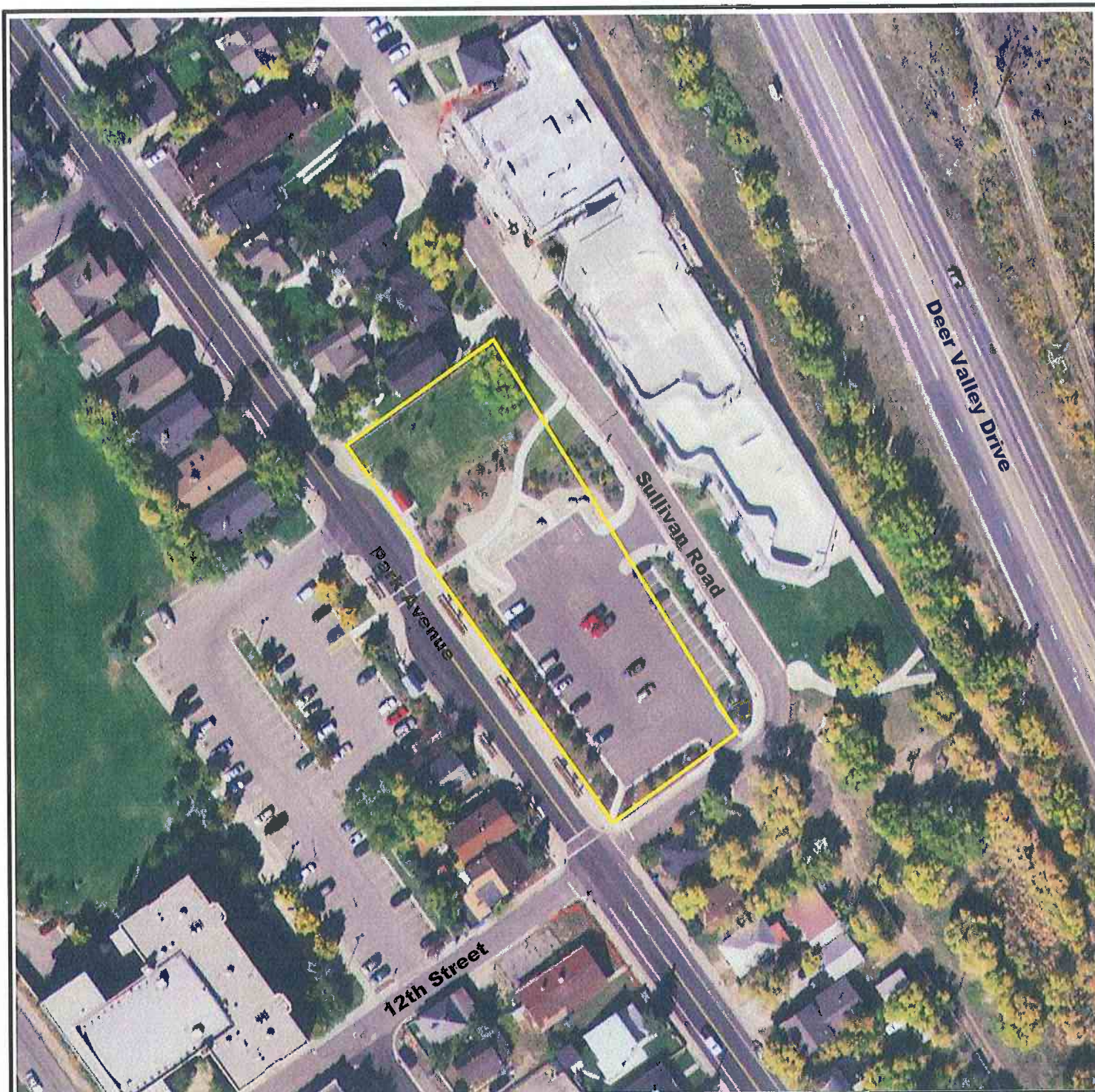
PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH

1250053



2002 Aerial Photograph of Site

Figure 9



From UGRC Aerial Photograph TVL560000
September 30, 2006



Approximate Scale
1 inch = 100 feet

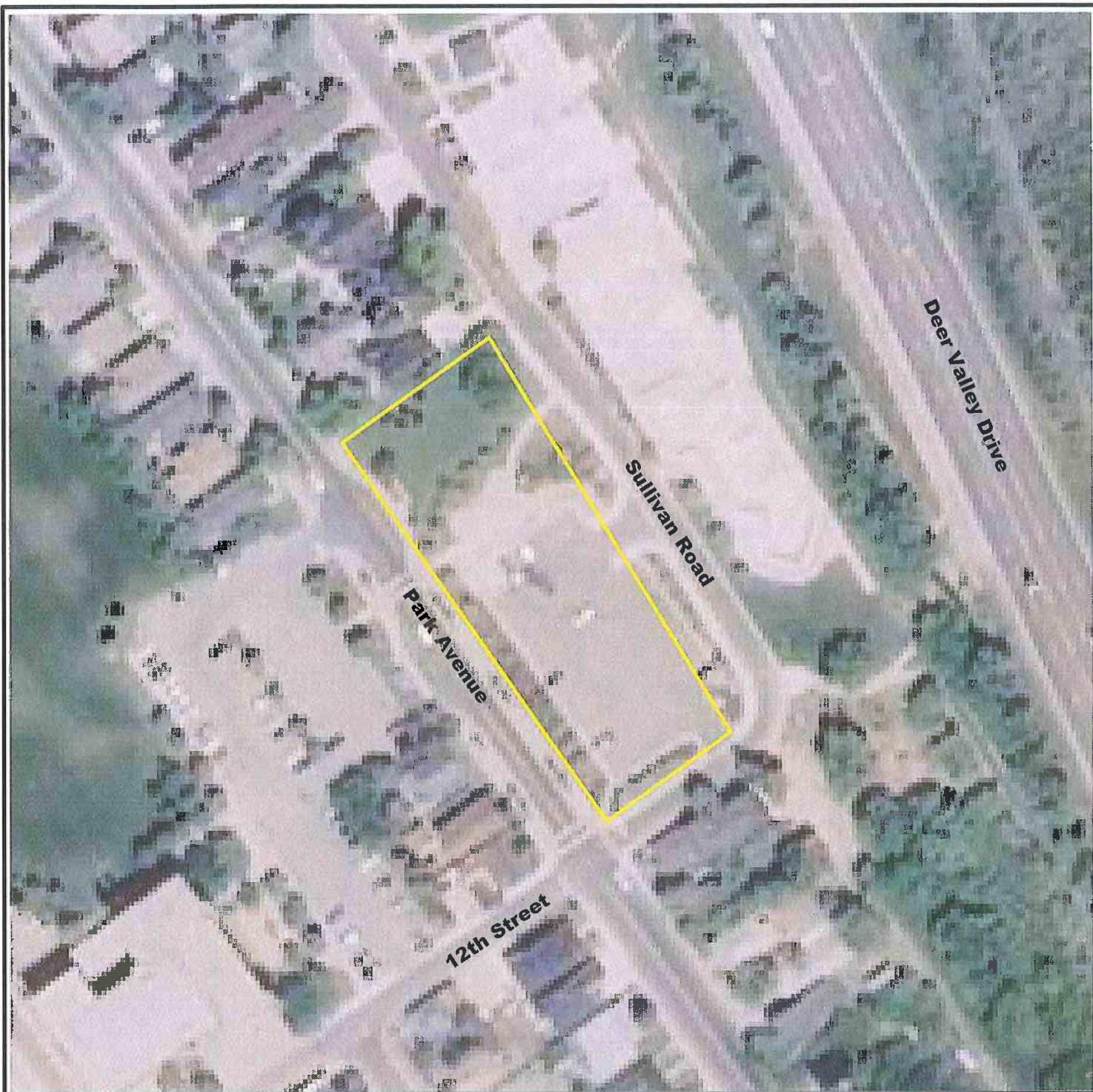
PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH

1250053



2006 Aerial Photograph of Site

Figure 10



From USDA NAIP Aerial Photograph
August 19, 2009



Approximate Scale
1 inch = 100 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



2009 Aerial Photograph of Site

Figure 11



From USDA NAIP Aerial Photograph
August 6, 2011



Approximate Scale
1 inch = 100 feet

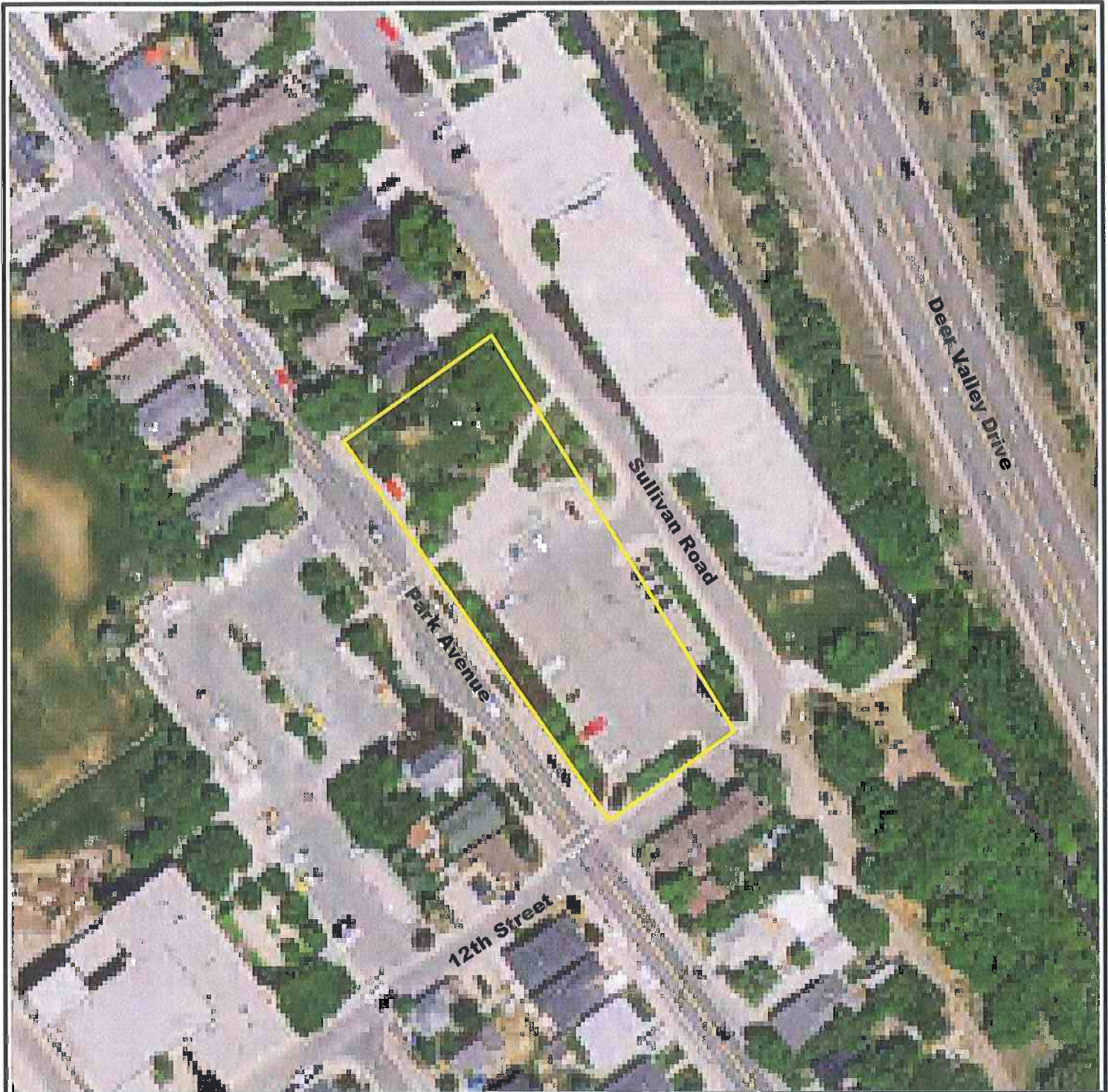
**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



2011 Aerial Photograph of Site

Figure 12



From USDA NAIP Aerial Photograph
July 1, 2014



Approximate Scale
1 inch = 100 feet

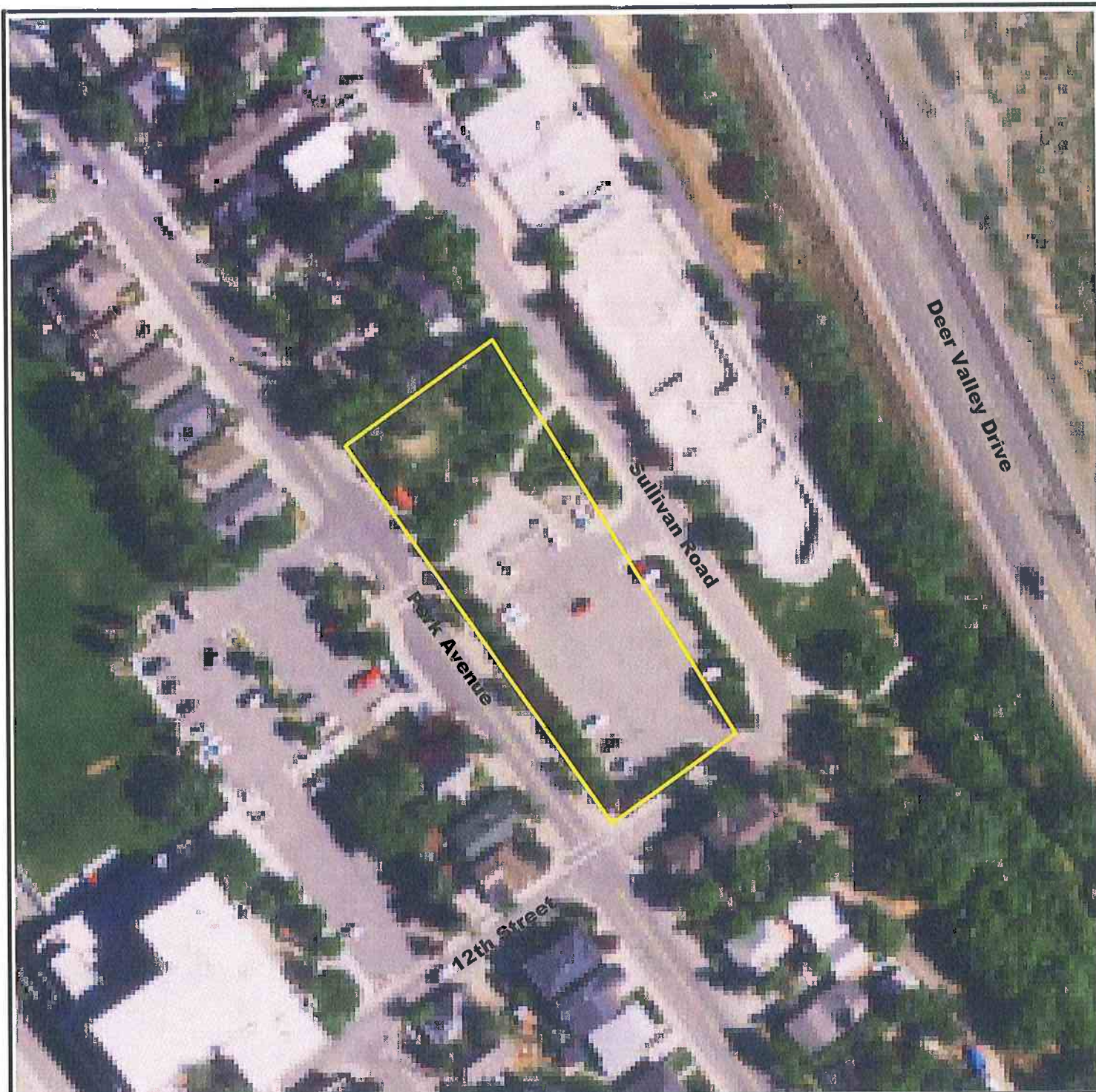
PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH

1250053



2014 Aerial Photograph of Site

Figure 13



From USDA NAIP Aerial Photograph
August 2, 2016



Approximate Scale
1 inch = 100 feet

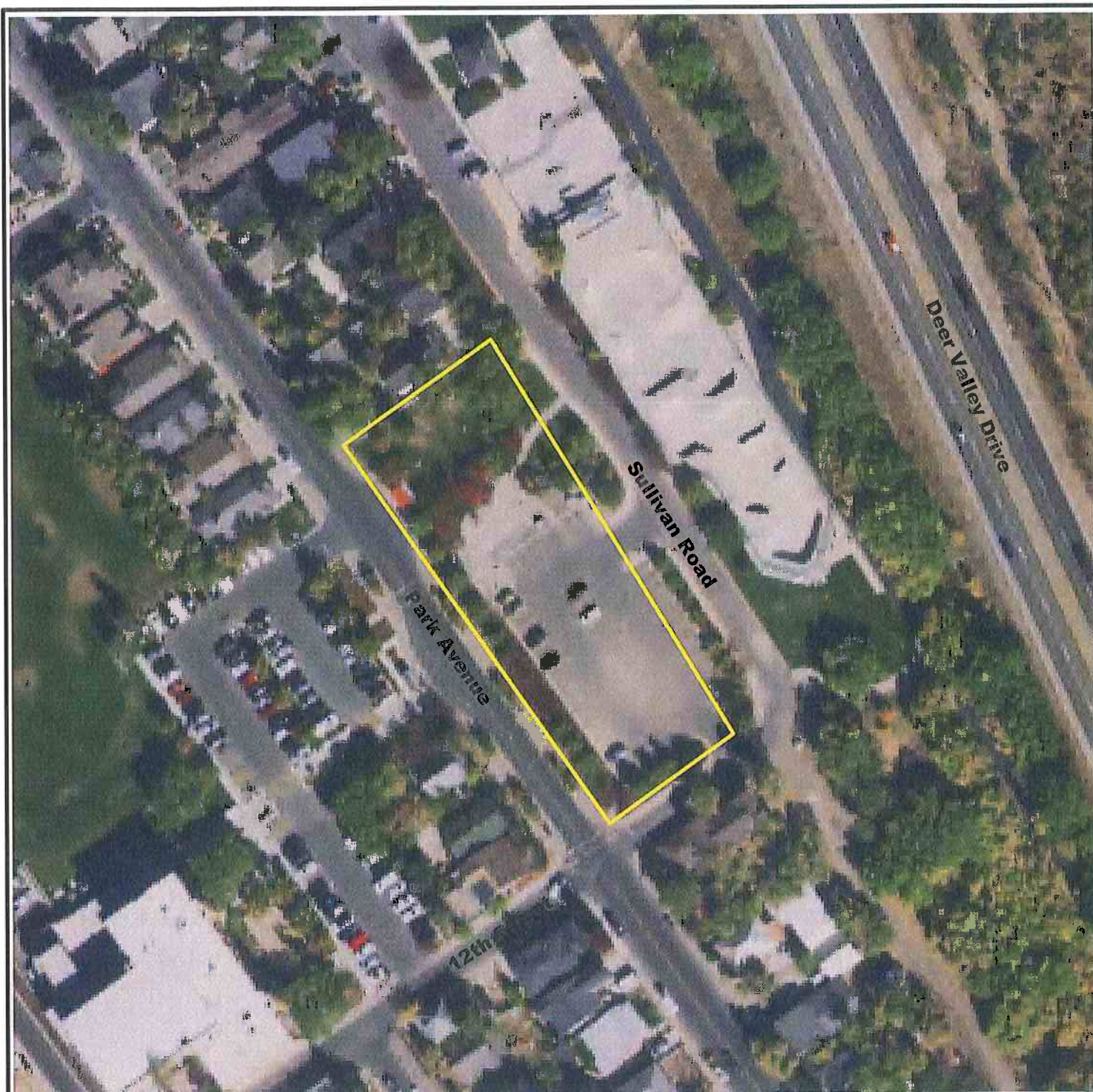
**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



2016 Aerial Photograph of Site

Figure 14



From USDA NAIP Aerial Photograph
September 27, 2018



Approximate Scale
1 inch = 100 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



2018 Aerial Photograph of Site

Figure 15



From NearMap Aerial Photograph
August 14, 2021



Approximate Scale
1 inch = 100 feet

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



2021 Aerial Photograph of Site

Figure 16



From NearMap Aerial Photograph
August 19, 2024



Approximate Scale
1 inch = 100 feet

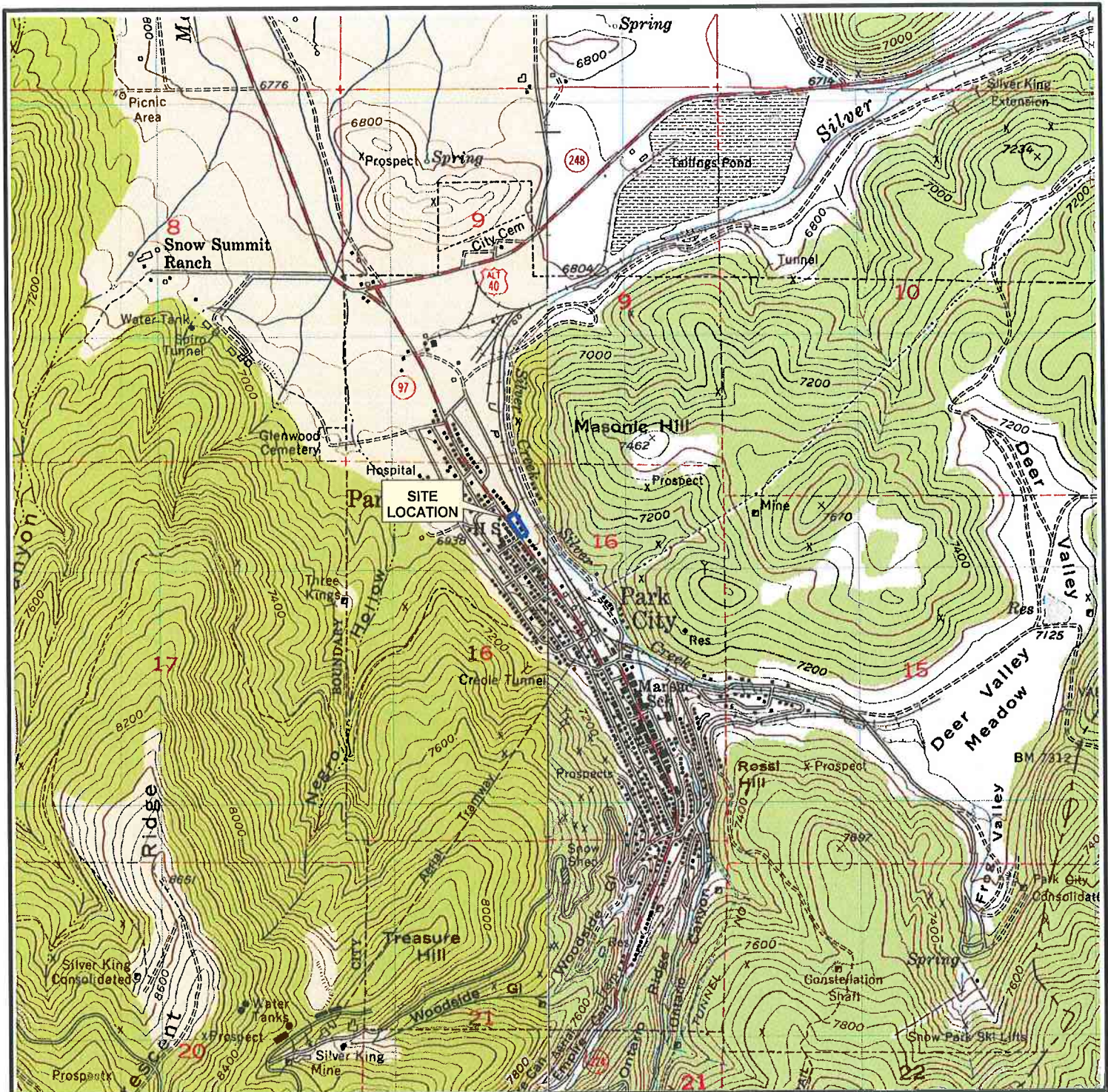
**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053



2024 Aerial Photograph of Site

Figure 17



Section 16, T2S, R4E

From USGS Park City East and Park City West
Quadrangles (1955 & 1955)

PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH



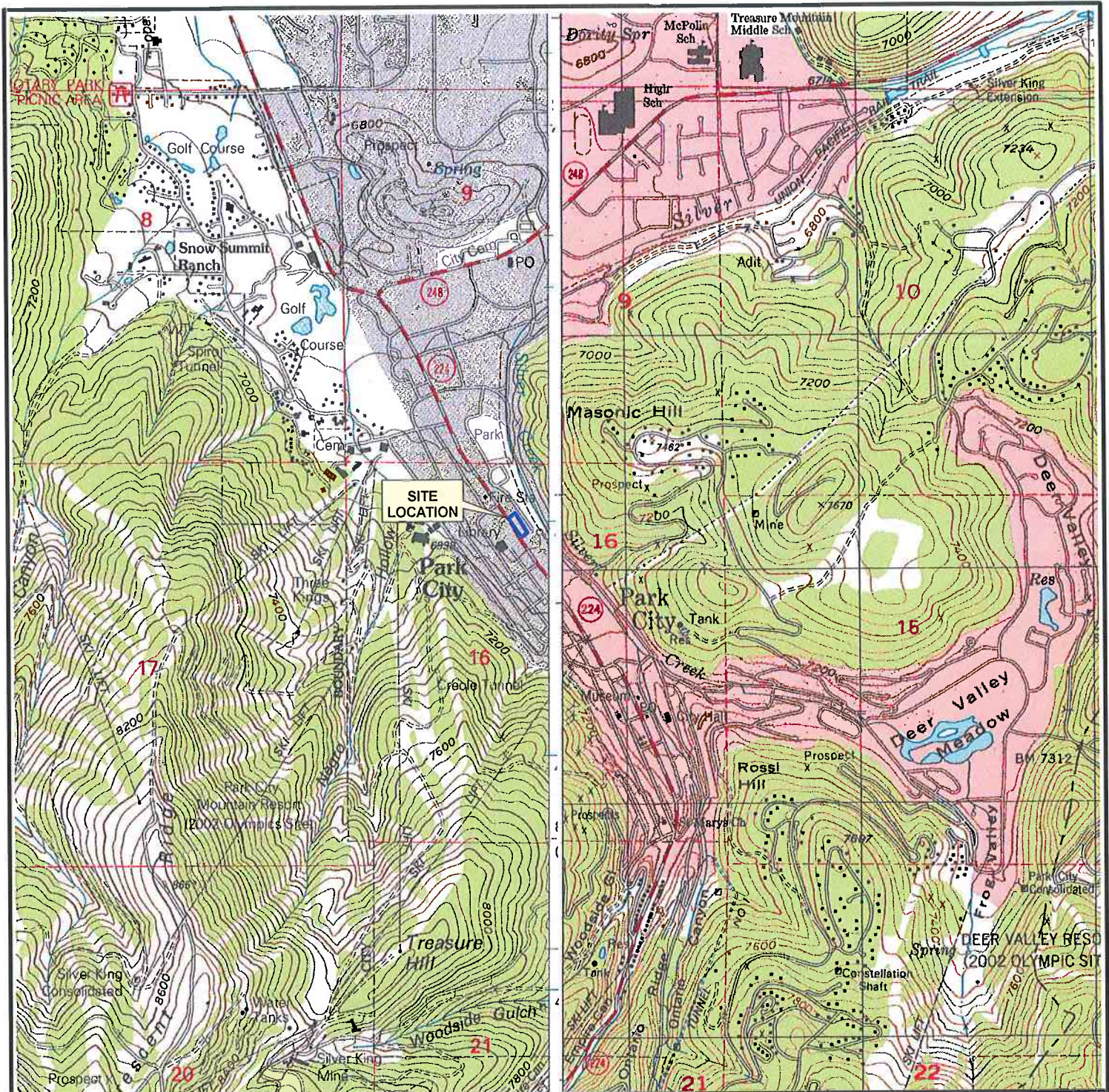
Approximate Scale
1 inch = 2,000 feet

1250053



1955 USGS Topographic Map of Site

Figure 18A



Section 16, T2S, R4E

From USGS Park City East and Park City West
Quadrangles (1999 & 1998)

**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**



Approximate Scale
1 inch = 2,000 feet

1250053



1998 USGS Topographic Map of Site

Figure 18B



From NearMap Aerial Photograph
August 19, 2024



Approximate Scale
1 inch = 100 feet

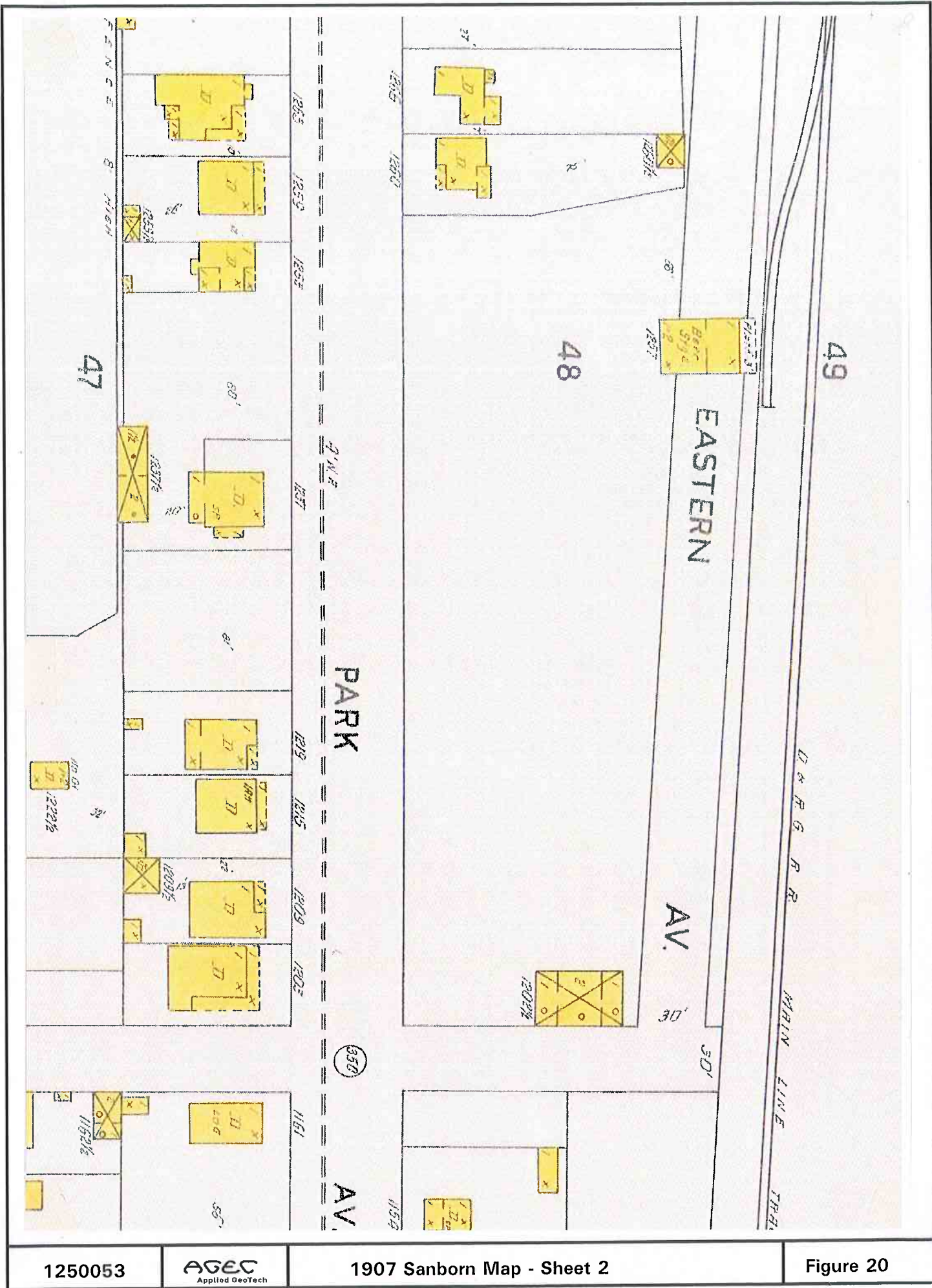
**PARCELS SA-369-X, SA-370-X, SA-371-X AND SA-372-X
1210 TO 1260 PARK AVENUE
PARK CITY, UTAH**

1250053

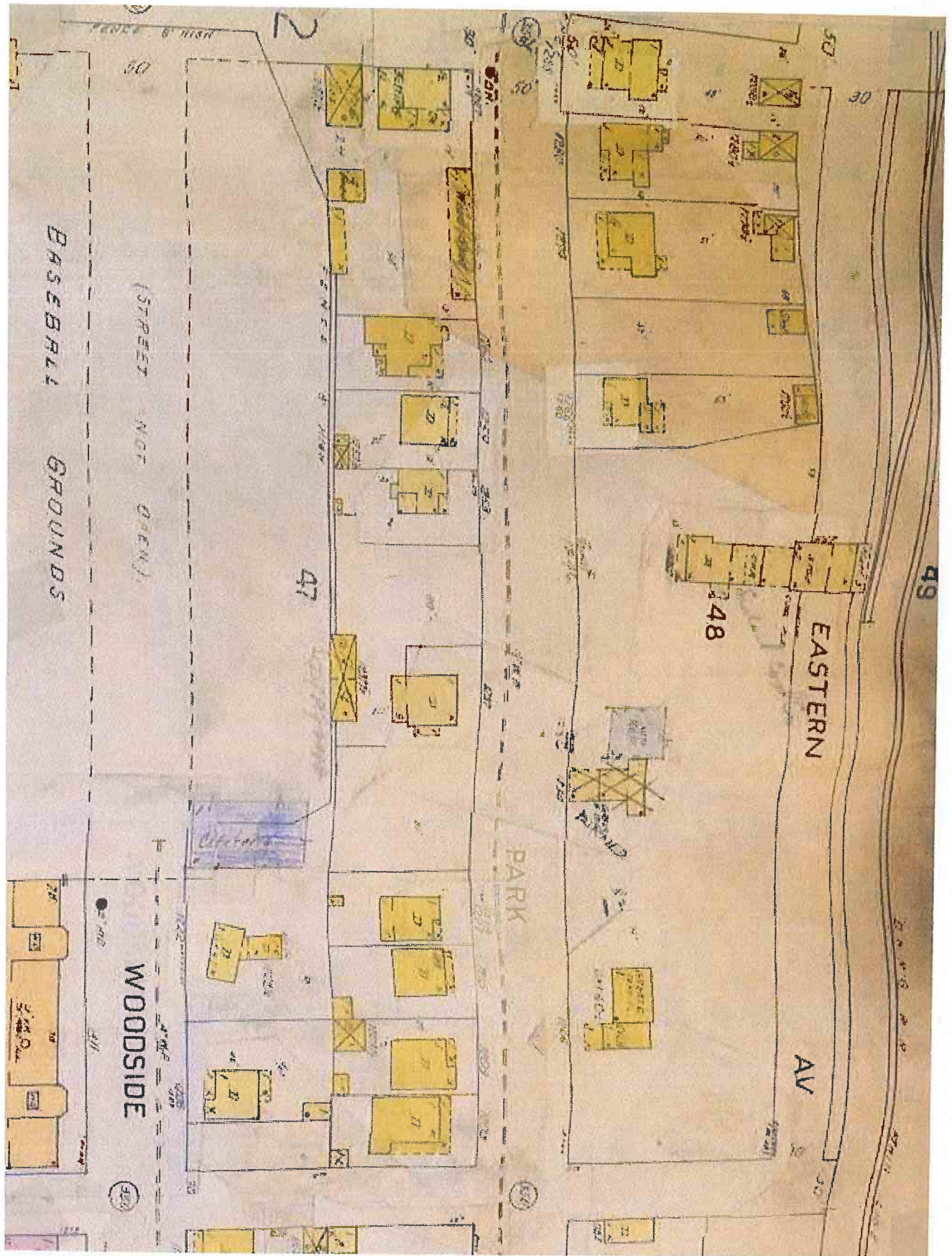


Proposed Sampling Locations

Figure 19



1250053 AGEC 1907 Sanborn Map - Sheet 2 Figure 20



7000120

BILL MAWHINNEY MOTORS INC.
1220 PARK AVE.
PARK CITY, UTAH 84060
December 20, 1993

Utah Department of Environmental Quality
Division of Environmental Response and Remediation
Underground Storage Tank Program
168 No. 1950 West - First Floor
Salt Lake City, Utah 84116

Gentlemen:

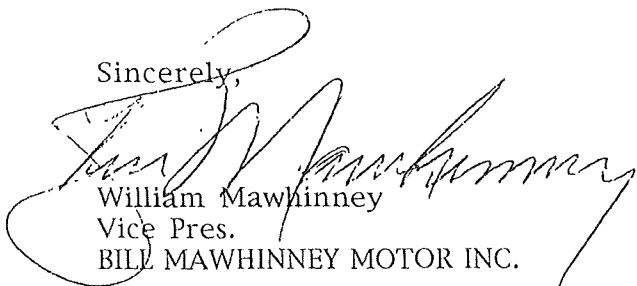
This letter is in response to a conversation we had with a gentlemen in your office regarding the underground storage tanks we had removed in the summer of 1993.

The tanks that were removed had not been used since 1970 when we stopped doing business as a gas station. They have been empty since that time.

If you have any questions regarding this please give me a call.

91 - d
92 - d
93 - d
94 - d

Sincerely,


William Mawhinney
Vice Pres.
BILL MAWHINNEY MOTOR INC.

UTAH DEPARTMENT OF
ENVIRONMENTAL QUALITY

DEC 22 1993

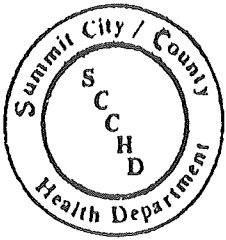
DIV. OF ENVIRONMENTAL
RESPONSE AND REMEDIATION

P.O. BOX 1570, PHONE 801-649-2260, 801-649-2399, FAX 801-649-0199



Geo





Steve Jenkins
Health
Director

Ruth Richins
Director of Family
& Personal Health

Bob Swensen
Environmental
Director

RaNaë Crittenden
Administrative
Assistant

UTAH DEPARTMENT OF
ENVIRONMENTAL QUALITY

AUG 09 1993 MV

DIV. OF ENVIRONMENTAL
RESPONSE AND REMEDIATION

Aug. 5, 1993

D & K Service
239 So. 100 E.
Heber City, UT 84036

Re: Closure Plan approval of Underground Storage Tanks located
at 1220 Park Ave. in Park City.

Facility I.D. # 70000120

ATTN. Mr. Thomas

The Closer Plan for the above-referenced facility, received by the Summit City/County Health Department on Aug. 5, 1993 has been approved subject to the noted modifications, if any. Local health and fire departments must be notified 72 hours before beginning closer activities. The local agencies may have additional requirements for closer or may charge inspection fees.

Any proposed change to an approved Closer Plan must be submitted in writing and approved by our office before implementation. If contamination is suspected or found during closer activities, you must report it to the Division of Environmental Response and Remedation (DERR) at (801) 536-4100 within 24 hours of discovery.

Enclosed is a copy of the "Closure Notice" form which must be completed and submitted to the Executive Secretary (UST). The closed tank records will then be removed from the tank fee billing list. Please submit the environmental and Unified Soil Classification (USC) sample analysis data and Chain of Custody forms with the Closure Notice as soon as possible, but no later than 90 days after tank closure.

If you have any questions, please contact Bob Swensen at (801) 336-4451 Ext. 227.

Sincerely,

Robert J. Swensen
Environmental Director

CC:
Offices: Coalville
PDB 128
Coalville, Ut 84017
336-4451, Ext 222

Park City
POB 880188
Park City, Ut 84068
649-9072

Kamas
POB 898
Kamas, Ut 84036
783-4321

LHD USE ONLY	
Date Received	7-19-93
Reviewer	Svensen
Date LHD Approved	8-08-93
Date mailed to State	8-16-93

STATE USE ONLY	
Date Received	7/13/93 CT
Date Mailed to LHD	07/14/93/ct
Date Received From LHD	08/18/93 ct
Reviewer/Date Approved	
Mgr. Review/Date	

Closure Plan prepared at the request of the owner/operator (identified below) by Don Thomas
 of (company name) D-3 K SERVICE Phone # (801) 654 4567
 Address 239 So 100 East City Heber State UT Zip 84032

A Contractor may prepare this Closure Plan as the owner/operator's agent. In preparing the Closure Plan, the Contractor must act with the owner/operator's knowledge and approval. The owner/operator must sign the Closure Plan.

This Closure Plan is submitted in compliance with the requirements contained in R311-202 Subpart G and R311-204 (U.A.C.)

FACILITY INFORMATION

Tank Owner Bill Mawhinney motor INC. Phone # (801) 648-2260
☐ dba (individual doing business as) ☐ sole proprietorship ☐ partnership ☒ corporation
 Address 1220 Park Ave City Park City State UT Zip 84060

Facility Name MAWHINNEY MOTOR
 Address Same City _____ State _____ Zip _____
 Contact person DAVE EVANS Phone # (801) 648-2260
 Total number of regulated underground tanks at this site 3
 Total number of regulated underground tanks at this site to be closed _____

TANKS TO BE CLOSED

Tank #	1	2	3		
Age of tank	40yrs	40yrs	40yrs		
Capacity	500	500	1000		
Subs. stored*	Reg	Reg	Reg		
Date last used	1965	1965	1965		

(may or may not be a tank)
 call Don Thomas on 7-19-93

UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY
 DIV. OF ENVIRONMENTAL RESPONSE AND REMEDIATION
 JUL 13 1993

* Indicate the specific substance stored in each tank to be closed (regular, unleaded, diesel, waste oil, etc.)

For waste oil tanks: Have degreasing or other types of solvents been stored or mixed with the waste oil?
 Yes (identify if known) _____ No _____ Not known _____

Analysis for lead may be required prior to disposal of contaminated soil or other material.

TANK REMOVER Name Don Thomas C # TR0060 Exp. date 95
Company D&K Service Phone # ()
Address 239 So 100 E City Heber State UT Zip 84032
SOIL/GROUNDWATER SAMPLER Name _____ Cert. # GS0206 Exp. date 2-94
Company D&K Service Phone # (801) 654 4567
Address 239 So. 100 East City Heber UT State _____ Zip 84032

Before the closure plan is submitted for approval, the local health and fire departments where the facility is located must be contacted.

CONTACT LOCAL HEALTH DISTRICT Name of Dist. Summit Count Health Date July 16 1993
Contact Bob Svenson Title Supervisor Phone # 336 4486
CONTACT LOCAL FIRE DEPT. Name of Dept. Park City Fire Dept Date July 13 93
Contact Sam Coleman Title Fire Marshal Phone # 649-6706

DISPOSAL INFORMATION

Tank(s) will be disposed at: Facility Hugo NU.
Address 4221 W 700 S City Salt Lake State UT Zip _____
Contact person _____ Phone # (801) 973-8665
Product lines will either be: ☒ removed or ☒ cleaned, secured in place, and capped.
Vent lines will either be: ☒ removed or ☒ cleaned and secured open.
Piping will be disposed at: Facility Hugo NU.
Address _____ City _____ State _____ Zip _____
Contact person _____ Phone # ()
Tank(s) will be emptied by: company Advance Petro. Phone # ()
Tank(s) will be cleaned by: company Advance Petro Phone # ()
Contaminated water generated by cleaning will be disposed at: facility Advance Petro.
Contact person Brad. Phone # ()
Tank(s) will be: _____ purged or ☒ rendered inert by the following method: DRY ICE
Residual sludges will be disposed at the following facility: E.T. Tech.
Address 6030 West 1300 So City Salt Lake State UT Zip 8
Contact person Ted Phone # ()

For Closure in-place:

- ☐ Facility Site Plat, Sample Information Table, sample results and Chain of Custody forms are included.
- ☐ Approval for in-place closure has been granted by the Local Fire Department.
Fire Dept. _____ Phone# _____ Contact _____ Date _____
- ☐ Approval for in-place closure has been granted by the Local Health Department.
Health District _____ Phone# _____ Contact _____ Date _____
- ☐ Substance to be used to fill tanks _____

THE FOLLOWING MATERIALS, MUST BE DISPOSED AT AN ACCEPTABLE FACILITY:

All materials generated from UST closures must be managed and disposed in a manner that does not place those materials in direct contact with the environment. On-site stockpiling of contaminated soils may be required prior to any soil management activities. If aeration of contaminated soil is proposed, prior approval will be required by the Executive Secretary as part of the Corrective Action Plan requirements. Before the closure plan is submitted, the DERR LUST Section must be contacted at (801) 536-4100 for aeration and permitting requirements. If aeration is not planned, indicate the soil disposal facility below.

[] Contaminated Soils will be aerated.

DERR LUST Section contact for aeration: Name Utah div. air quality Bill Date _____

Contaminated soils are to be disposed at the following facility: E.T.

Address _____ City _____ State _____ Zip _____

Contact person _____ Phone # () _____

Contaminated water is to be disposed at the following facility: E.T. Tech OR APR.

Address _____ City _____ State _____ Zip _____

Contact person _____ Phone # () _____

SITE ASSESSMENT

A site assessment must be performed for all UST closures and change-in-service. Site assessments must be performed as outlined in R311-202, Part 280.72 and R311-205 (U.A.C.). If contamination is suspected, additional samples must be collected at the location where contamination is most likely to be present. Soil and Groundwater samples must be analyzed for the compounds shown in the following table, using the appropriate lab methods.

SUBSTANCE	CONTAMINANT COMPOUNDS TO BE ANALYZED	ANALYTICAL METHODS	
		SOIL	GROUNDWATER or SURFACE WATER
Gasoline	Total Petroleum Hydrocarbons (TPH) Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)	8015 Modified and EPA 8020	8015 Modified and EPA 602 or 624
Diesel	Total Petroleum Hydrocarbons (TPH) Benzene, Toluene, Ethylbenzene, Xylenes, Naphthalene (BTEXN)	8015 Modified and EPA 8020	8015 modified and EPA 602 or 624
Used Oil	Oil and Grease (O&G) or Total Recoverable Hydrocarbons (TRH) Benzene, Toluene, Ethylbenzene, Xylenes, Naphthalene (BTEXN) Halogenated Organic Compounds	EPA 413.1 or 418.1 and EPA 8020 and EPA 8010	EPA 413.1 or 418.1 and EPA 602 or 624 and EPA 601
New Oil	Oil and Grease (O&G) or Total Recoverable Hydrocarbons (TRH)	EPA 413.1 or 418.1	EPA 413.1 or 418.1
Other or Unknown	Total Petroleum Hydrocarbons (TPH) Oil and Grease (O&G) or Total Recoverable Hydrocarbons (TRH) Volatile Organic Compounds (VOC's) Or other EPA methods as approved by the Executive Secretary	8015 Modified and EPA 413.1 or 418.1 and EPA 8240 or 8260	8015 modified and EPA 413.1 or 418.1 and EPA 624

Complete the Facility Site Plat and Sample Information Table on pages 4 and 5 to provide site assessment information.

CONTAMINATION INFORMATION

If contamination at the facility is suspected or confirmed, the information must be reported to the Executive Secretary (UST) at (801) 536-4100 within 24 hours. The Division of Water Quality must be notified at (801) 538-6146 if contaminated groundwater or surface water is found. If contamination is confirmed, a qualified environmental consultant should assist in the remediation process.

In the event that contamination is found, the environmental consultant will be:

Company _____

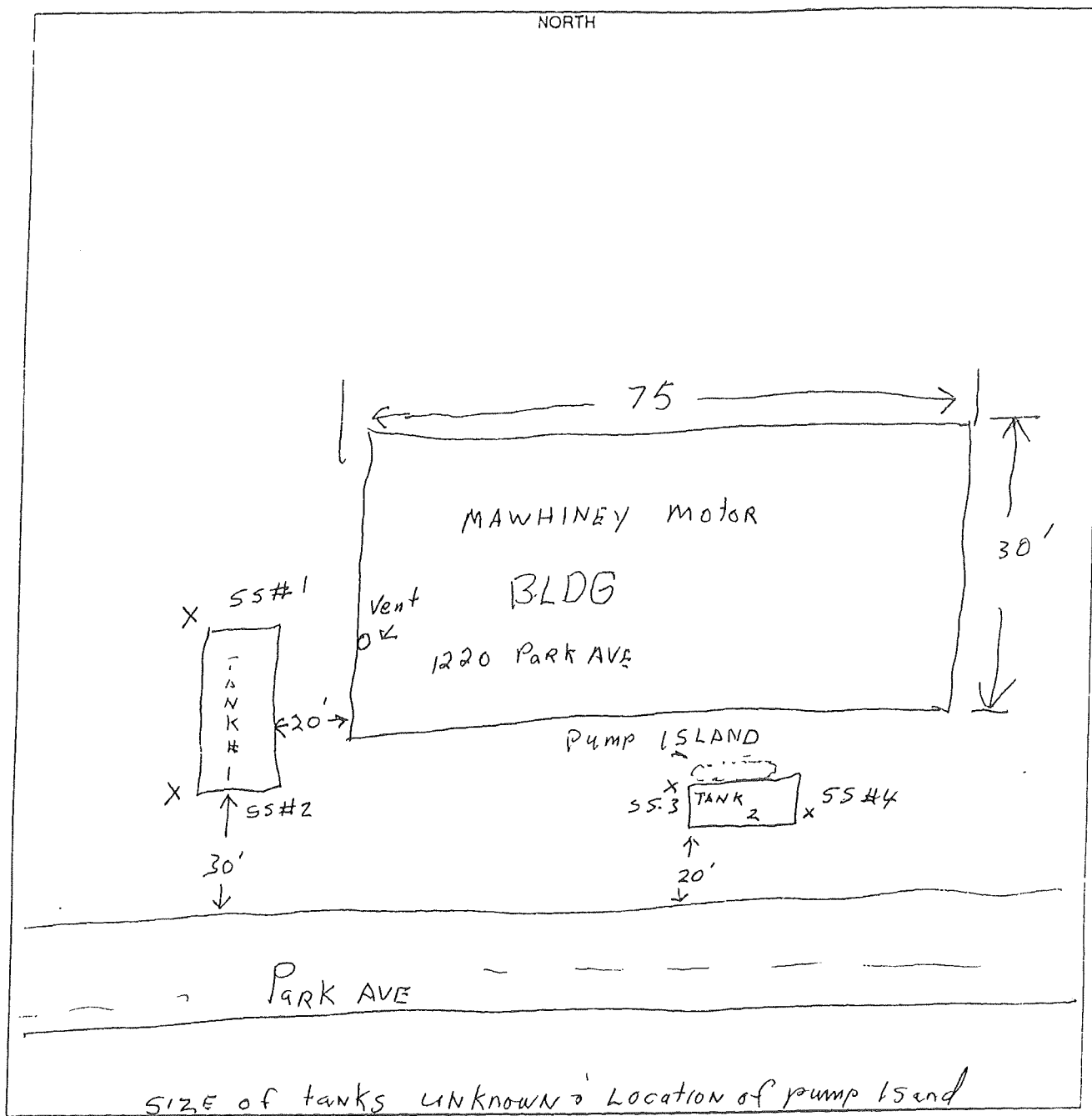
Address _____ City _____ State _____ Zip _____

Contact person Bob Ford. Phone # () _____

FACILITY SITE PLAT

The site plat must show locations of all buildings, streets, property boundaries, tanks, piping, dispenser Island, and underground utilities. The site plat must be drawn to an appropriate identified scale. It must show proper sampling locations, substances stored in tanks, and other relevant information. Tank and sample identification must be consistent with the information given on p. 1 and 5 of the closure plan.

Facility ID # _____ Drawn By Don Thomas Date July 11, 1993



- X = Sample locations (SS-#, WS-#, USC-#)
- ⊗ = Monitoring Wells (MW-#)
- = Soil boring (B-#)
- = Water Wells (domestic, livestock, etc.)

SAMPLE INFORMATION TABLE

Complete table for all samples to be taken for closure.

[illegible]¹ Soil (SS), Groundwater (GW), or Unified Soil Classification (USC).

² Approx. depth in feet below grade. All samples are to be taken at 0-2 feet below the backfill/native soil interface.

³ Contaminant compounds to be analyzed for each sample (from table on p. 3).

⁴ Appropriate analysis methods for contaminant compound(s) in each sample (from table on p. 3).

Approximate depth to groundwater in the vicinity of the tanks: 100' + Feet.

Regional groundwater flow direction: N.W.

State Certified Laboratory to be used: Chemtech
Address 6100 STRIER City MURRY State UT Zip 84033
Contact person Rex Phone # (801) 262-7299

Please explain any unusual or extenuating circumstances expected regarding the site assessment or closure:

F Size of tanks OR Not known for sure
Location of Lsand and Piping?

I certify under penalty of law that I am the owner/operator of the tank(s) referenced above and that I am familiar with the information on this form and that it is true, accurate and complete, and further, that the procedures described herein will be followed during tank closure.

described herein will be followed during tank closure.

Signature of tank owner *CAROL MAWHINNEY*

Full Name of tank owner BILL MAWHINNEY MOTOR, INC. Date 7/20/93

UNDERGROUND STORAGE TANK CLOSURE NOTICE (Revised 03/01/93)

Facility ID # 7000 120

State Use Only	
Date Processed <u>10-15-93</u>	by <u>TKB</u>
Date Mailed to LHD _____	
Samples in LUST File # <u>UA</u>	
Samples to LUST Review <u>NA</u>	

Closure Notice prepared at the request of the owner/operator (identified below) by Don Thomas
 of (company name) D & K SERVICES Phone # (801) 654-4582
 Address 239 So 100 East City Heber State UT Zip 84032

FACILITY INFORMATION

Tank Owner MAWHINEY MOTOR Phone # () _____
☐ dba (individual doing business as) ☐ sole proprietorship ☐ partnership ☐ corporation
 Address 1220 Park AVE City PARK CITY State UT Zip _____
 Facility Name MAWHINEY MOTOR
 Address 1220 Park ave City PARK CITY State UT Zip 84
 Contact person Bob MAWHINEY Phone # (302) _____
 Number of regulated tanks at the facility before closure: 3
 Number of regulated tanks at the facility after closure: 4

TYPE OF CLOSURE ☒ Permanent ☐ Temporary ☐ Change-In-Service

Permanent or Change-In-Service ☐ Fuel was emptied ☐ Sludge was removed ☐ Tank was cleaned.

Tank was: ☐ Purged ☒ Inerted. Method Used: DRY ICE

Location of Closure Records 1220 Park ave Park city Utah

For in-place closure: tanks filled with _____

Substance to be stored for Change-In-Service _____

Temporary ☐ Fuel was emptied. ☐ Corrosion protection is operating. ☐ Release detection equipment is operating.

Residue depth remaining in tank _____ inches, or _____ % by weight of total capacity of UST.

3 months: ☐ Vent lines open Cap/Secure: ☐ lines ☐ pumps ☐ manways

12 months: ☐ Permanently closed ☐ New/Upgraded ☐ Extension request

TANKS CLOSED

Tank #	<u>#1</u>	<u>#2</u>	<u>#3</u>	<u>#4</u>	<u>#5</u>	_____	_____
Age of tank	<u>30?</u>	<u>40?</u>	<u>40?</u>	<u>40?</u>	<u>40?</u>	_____	_____
Capacity	<u>2000</u>	<u>2000</u>	<u>2000</u>	<u>1000</u>	_____	_____	_____
Subs. stored*	<u>2 Reg</u>	<u>Reg</u>	<u>Ethyl</u>	<u>0.1</u>	_____	_____	_____
Date last used	<u>1960</u>	<u>1960</u>	<u>1960</u>	<u>1960</u>	<u>1960</u>	_____	_____
Date closed	<u>Aug 8-93</u>	<u>8-5-93</u>	<u>8-5-93</u>	<u>8-19-93</u>	_____	_____	_____
Rmvd/In place	_____	_____	_____	_____	_____	_____	_____

UTAH DEPARTMENT OF
ENVIRONMENTAL QUALITY

SEP 29 1993

DIV. OF ENVIRONMENTAL
RESTORATION AND RECONSTRUCTION

* Indicate the specific substance stored in each tank closed (regular, unleaded, diesel, waste oil, etc.)

TANK REMOVER Name Don Thomas Cert. # TR 0060 Exp. date 6-98
Company DJK SERVICES Phone # (801) 454 9567
Address 239 So 100 East, City Heber State Ut. Zip 84032

SOIL/GROUNDWATER SAMPLER Name _____ Cert. # GS 0206 Exp. date 2-94
Company DJK SERVICES Phone # ()
Address 239 So 100 East, City Heber State Ut. Zip 84032

DISPOSAL SITES USED:

Tank: ATLAS Steel INC, Date 8-07-93 Number 4
Product from Tank: A.P.R. Date 8-04-93 Amount 50 gal
Contaminated water from tank cleaning: APR Date 8-04-93 Amount 130 gal
Sludge: _____ Date _____ Amount _____
Contaminated Water: APR. Date 8-4-93 Amount 50 gal
Contaminated Soil: / Date _____ Amount _____
Is any contaminated soil which was overexcavated still on site? _____ Yes X No _____ Not applicable

SITE ASSESSMENT

Complete the Facility Site Plat (Closure Notice) and Sample Information Table (Closure Notice) on pages 3 and 4 to show the locations, depths, and other information on all soil/groundwater samples taken for closure. The samples must be consistently identified by sample ID # on the site plat, table, and lab analysis report.

- [4] Completed Facility Site Plat (Closure Notice) is attached.
[4] Completed Sample Information Table (Closure Notice) is attached.
[1] Certified lab analytical environmental sample results are attached.
[4] Unified Soil Classification (USC) sample results are attached.
[4] Chain of Custody form is attached.

Samples were properly: [4] Collected [4] Labeled [2] Packaged [4] Transported

[4] Samples were in sight of the person in custody at all times or in a secured locked place.

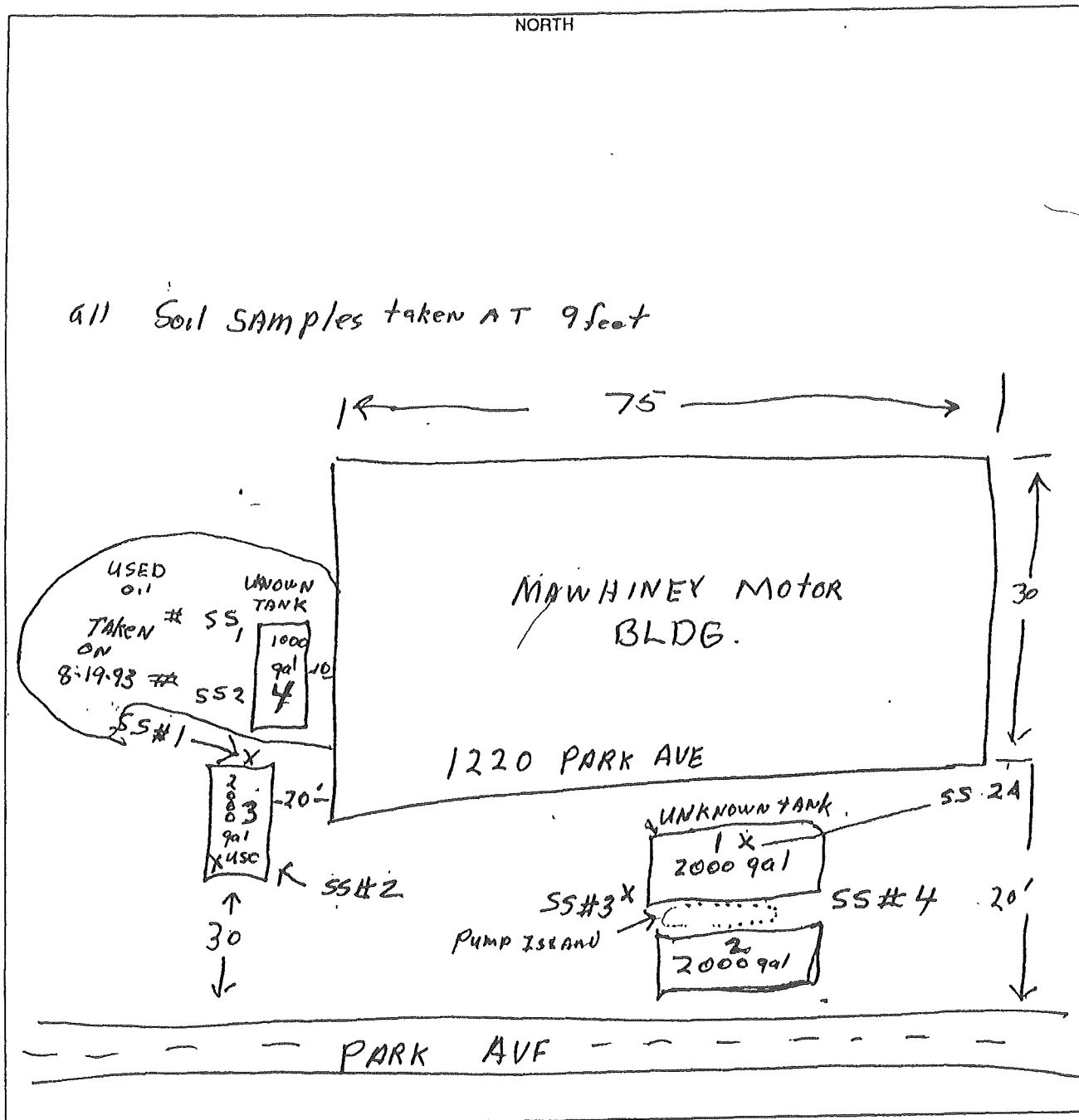
I certify under penalty of law that the closure site assessment at this facility was conducted in accordance with R311-202 (parts 280.52 and 280.72) and R311-205 U.A.C., and that any additional samples required by R311-202 parts 280.52 and 280.72 and R311-205-2(a)(1) were properly collected.

Signature of Certified Groundwater/Soil Sampler Don Thomas
Full name of Certified Sampler DONC. Thomas Date 9-20-93

FACILITY SITE PLAT (CLOSURE NOTICE)

The site plat must show locations of all buildings, streets, property boundaries, tanks, piping, dispenser islands, and underground utilities. The site plat must be drawn to an appropriate identified scale. It must show actual sampling locations, substances stored in tanks, and other relevant information. Tank and sample identification numbers must be consistent with the information given on p. 1 and 4 of the closure notice.

Facility ID # _____ Drawn By DON THOMAS Date 9-24-93



- X = Sample locations (SS-#, WS-#, USC-#)
- ⊗ = Monitoring Wells (MW-#)
- = Soil boring (B-#)
- = Water Wells (domestic, livestock, etc.)

Sample Information Table (Closure No. 3)

Complete table for all samples that were taken for closure. Sample ID numbers on the table must be consistent with the sample ID numbers given on the site plat and in the lab analysis report.

Sample #/Lab ID#	Sub. stored	Spl. type ¹	Depth ²	Compounds ³	Analysis method(s) ⁴
SS1 4697977	Lead Gas	SS	9'	TPH Betex	8015 mod 8020
SS2 78	"	SS	9'	TPH Betex	"
SS2A 79	"	SS	9'	TPH Betex	"
SS3 80	"	SS	9'	TPH Betex	"
SS4 81	"	SS	9'	TPH Betex	"
← OIL TANK →					
SS1 4098387	USED OIL	SS	8'	TPH - oil	EPA 9071

¹ Soil (SS), Groundwater (GW), or Unified Soil Classification (USC).

² Final depth (in feet) below grade at which samples were taken.

³ Contaminant compound(s) analyzed for each sample (TPH, BTEXN, O&G, etc).

⁴ Appropriate analysis methods for contaminant compound(s) in each sample (8015 mod., 8020, 413.1, etc).

State Certified Laboratory used: Chemtech

Address 6100 S. STRATLER AVE City MURRAY State UT Zip 84107

Contact person Joe Phone # (801) 262-7299

Please explain any unusual or extenuating circumstances encountered during the site assessment or closure:

a 1000 gal TANK on the north side of Bldg. was found that was NOT on closure plan and a 1000 gal tank on west side of Bldg was also found that was NOT on closure plan
USED oil tank on north side OIL was tested. Buy ARR tank was removed appropriate samples taken

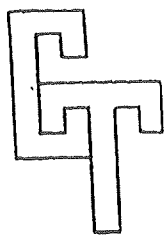
I certify under penalty of law that I am the Owner of the tank(s) described above and that I am familiar with the information on this form and that it is true, accurate and complete and further, that the procedures described herein were followed during tank closure.

Signature of UST Owner Carol R. Mawhinney

Full name of Owner CAROL R. MAWHINNEY Date 9-27-93

Return completed Closure Notice form, Facility Site Plat and Sample Information Table, Soil/Groundwater sample lab analysis results, USC sample results, and Chain of Custody form within 90 days of UST Closure to:

State of Utah Dept. of Environmental Quality
Division of Environmental Response and Remediation UST Section
150 North 1950 West 2nd Floor
Salt Lake City, Utah 84116



CHEMTECH

CHEMICAL AND BACTERIOLOGICAL ANALYSES

Request For Analysis

6100 S. STRATLER
MURRAY, UTAH 84107
(801) 262-7299

CLIENT NAME:

PROJECT NAME: <i>Mawherry Motor</i> <i>PARK CITY</i>				SAMPLERS (Signature) <i>Don C. Thomas</i>			
Sample Number	Sample Location	Date	Time	Samp. Type		# of Cont	Analysis Requested
				Comp	Grab		
<i># 1</i>	<i>TANK 2</i>	<i>8-5</i>	<i>4:00</i>		<i>L</i>		<i>TPH</i> <i>Betex</i>
<i># 2</i>	<i>TANK 2</i>	<i>8-5</i>	<i>4:00</i>		<i>L</i>		<i>"</i>
<i># 2A</i>	<i>UNKNOWN</i> <i>FAN TANK</i>	<i>8-5</i>	<i>4:30</i>		<i>L</i>		<i>"</i>
<i># 3</i>	<i>TANK #1</i>	<i>8-5</i>	<i>2:30</i>		<i>L</i>		<i>"</i>
<i># 4</i>	<i>TANK #1</i>	<i>8-5</i>	<i>2:30</i>		<i>L</i>		<i>"</i>
	<i>U.S.C.</i>						<i>Seeve</i>
Relinquished by: (Signature) <i>Don C. Thomas</i>		Received by: (Signature)		Date/Time			
Relinquished by: (Signature)		Received by: (Signature)		Date/Time			
Relinquished by: (Signature)		Received by: (Signature)		Date/Time			
Shipped by: (Sign.)		Date/Time		Received for Laboratory by: <i>Laurie Shelby</i>		Date/Time <i>8-5 5:00</i>	

Method of Shipment:

COMPANY ADDRESS:

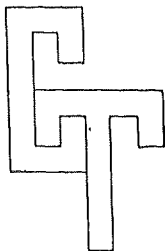
Oil Service

CONTACT:
PHONE:

654 - 4567

SAMPLES WERE SUBMITTED COLD

SAMPLES SEALED: YES ☒
NO ☐



CHEMTECH

ANALYTICAL LABORATORY

6100 S. STRATLER
MURRAY, UTAH 84107
PHONE: (801) 262-7299
FAX: (801) 262-7378

DATE: 8-19-93

TO: D & K Service
239 S. 100 E.
Heber, Utah 84032

PROJECT: Motor Park City

DATE SAMPLED: 8-5-93

DATE SUBMITTED: 8-5-93

DATE ANALYZED: 8-7-93 Extracted: 8-6-93

METHOD USED: EPA 8020 and 8015 Modified

CERTIFICATE OF ANALYSIS

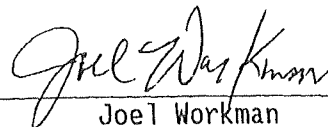
SAMPLE ID:
LAB #:

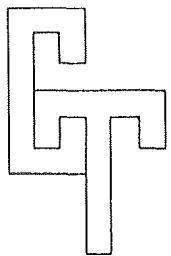
#1	#2	#2A	
<u>U097977</u>	<u>U097978</u>	<u>U097979</u>	<u>MDL</u>

PARAMETER

Benzene, mg/Kg	<.2	<.2	<.2	0.2
Toluene, mg/Kg	<.2	<.2	<.2	0.2
Ethylbenzene, mg/Kg	<.2	<.2	<.2	0.2
Xylene, mg/Kg	<.2	<.2	<.2	0.2
Naphthalene, mg/Kg	<.2	<.2	<.2	0.2
Tot. Pet. Hydrocarbons, mg/Kg	<1.0	<1.0	<1.0	1.0

NOTE: Results corrected for moisture content.
MDL = Minimum Detectable Level.


Joel Workman



CHEMTECH

ANALYTICAL LABORATORY

6100 S. STRATLER
MURRAY, UTAH 84107
PHONE: (801) 262-7299
FAX: (801) 262-7378

DATE: 8-19-93

TO: D & K Service
239 S. 100 E.
Heber, Utah 84032

PROJECT: Motor Park City

DATE SAMPLED: 8-5-93

DATE SUBMITTED: 8-5-93

DATE ANALYZED: 8-7-93 Extracted: 8-6-93

METHOD USED: EPA 8020 and 8015 Modified

CERTIFICATE OF ANALYSIS

SAMPLE ID:
LAB #:

#3
U097980

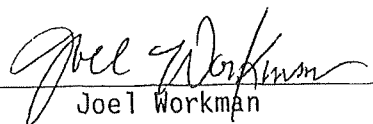
#4
U097981

MDL

PARAMETER

Benzene, mg/Kg	<.2	<.2	0.2
Toluene, mg/Kg	<.2	<.2	0.2
Ethylbenzene, mg/Kg	<.2	<.2	0.2
Xylene, mg/Kg	<.2	<.2	0.2
Naphthalene, mg/Kg	<.2	<.2	0.2
Tot. Pet. Hydrocarbons, mg/Kg	<1.0	<1.0	1.0

NOTE: Results corrected for moisture content.
MDL = Minimum Detectable Level.


Joel Workman

6100 S. Stratler Murray, Utah 84107

Phone: (801) 262-7299 Fax: (801) 262-7378

1. ☐ REGULAR Status

☐ **RUSH Status Requested - ADDITIONAL CHARGE**
RESULTS REQUIRED BY _____ (date)
CONTACT CHEMTECH PRIOR TO SENDING SAMPLES

2. Date _____ Purchase Order No. _____
3. Company Name D-K SERVICE
Address 239 50 100 EAST
HAVER Ht.
Person to Contact Dan
Telephone 654 4567
Fax Telephone _____
Billing Address (if different from above) _____

Project Name Mawphlang Motor Park city

Sampled by: (print) Don C. Thomas

Sampled by: (signature) Don C. Thomas

5. Possible Contamination and/or Chemical Hazards

[illegible]

*Matrix Codes: W=water, S=soil, O=oil, SL=sludge, WS=water&soil, WO=water&oil, other (specify)

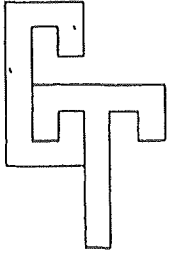
**Container Codes: P=plain, V=vial, M=metals, N=nutrient, S=sulfide, O=oil&grease, AL=amber liter, B=bacteriological, other (specify)

See "Standard Terms and Conditions"

	Non-Compliance
	RCRA
	CWA
	SDWA

	NPDES
	Other (as specified below)

Relinquished by: (Signature) <i>W. C. Thomas</i>	Received by: (Signature)	Date/Time 8-20-93 9:30
Relinquished by: (Signature)	Received by: (Signature)	Date/Time
Relinquished by: (Signature)	Received for Lab by: (Signature) <i>Lisa Childress</i>	Date/Time 8/20/93 9:30



CHEMTECH

ANALYTICAL LABORATORY

6100 S. STRATLER
MURRAY, UTAH 84107
PHONE: (801) 262-7299
FAX: (801) 262-7378

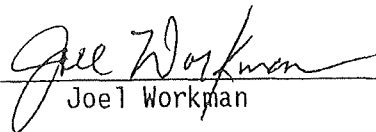
DATE: 8-27-93

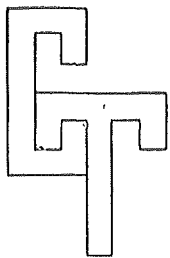
TO: D & K Service
239 S. 100 E.
Heber, Utah 84032

SAMPLE ID: Lab #U098387 - Mawpheny Motor Park City, SS-1 & SS-2
DATE SAMPLED: 8-19-93
DATE SUBMITTED: 8-20-93

CERTIFICATE OF ANALYSIS

<u>PARAMETER</u>	<u>DETECTED</u>	<u>DATE ANALYZED/METHOD</u>
Tot. Pet. Hydrocarbons, mg/Kg	<1	8-24/8-24 EPA 8015
Oil & Grease, mg/Kg	<10	8-25-93 EPA 9071


Joel Workman



CHEMTECH

ANALYTICAL LABORATORY

6100 S. STRATLER
MURRAY, UTAH 84107
PHONE: (801) 262-7299
FAX: (801) 262-7378

DATE: 8-19-93

TO: D & K Services
239 S. 100 E.
Heber, UT 84032

SAMPLE ID: Lab #U097982 - Motor Park City - USC

DATE SAMPLED: 8-05-93

DATE SUBMITTED: 8-05-93

DATE ANALYZED: 8-18-93

METHOD USED: USC

CERTIFICATE OF ANALYSIS

PARAMETER

DETECTED

Sieve Test:

% Rock

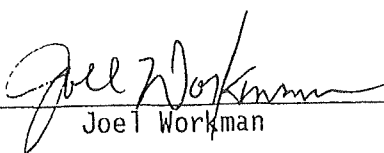
53.0

% Sand

31.7

% Silt/Clay

15.3


Joel Workman



GEOTECHNICAL INVESTIGATION

MAWHINNEY PARKING LOT

**1210 - 1260 PARK AVENUE
PARK CITY, UTAH**

PREPARED FOR:

**PARK CITY MUNICIPAL CORPORATION
445 MARSAC AVENUE
PARK CITY, UTAH 84060**

ATTENTION: MATTHEW LEE

EMAIL: MATTHEW.LEE@PARKCITY.ORG

PROJECT NO. 1250081

APRIL 18, 2025

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EXECUTIVE SUMMARY

1. The MaWhinney parking lot is located at approximately 1210 to 1260 Park Avenue in Park City, Utah. We understand the parking lot is planned to be removed for residential construction. We have assumed the planned development will consist of a two to three-story condo building with one level of underground parking.

We have assumed that structural loads for the proposed development will consist of wall loads less than 8 kips per lineal foot and column loads less than 500 kips.

2. Five borings were drilled in the area of the proposed development. Approximately 5½ to 6 inches of asphaltic concrete overlying 7½ to 10½ inches of base course was encountered in the borings. Fill was encountered below the base course and extends to depths of approximately 6½, 5, 3½, 8 and 5 feet in Borings B-1 through B-5, respectively. Clayey gravel was encountered below the fill and extends the full depth of the borings, approximately 31½, 15½, 15½, 30½ and 15½ feet in Borings B-1 through B-5, respectively.
3. Subsurface water was encountered at depths of approximately 10½, 9½, 12, 12½ and 11½ feet when measured 15 to 16 days after drilling. Fluctuations in the subsurface water level are expected to occur over time.
4. The proposed building may be supported on spread footings bearing on the undisturbed natural clayey gravel or structural fill extending down to the undisturbed natural clayey gravel. Unsuitable fill should be removed from below the area of the proposed building.

Footings bearing on the undisturbed natural clayey gravel or compacted structural fill that extends down to the undisturbed natural clayey gravel may be designed using a net allowable bearing pressure of 3,500 pounds per square foot.

5. We anticipate excavation at the property can be accomplished using heavy-duty excavation equipment. Increased difficulty should be expected in confined excavations, such as utility trenches.
6. Geotechnical information related to foundations, subgrade preparation and materials is included in the report.

SCOPE

This report presents the results of a geotechnical investigation for the MaWhinney parking lot located at 1210 - 1260 Park Avenue in Park City, Utah. The report presents the subsurface conditions encountered and provides recommendations for the proposed development. The study was conducted in general accordance with our proposal dated February 5, 2025.

Field exploration was conducted to obtain information on the subsurface conditions. Samples obtained from the field investigation were tested in the laboratory to determine physical and engineering characteristics of the on-site soil, to define the subsurface conditions at the site for our engineering analysis and to develop recommendations for the proposed development.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report.

SITE CONDITIONS

The property consists of an asphalt-paved parking area with a landscaped area to the north. Smaller landscaped areas extend along the west, south and east sides of the parking area. The ground surface in the area slopes gently down to the north.

Park Avenue extends along the west side of the site. Sullivan Road extends along the east and south sides. There are residences to the north.

FIELD STUDY

The field investigation was conducted on March 12 and 13, 2025. Five borings were drilled at the approximate locations shown on Figure 1. The borings were drilled using 8-inch diameter hollow-stem auger powered by a truck-mounted drill rig. The borings were logged and soil samples obtained by an engineer from AGECH. Logs of the subsurface conditions encountered in the borings are graphically shown on Figure 2. A legend and notes of the borings are shown on Figure 3.

SUBSURFACE CONDITIONS

Approximately 5½ to 6 inches of asphaltic concrete overlying 7½ to 10½ inches of base course was encountered in the borings. Fill was encountered below the base course and extends to depths of approximately 6½, 5, 3½, 8 and 5 feet in Borings B-1 through B-5, respectively. Clayey gravel was encountered below the fill and extends the full depth of the borings, approximately 31½, 15½, 15½, 30½ and 15½ feet in Borings B-1 through B-5, respectively.

A description of the soil encountered in the borings follows:

Base Course - The base course consists of clayey gravel with sand. The base course is moist and gray.

Fill - The fill consists predominantly of clayey gravel with sand with some areas of clayey sand with gravel. The fill is moist to wet and mottled dark red, gray, brown and yellow.

Laboratory tests performed on samples of the fill indicate it has moisture contents ranging from 10 to 22 percent and dry densities ranging from 85 to 104 pounds per cubic foot.

Clayey Gravel with Sand - The clayey gravel likely contains cobbles. The clayey gravel is dense to very dense, moist to wet and dark reddish brown to brown.

Laboratory tests performed on samples of the clayey gravel indicate it has natural moisture contents ranging from 6 to 11 percent and natural dry densities ranging from 104 to 128 pounds per cubic foot.

Results of the laboratory tests are presented on Table I and on the logs of the borings, Figure 2.

SUBSURFACE WATER

Subsurface water was encountered at depths of approximately 10½, 9½, 12, 12½ and 11½ feet when measured 15 to 16 days after drilling. Fluctuations in the subsurface water level are expected to occur over time. An evaluation of the fluctuation in the subsurface water level is beyond the scope of this report.

PROPOSED CONSTRUCTION

The MaWhinney parking lot is located at approximately 1210 to 1260 Park Avenue in Park City, Utah. We understand the parking lot is planned to be removed for residential construction. We have assumed the planned development will consist of a two to three-story condo building with one level of underground parking.

We have assumed that structural loads for the proposed development will consist of wall loads less than 8 kips per lineal foot and column loads less than 500 kips.

If the proposed construction or building loads are significantly different from those described above, we should be notified so that we can reevaluate the recommendations given.

RECOMMENDATIONS

The following recommendations are provided based on the subsurface conditions encountered and the proposed construction.

A. Site Grading

We have assumed that excavation for the proposed building will consist of a cut of up to approximately 15 feet. We anticipate less than 3 feet of site grading fill will be placed around the proposed building.

1. Unsuitable Fill

Approximately 3½ to 8 feet of fill was encountered in borings drilled at the site. The type and condition of the fill is variable and does not appear to be well compacted. The fill is not considered suitable to support the proposed building, concrete flatwork or other settlement-sensitive property improvements. The fill should be removed from below these areas.

2. Dewatering

We anticipate the underground parking level planned for the proposed building will extend near and below the subsurface water level. Dewatering will be needed to accommodate the foundation excavation for the proposed building. We anticipate dewatering will be performed from inside the excavation using sump areas and pumps. Pumps should have sufficient capacity to remove the anticipated volume of subsurface water in the excavation. The subsurface water level should be maintained below the bottom of the excavation.

Dewatering should be performed during excavation, building foundation construction and backfill. Recommendations for long-term collection and disposal of subsurface water are presented in the Subsurface Drain section of this report.

3. Subgrade Preparation

Prior to placing grading fill, the topsoil, unsuitable fill, organic material and other deleterious materials should be removed.

Care should be taken to not disturb the clayey gravel to remain below the proposed building, concrete flatwork and other structures.

4. Temporary Excavation Slopes

Temporary unretained excavation slopes up to 15 feet in height in the natural clayey gravel may be constructed at 1 horizontal to 1 vertical or flatter.

The excavator is responsible to provide safe working conditions around temporary excavation slopes.

5. Long-term Slopes

Long-term unretained slopes may be constructed at 2 horizontal to 1 vertical or flatter. Fill placed on slopes steeper than 5 horizontal to 1 vertical should be keyed into the slope with a key for every 4 feet of vertical rise. Prior to placement of fill, the subgrade should be prepared by removing the topsoil, unsuitable fill, debris and other deleterious materials.

Slopes should be protected from erosion by revegetation, erosion control mats or other methods.

6. Shoring

Based on the proposed depth of excavation and the proximity of surrounding roads and buildings, we anticipate shoring will be needed for the foundation excavation. The shoring is anticipated to have a height up to approximately 15 feet. We anticipate shoring would likely consist of soil nails with a shotcrete face, or soldier piles with lagging and tie-back anchors.

Shoring should be designed to retain the load of the soil, along with any surcharge and other loading conditions located above and adjacent to the excavation. The amount of lateral movement of the shoring and its potential impact on adjacent structures and utilities should be considered in the design.

Lateral loads used in design of the shoring should be increased due to sloping excavations above the top of the wall. This load will be dependent on the steepness of the slope and height of material above the wall.

Details and calculations of proposed shoring and excavation should be submitted to the geotechnical engineer for review prior to commencement of the excavation

7. Excavation

We anticipate excavation in the fill and clayey gravel can be accomplished using heavy-duty excavation equipment. Additional difficulty should be expected in confined excavations, such as utility trenches.

8. Materials

Materials used as fill for the project are anticipated to consist of imported fill and the natural clayey gravel. Recommendations for these materials are shown below.

a. Imported Fill

Listed below are materials recommended for imported structural fill.

Fill Location	Recommendation
Free-Draining Gravel (Fill Near and Below Subsurface Water Level)	Non-expansive granular soil Passing No. 200 Sieve <5% Maximum size 2 inches
Below Footings (Fill Above Subsurface Water Level)	Non-expansive granular soil Passing No. 200 Sieve <35% Liquid Limit < 30% Maximum size 4 inches
Below Floor Slabs (Upper 4 inches)	Sand and/or Gravel Passing No. 200 Sieve <5% Maximum size 2 inches
Below Floor Slabs (Deeper than 4 inches)	Non-expansive granular soil Passing No. 200 Sieve <50% Liquid Limit <30% Maximum size 4 inches

b. On-Site Materials

The base course, on-site fill and clayey gravel are not recommended for use as structural fill below the proposed building due to the proximity of the subsurface water level. These materials may be considered for use as foundation wall backfill above the subsurface water level, as fill below concrete flatwork and in landscape areas.

Topsoil, organic material, oversize material and other deleterious material should be removed from the materials described above that will be used as fill.

c. Moisture Conditioning

Depending on the moisture content of the soil at the time of construction, the soil may require wetting or drying prior to use as fill. Drying of the soil may not be practical during cold or wet times of the year.

9. Compaction

Compaction of materials placed at the site should equal or exceed the minimum densities as indicated below when compared to the maximum dry density as determined by ASTM D 1557.

Fill Location	Compaction
Below Foundations	≥ 95%
Below Concrete Flatwork	≥ 90%
Foundation Wall Backfill	≥ 90%
Utility Trench Backfill (Outside building area)	≥ 90%
Landscaping	≥ 90%

To facilitate the compaction process, the fill should be compacted at a moisture content within 2 percent of the optimum moisture content.

Free-draining should be compacted using repeated passes of vibratory compaction equipment. Compaction should continue until no significant increase in density is observed with additional compaction.

Fill should be placed in relatively level lifts. The recommended lift thickness depends on the type of compaction equipment that is used to compact the fill. A lift thickness of 6 inches should be used for lighter compaction equipment. The lift thickness may be increased to 12 inches for larger compaction equipment.

Fill placed for the project should be frequently tested for compaction. Full-time observation should be provided if the fill consists of free-draining gravel.

10. Drainage

The ground surface surrounding the proposed building should be sloped to drain away from the building in all directions. Roof downspouts and drains should discharge beyond the limits of backfill.

B. Foundations

1. Bearing Material

The proposed building may be supported on spread footings bearing on the undisturbed natural clayey gravel or on compacted structural fill extending down to the undisturbed natural clayey gravel.

The topsoil, clay and other deleterious materials should be removed from below the area of the residence.

2. Bearing Pressure

Footings bearing on the undisturbed natural clayey gravel or compacted structural fill that extends down to the undisturbed clayey gravel may be designed using a net allowable bearing pressure of 3,500 pounds per square foot.

3. Temporary Loading Conditions

The allowable bearing pressure may be increased by one-half for temporary loading conditions such as wind or seismic loads.

4. Minimum Footing Width and Embedment

Footings should have a width of at least 1½ feet and a depth of embedment of at least 1 foot.

5. Settlement

We estimate total and differential settlement will be less than ½ inch for footings bearing on the undisturbed natural clayey gravel or compacted structural fill as

described above.

Care should be taken to not disturb the clayey gravel and at the base of footing excavations so that settlement can be maintained within tolerable limits. Loose material in the base of footing excavations should be removed or be compacted.

6. Frost Depth

Exterior footings and footings beneath unheated areas should be placed at least 40 inches below grade for frost protection.

7. Foundation Base

The base of excavations should be cleared of loose or deleterious material prior to fill or concrete placement.

8. Construction Observation

A geotechnical engineer from AGECH should observe footing excavations for the residence prior to structural fill or concrete placement.

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on the undisturbed natural clayey gravel or on compacted structural fill extending down to the undisturbed natural clayey gravel.

Unsuitable fill, topsoil, organics or other deleterious materials should be removed from below the proposed slabs.

2. Underslab Sand and/or Gravel

A 4-inch layer of free draining sand and/or gravel (less than 5 percent passing the No. 200 sieve) should be placed below the concrete slabs for ease of construction and to promote even curing of the slab concrete.

D. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for footings placed on the natural clayey gravel or compacted structural fill is controlled by sliding resistance between the footing and the foundation soil. A friction value of 0.45 may be used in design for ultimate lateral resistance for footings. The passive resistance of the soil adjacent footings may also be considered in design for lateral resistance of footings.

2. Subgrade Walls and Retaining Structures

The following equivalent fluid weights are given for the design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. The values listed below assume a horizontal surface adjacent the wall.

Material Type	Active	At-Rest	Passive
Granular Fill or Clayey Gravel	40 pcf	55 pcf	300 pcf

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be increased by 19 pcf for the active condition, increased by 4 pcf for the at-rest condition and decreased

by 19 pcf for the passive condition. This assumes a horizontal ground acceleration of 0.31g which represents a 2 percent probability of exceedance in a 50-year period.

4. Safety Factors

The values recommended above assume mobilization of the soil to achieve ultimate soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

E. **Seismic Design Considerations**

1. Building Code Parameters

Listed below is a summary of the site parameters that may be used with the 2021 International Building Code:

Description	Value
Site Class	C ¹
S _s - MCE _R ground motion (period=0.2s)	0.59g
S ₁ - MCE _R ground motion (period=1.0s)	0.21g
F _a - Site amplification factor at 0.2s	1.27
F _v - Site amplification factor at 1.0s	1.5
PGA - MCE _G peak ground acceleration	0.26g
PGA _M - Site modified peak ground acceleration	0.31g

¹Site Class C was selected based on the subsurface conditions encountered at the site, our experience in the area and our understanding of the geology in the area.

2 Faulting

No active faults are mapped as being located on the property. The nearest mapped active fault is the Salt Lake City segment of the Wasatch fault located approximately 15½ miles west of the site (Utah Geological Survey, 2025).

3. Liquefaction

Based on our experience in the area and the subsurface conditions encountered, liquefaction is not a potential hazard at the site.

F. Water Soluble Sulfates

Based on published literature and previous experience in the area, the natural soil possesses negligible sulfate attack potential on concrete. No special cement type is required for concrete placed in contact with the natural soil. Other conditions may dictate the type of cement to be used in concrete for the project.

G. Subsurface Drain

We recommend that a subsurface drain be provided around the below-grade portion of the proposed building. The subsurface drain system should consist of at least the following items.

1. The subsurface drain system should consist of a perforated pipe installed in a gravel-filled trench around the perimeter of the subgrade floor portion of the building. A geosynthetic drain could be used as an alternative. The drain should extend up the foundation walls high enough (to within approximately 3 feet of the ground surface) to intercept potential subsurface water.

2. At least 12 inches of free-draining gravel should be placed below the proposed building. Free-draining gravel should also be used as fill below floor slabs. The gravel should connect to the perimeter drainage pipe.
3. The flow line of the pipe should be placed at least 24 inches below the finished floor level and should slope to a sump or outlet where water can be removed by pumping or by gravity flow.
4. Cross drains and additional sumps should be considered to reduce the distance subsurface will flow and to facilitate collection and removal of subsurface water.
5. If placing the gravel and drain pipe requires excavation below the bearing level of the footing, the excavation for the drain pipe and gravel should have a slope no steeper than 1:1 (horizontal to vertical) so as not to disturb the soil below the residence.
6. A filter fabric should be placed between the natural soil and the drain gravel. This will help reduce the potential for fine grained material filling in the void spaces of the gravel.
7. Consideration may be given to installing cleanouts to allow access into the perimeter drain should cleaning of the pipe be required in the future.
8. We should be requested to observe subsurface drain construction.

H. Additional Services

It is important that AGECH be involved during design and construction of the building. There are several items where we can provide value, help the design of the geotechnical aspects of the project be more efficient and help reduce the risk to the design team and the owner.

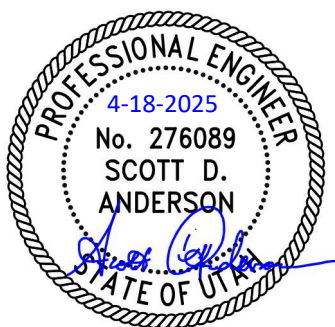
We recommend that at least the following additional services be provided:

1. Observe the foundation excavations for the building.
2. Review construction plans for the project to determine whether recommendations in this report have been incorporated into the design.
3. Observe fill placement and compaction during construction.
4. Provide other testing and inspections that may be required by the building code or local jurisdiction.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the proposed construction and the information obtained from the borings drilled at the property. Variations in the subsurface conditions may not become evident until additional exploration or excavation is conducted. If the subsurface conditions or groundwater level is found to be significantly different from what is described above, we should be notified to reevaluate our recommendations.

APPLIED GEOTECH



Scott D. Anderson, P.E.

A handwritten signature in blue ink that reads "Douglas R. Hawkes".

Reviewed by Douglas R. Hawkes, P.E., P.G.

SDA/rs

REFERENCES

International Code Council 2020, 2021 International Building Code, Falls Church, Virginia.

Utah Geological Survey, 2025; Utah Quaternary Fault and Fold Database, <https://geology.utah.gov/apps/hazards/> accessed April 17, 2025.

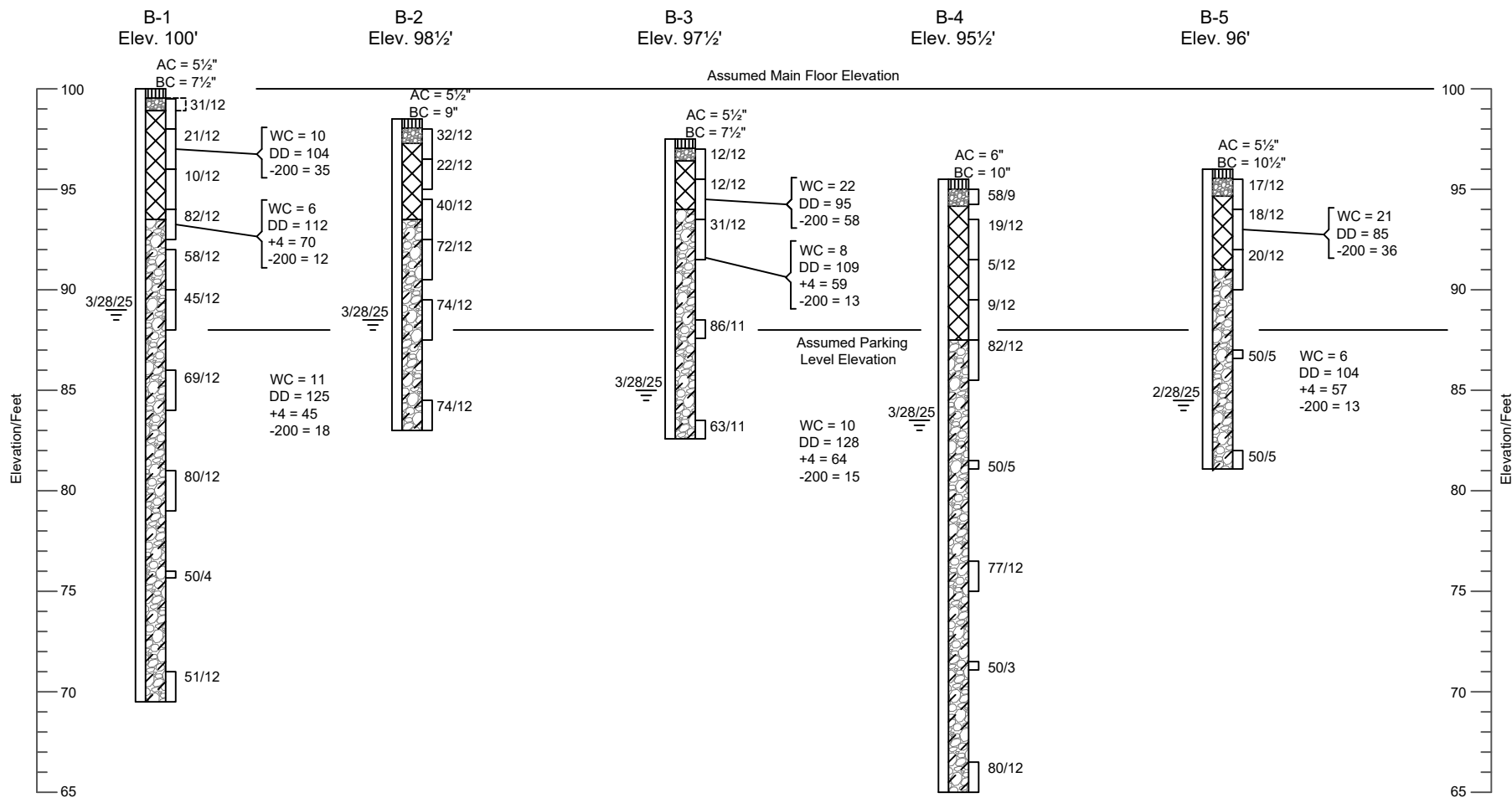


1250081

AGEC

Exploratory Boring Locations

Figure 1



Approximate Vertical Scale 1" = 8'

See Figure 3 for Legend and Notes

LEGEND:



Asphaltic Concrete.



Base Course; clayey gravel with sand, moist, gray.



Fill; predominantly clayey gravel with gravel, some areas of clayey sand with gravel, moist to wet, mottled, dark red, gray, brown and yellow.



Clayey Gravel (GC); likely contains cobbles, dense to very dense, moist to wet, dark reddish brown to brown.



10/12 California Drive sample taken. The symbol 10/12 indicates that 10 blows from a 140-pound automatic hammer falling 30 inches were required to drive the sampler 12 inches.



Indicates disturbed sample taken.



Indicates slotted 1½-inch PVC pipe installed in the boring to the depth shown.



3/28/25 Indicates the depth to free water and the date the measurement was taken.

NOTES:

1. The borings were drilled on March 12 and 13, 2025 with 8-inch-diameter hollow-stem auger.
2. The location of the borings were measured approximately by pacing from features shown on the site plan provided.
3. The elevations of the borings were measured by automatic level and refer to the benchmark shown on Figure 1.
4. The boring locations and elevations should be considered accurate only to the degree implied by the method used.
5. The lines between materials shown on the boring logs represent the approximate boundaries between material types and the transitions may be gradual.
6. The water level readings shown on the logs was made at the time and under the conditions indicated. Fluctuations in the water level will occur with time.
7. WC = Water Content (%);
DD = Dry Density (pcf);
+4 = Percent Retained on the No. 4 Sieve;
-200 = Percent Passing the No. 200 Sieve;
AC = Asphaltic Concrete Thickness;
BC = Base Course Thickness.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

TABLE I
SUMMARY OF LABORATORY TEST RESULTS

PROJECT NUMBER: 1250081

[illegible]



City Council Staff Report

Subject: FY26 Tentative Budget
Author: Budget Team
Department: Budget, Debt, & Grants
Date: May 1, 2025

Recommendation

Review and consider approving the required annual ordinance to adopt a Tentative FY26 Budget for Park City Municipal Corporation and related agencies and authorize the property tax rate computation at a no-tax-increase rate (Exhibit A).

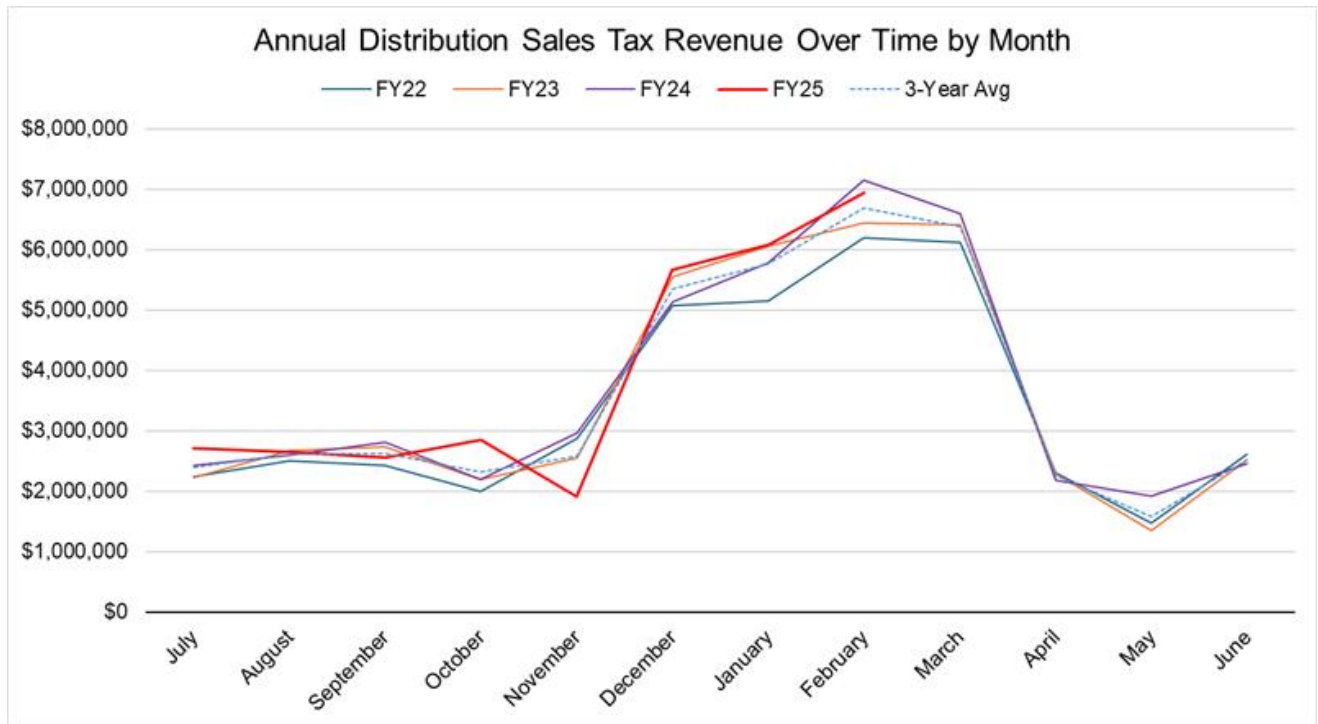
On June 12, 2025, the City Council will hold a final public hearing and adopt a Final FY26 Budget. Leading up to that date, Council will continue to evaluate and consider budget requests, with additional opportunities for community feedback at the following meetings:

- May 15 – Proposed Fee Changes
- May 22 – Follow-up presentations as needed
- June 5 – Follow-up presentations as needed

In the event that the City Council does not adopt a budget, the City would be unable to authorize expenditures or continue operations beyond the start of the new fiscal year, which is why State law requires the adoption of an annual budget by June 30.

Executive Summary

The current fiscal year's revenues are tracking slightly higher than last year's revenues. YTD General Fund sales tax revenues are tracking 0.10% below the cumulative YTD budget based on February distribution. With an eye toward caution, we anticipate FY26 to be a relatively flat or stable revenue year. We project the FY26 General Fund sales tax revenue to only be \$600k higher than FY25 projections, the lowest projected increase in recent years. Other fees and revenue projected increases contributed to a total increase of approximately \$845k, or \$1.45M higher than the FY25 projection.



General Fund Revenue Summary						
Revenue	FY24 Actual	FY25 YTD Actual	FY25 Ori Bud	FY25 Proj	FY26 Budget	%, Variance FY26 vs. FY25 Proj
Property Taxes	\$12,916,086	\$13,231,471	\$14,141,021	\$14,141,021	\$14,494,547	2%
Sales Tax	\$19,421,962	\$5,827,227	\$20,439,133	\$20,439,133	\$21,052,307	3%
Franchise Tax	\$4,096,926	\$1,114,825	\$4,782,816	\$4,296,909	\$4,296,909	0%
Planning, Building and Engineering Fees	\$5,142,906	\$5,005,863	\$6,449,807	\$7,036,260	\$7,036,260	0%
Recreation	\$2,725,993	\$1,408,167	\$2,863,434	\$3,245,882	\$3,343,258	3%
Licenses	\$428,848	\$353,604	\$464,017	\$401,841	\$464,017	15%
Ice Revenue	\$1,059,280	\$512,753	\$1,276,867	\$1,142,436	\$1,118,391	-2%
Intergovernmental Revenue	\$108,017	\$119,993	\$123,706	\$138,275	\$123,706	-11%
Fees/Other	\$2,293,569	\$420,148	\$2,042,402	\$2,001,753	\$2,042,402	2%
Interfund Transfers	\$4,011,403	\$1,973,072	\$4,197,778	\$4,197,778	\$4,365,689	4%
Total	\$52,204,990	\$29,967,123	\$56,780,981	\$57,075,734	\$58,337,487	2%

Due to relatively flat revenue growth, this year's budget plan primarily focuses on strategic resource allocation and identifying efficiencies. We emphasized finding efficiencies to support inflationary increases and rising expenses without seeking new revenue or increasing fees to cover increases when possible. By maximizing existing resources and identifying efficiencies, the FY26 Tentative Budget continues to support investments in City Council's [Focus Areas](#):

- **Core Programs:** The budget ensures the continuation of essential City services;
- **Transportation:** The budget ensures convenient and reliable transportation options for residents, employees, and visitors, while strategically enhancing key routes to popular destinations;

- **Recreation:** The Budget continues facility upgrades and long-term planning for community recreation spaces;
- **Neighborhood:** The Budget enhances neighborhood livability by improving trails, trailheads, sidewalks and bike lanes; and
- **Housing:** The Budget focuses on leveraging additional public-private partnerships to increase the affordable housing supply.

Analysis

Given the flat revenue growth, a more selective and disciplined approach to budgeting was necessary. Managers closely reviewed their base budgets, identified underutilized resources, and proposed internal efficiencies before submitting new funding requests.

The City also relies upon a host of Budget Policies adopted each year by Council that govern the stewardship of public funds and ensure transparency. Our Budget Policies cover revenue management, fees and rates, capital financing and debt management, reserves, capital improvements, compensation, and public service contracts (found [here](#)). We reviewed and discussed Budget Policies with Council on [March 20, 2025](#).

Budget Summary

Expenditure Summary - All Funds							
	Actuals FY 2022	Actuals FY 2023	Actuals FY 2024	YTD Actuals FY 2025	Original Budget FY 2025	Adjusted Budget FY 2025	Original Budget FY 2026
Operations	Personnel	\$41,409,399	\$50,290,017	\$57,594,426	\$44,970,666	\$61,521,762	\$62,315,337
	Mat. Suppls. Services	\$22,169,453	\$25,774,813	\$28,138,849	\$18,185,654	\$33,132,685	\$31,897,008
	Capital Outlay	\$526,103	\$853,785	\$956,243	\$442,810	\$818,127	\$984,611
	Contingency	\$24,600	\$0	\$60,000	\$38,286	\$300,000	\$250,000
	TOTAL	\$ 64,129,555	\$ 76,918,615	\$ 86,749,518	\$ 95,772,574	\$ 95,330,074	\$ 95,446,955
Capital, Debt, Transfer & Balance	Capital	\$51,495,991	\$51,092,396	\$43,056,960	\$19,246,435	\$84,053,629	\$37,044,937
	Debt Service	\$20,557,556	\$20,260,179	\$20,584,287	\$14,472,084	\$24,800,480	\$23,532,229
	Interfund Transfer	\$23,094,790	\$23,504,884	\$23,674,793	\$14,935,518	\$21,152,180	\$21,152,180
	Ending Balance	\$167,922,695	\$230,280,047	\$219,445,012	\$0	\$69,397,758	\$91,471,408
	TOTAL	\$283,071,032	\$325,137,506	\$306,761,052	\$199,404,047	\$321,114,122	\$173,200,754
	COMBINED TOTAL	\$327,200,587	\$402,056,121	\$393,510,570	\$295,176,621	\$416,444,196	\$268,647,709

Operating Budget Summary

The Results and Executive teams evaluated over \$1.6M in total new departmental operating budget requests in the General Fund. The effort to leverage existing resources and identify efficiencies to offset requests strategically freed up funds to support key childcare, public safety, transportation, and recreation requests. The recommended budget includes \$1M in new requests, offset by \$667k in efficiencies, for a net operating increase of only \$355,585 from FY25 to FY26.

General Fund Requests	Amount
Ongoing requests - personnel, services, supplies, same level of service	\$ 1,023,171
Offsets	\$ (667,586)
Net operating total	\$ 355,585
Contractual Obligations (Sundance, Summit County)	\$ 21,250
Health Insurance	\$ 770,554
Total	\$ 1,147,389
One-time Expenses (childcare, vehicle, equipment)	\$ 750,000
Sundance Film Festival 2026 Elevated Service (one-time expense)	\$ 314,567

The following highlights summarize a few of the key operating budget recommendations:

Child Care – On [March 20, 2025](#), Council requested we maintain the Child Care Needs-Based Scholarship program (launched in FY24) through FY26. Moving forward, Council must decide whether to integrate the program into the General Fund for ongoing support, as FY26 represents the last year of one-time funding. Approximately \$333,000 remains from the \$1M [approved in FY24](#), and \$300,000 additional budget is recommended through June 30, 2026, for a total contribution of \$633,000 in FY26.

Transit Operators

Transit services recently expanded, including enhancements to the 20 Tan and Richardson Flats Park and Ride routes and the upcoming launch of the 9 Purple Transit to Trails this summer. Expanded services benefit our community but also increase costs and reliance on overtime. Transit recommends additional driver positions in FY26 to ensure sustainable service and reduce overtime costs. Through more efficient contract management in Transportation Planning and reallocating the Microtransit Pilot Program funds, we recommend three new full-time and five seasonal positions. As a result, this can be achieved without increasing the overall transit budget, resulting in net savings of \$464,848 for FY26.

Recreation

Recreation is committed to enriching lives through exceptional programs, people, and facilities. To support the expanded pool facilities and offer winter lap swimming from November to April, the FY26 budget requests a net increase to obtain seasonal winter lifeguards. Additional funding is also requested for supplies, equipment, tennis and pickleball court cleaning, and a 5% increase in software and contracted services. While limited offsets were identified, Recreation has demonstrated strong revenue growth, with a \$396,551 increase in the first half of FY25, which will offset the same level of service increases in merchant fees, supplies, and contract services.

A comprehensive list of all FY26 Operating Budget requests by department can be found in Exhibit C.

Follow-up and Adjustments from [April 10, 2025, Operating Budget Preview Meeting](#)

The City Council asked for more information about the following items:

Park City Police Detective Sergeant Position:

PCPD requested a new Detective Sergeant position to meet the growing and increasingly complex demands placed on our Investigations Division. As the volume and sophistication of criminal cases continue to rise, so does the need for experienced, hands-on leadership within the unit.

For example, the Children's Justice Center investigative caseload increased 82% over the last four years, and interviews increased 52% year-over-year. The increased caseload exceeds the capacity of the Investigations Unit and a dedicated Detective Sergeant would provide essential oversight, ensuring frontline investigators receive consistent guidance, operational direction, and timely support in managing the day-to-day increase in investigations. This new role is both supervisory and operationally active, carrying a caseload, reviewing investigative documents such as affidavits, warrants, and subpoenas, and streamlining crucial administrative functions.

The Detective Sergeant would enhance the efficiency, consistency, and quality of casework across the division. Their presence would directly contribute to stronger case outcomes, improved investigator performance, and a more responsive, resilient investigative team.

Summit County Dispatch Services Contract and PCPD School Resource Officer (SRO):

Staff and Council liaisons will meet with Summit County on May 5th to discuss the Summit County Dispatch services contract, which was \$755,740 in FY25, and the SRO position. We will return to Council with an update before the final budget adoption. The SRO request is not included in the tentative budget.

Park City Police K9 Unit:

The City Manager did not recommend this budget item, nor was it a high priority for the PCPD. Each year, Park City hosts approximately 280 special event days. Risk assessments based on size, scale, and potential controversy are performed during large events to identify vulnerabilities. Based on the assessment, public safety sometimes requires the deployment of Explosives Detection (EOD) K9s, similar to other communities holding large events.

Fortunately, PCPD has relied on external resources—primarily through the state's EOD list and, more recently, private K9 services, to perform these services. This was the case for two events this year, Sundance and the World Cup. When working with private K9 services, a sworn officer must accompany the non-sworn private K9 handlers. The YTD total for K9 services is \$36k. A new K9 Officer costs \$300k when fully outfitted with salary, benefits, equipment and vehicle. The expenses related to insurance, food, and veterinary services are currently being assessed.

K9 teams can quickly and effectively sweep a given area much faster than a team of individuals. This makes the K9 Unit invaluable during threats or precursory sweeps. Quickly performing sweeps saves staff hours by freeing up public safety personnel and reducing the number of personnel required for a scene. EOD dogs are often cross-trained in search and rescue operations, further expanding their utility to the city.

Year	# of Events	# of Filled Shifts	# of Unfilled Shifts
YTD 2025	2	10	18
2024	9	20	44
2023	13	20	48
2022	7	5	23

Looking ahead, there may be grant opportunities to offset some of the K9 and training expenses. If this position is added to the budget, we will aggressively pursue grant funding. This request has not been included in the tentative budget due to competing priorities and the department's prioritization of the new Detective position.

Sundance Film Festival 2026 Budget Increase for Enhanced Service Levels:

We estimate the elevated level of service and safety for the 2025 Sundance Film Festival was approximately \$315k across departments throughout the City, such as Transportation, Public Safety, Public Works, and Special Events. The table below shows the estimated budget increases for FY26 to support the same level of service as provided in 2025. These expenses are included in the tentative budget.

Department	Increase
Transit Services	\$ 89,264
Public Safety (Police, EMS, SWAT)	\$ 177,133
Special Events	\$ 38,953
Traffic Management (Drop and Load Area)	\$ 1,000
Public Works	\$ 8,217
Total	\$ 314,567

Helpdesk Manager Position | \$156,127

The internal IT Helpdesk team manages over 7,000 annual work orders from several different facilities. We anticipate the volume will increase as the initiatives like "Email for

All" and mobile workforce support continue to scale. With over 70 physical sites, hundreds of mobile devices, and applications in use, the complexity and expectations on IT have grown substantially.

A dedicated Helpdesk Manager is essential to maintain service levels while ensuring operational oversight of frontline IT support, prioritize incoming requests, allocate workload efficiently, and serve as the bridge between ongoing project work and day-to-day user support.

Exhibit E provides additional detail and data on the overall IT department workflow, projects and challenges.

Sunny Slopes Trail Segment

Bids have come in favorably for trail repaving and asphalt paving this year. This trail segment, from Meadows Drive to the Round Valley trailhead, was able to be included in the FY26 Pavement Management Program request in the capital budget at no additional costs due to quality bids. Construction is planning to start in July. The Public Works Director plans to return to Council in May seeking contract approvals for the FY26 Pavement Management Program.

Payment processing fees for City Services

As of April 1, Finance and Utility Billing transitioned to a new payment processing provider as a key upgrade within our new Enterprise Resource Planning (ERP) system. Finance will actively monitor the performance and the costs of the new provider to ensure its effectiveness and competitiveness.

For example, the current 2% credit card processing fee for transactions over \$5,000 is being evaluated as part of the FY26 fee schedule. We may consider adjusting this threshold and/or the fee percentage. In FY24 we had 45 transactions over \$5,000 and collected \$10,466 in fees. Typically, these transactions occur in the Building, Planning and Engineering departments.

Separately, the MARC and Golf facilities are also moving to a new payment provider to improve integration with their existing point-of-sale systems and lower their monthly service rates. Additionally, while no-shows aren't common, this system will provide the option for the golf course to implement a no-show fee for online reservations that aren't canceled in advance.

Although most merchant fees are not directly charged to users at the point of sale, this factor is considered during the annual fee review. One area we are very sensitive to propose passing this fee along to consumers is when paying public utility bills online. Additionally, according to Utah Code § 13-38a-401, before a utility company imposes a convenience fee, it must:

1. **Clearly disclose** to the consumer that a convenience fee will be charged;
2. **Specify the amount** of the convenience fee; and
3. **Provide an alternative payment method** that does not incur a convenience fee, such as ACH transfer or check payment.

These disclosures must be made in a manner and at a time that allows the consumer to accept or reject the fee before completing the transaction.

While the City currently offers no-fee alternative payment options for utility bills, our existing online residential portal does not fully support the required disclosures for potential convenience fees, nor opportunity to cancel the transaction and change the payment method. We are addressing this limitation with the launch of our new online portal, anticipated in early 2026. This upgraded platform will provide a user-friendly solution that meets all state disclosure requirements, which will give us additional tools moving forward if the City Council wants to make a policy change in this area.

Budget Report by Department

Exhibit D shows each departmental budget along with staffing numbers and a summary of budget efficiencies proposed for FY26. Many of the budgetary reallocations came from the City Manager's attempt to reduce costs by eliminating non-essential vacant positions, reevaluating trainings and travel requests, and rebidding contractual services to obtain a better rate or costs.

Increase Bus Frequency of 20 Tan Line: The 20 Tan line runs every two hours. There is a request to consider the costs to increase the frequency to once an hour from residents in the neighborhood and the HOA. The Transportation Team is planning to return on June 5 for discussion.

Golf Enterprise Consultant: The Golf Enterprise has reached out to several consultants, with support from the Budgeting Team, to assess golf operations and capital investments. We anticipate having an RFP with a scope of work in April.

Capital Budget Summary

At the April 24, 2025, City Council meeting, we previewed the City's FY26 Capital Budget recommendations. In that discussion, \$4.1M was the net reduction in the General Capital Fund balance that we recommend repurposing to continue to build a balance to support the future of an S.R.248 Park and Ride capital project. Here's a few highlights:

- **CP0411 SR248/US 40 Park & Ride Program, \$10M** – This project is split between the General Capital and Transportation Funds to support the DVR LOI [agreement](#) for a regional parking and transportation facility located near SR 248. This project already has a FY25 \$15M budget, which meets the minimum required City contribution to match DVR's contribution. We recommend allocating another \$10M to support this high-priority transportation project: \$5M is obtained from repurposing capital projects in the General Capital Fund, and \$5M is obtained from the

Transportation Fund. This brings the project total to \$25M and will help support the Mayor's challenge to identify a project location this summer, while also building a construction balance over several years. The increased funding demonstrates the City's commitment to pushing forward long-term transportation and traffic solutions in one of our key entryway corridors.

- **CP0598 PC MARC Aquatics Replacement, \$2.2M** – This FY25 budget request will cover the higher costs from the most recent construction contract amendment approved by the City Council on [March 20, 2025](#). This recommendation enables the pool construction project to begin on time, or on April 21, 2025, with completion by March 2026.
- **0000000729 PC MARC Public Restroom and Locker Room Remodel, \$570k** – The PC MARC locker rooms have seen significant use over the last 13+ years and require increasing maintenance and operational services due to daily malfunctioning equipment and wear and tear. This recommendation includes new lockers, restrooms, showers, plumbing upgrades, steam rooms, and all tile, grout, countertops, and fixtures.
- **0000000730 Kearns Blvd. Multi-Purpose Trail, \$300k** – This recommendation funds the design of a proposed 12-foot-wide shared-use path with a 3-foot landscaped buffer along Kearns Boulevard, a high-traffic corridor within a major redevelopment area that includes the City's 5-acre parcel. The project aims to improve pedestrian and cyclist safety and respond to long-standing public interest in enhanced multimodal connections throughout the Bonanza District.

Summary

Despite relatively flat revenue projections and broader economic uncertainty, Park City's Operating and Capital Improvement Funds remain strong and well-positioned to continue investing in infrastructure, maintaining core programs, delivering high levels of service, recruiting and retaining a competitive workforce, and refocusing resources to support community initiatives.

For additional information, please refer to FY26 Fund Summaries and FY26 Capital Budget Summary available on the [Budget, Debt and Grants](#) page of Park City website.

Exhibits

Exhibit A – Tentative Budget Ordinance

Exhibit B – Budget Summaries

Exhibit C – FY26 Operating Budget Requests



Ordinance No. 2025-06

**ORDINANCE ADOPTING A TENTATIVE BUDGET FOR FISCAL YEAR 2026 FOR
PARK CITY MUNICIPAL CORPORATION AND ITS RELATED AGENCIES AND
AUTHORIZING THE COMPUTATION OF THE PROPERTY TAX RATE AT A NO TAX
INCREASE RATE**

WHEREAS, the Utah State law requires that city budgets be adopted by the governing body;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Park City, Utah that:

SECTION 1. TENTATIVE BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended budget presented on May 1, 2025, and with changes as summarized in the Attachments to this ordinance, is hereby adopted as the tentative budget for Fiscal Year 2026 for Park City Municipal Corporation and its related agencies.

SECTION 2. CERTIFIED PROPERTY TAX RATE. The City's Budget Officer is authorized, after the County has provided the Certified Property Tax data, to compute the City's Certified Property Tax Rate for 2026 at a "No Tax Increase Rate" and file said rate with the County.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective on the day of publication.

PASSED AND ADOPTED this 1st day of May, 2025.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

City Attorney's Office

All Funds Combined

Revenue	Actual FY 2021	Actual FY 2022	Actual FY 2023	Actual FY 2024	Actual FY 2025	Original FY 2025	Adjusted FY 2025	Original FY 2026	FY26 v FY25 %
RESOURCES									
Property Taxes	\$28,380,276	\$27,864,213	\$26,358,146	\$27,862,538	\$26,098,182	\$30,959,830	\$27,751,699	\$28,721,341	3.5%
Sales Tax	\$33,614,011	\$49,056,806	\$51,529,732	\$52,859,211	\$28,526,403	\$52,872,621	\$52,872,621	\$55,499,374	5.0%
Franchise Tax	\$3,253,431	\$3,526,041	\$4,368,710	\$4,096,926	\$2,302,182	\$4,782,816	\$4,782,816	\$4,296,909	-10.2%
Licenses	\$1,213,639	\$1,251,664	\$1,422,301	\$1,478,483	\$1,443,215	\$1,491,838	\$1,491,838	\$1,593,248	6.8%
Planning Building & Engineering Fees	\$5,005,364	\$5,683,951	\$6,631,063	\$6,527,305	\$8,953,657	\$7,740,327	\$7,740,327	\$9,092,476	17.5%
Special Event Fees	\$8,081	\$216,481	\$214,229	\$245,295	\$128,088	\$232,607	\$232,607	\$373,959	60.8%
Federal Revenue	\$11,071,350	\$5,819,607	\$18,340,954	\$7,217,231	\$1,393,184	\$14,121,660	\$19,380,757	\$23,040,787	18.9%
State Revenue	\$527,368	\$786,591	\$485,817	\$678,573	\$622,032	\$618,052	\$618,052	\$708,774	14.7%
County/SP District Revenue	\$1,171,385	\$2,034,782	\$382,160	\$4,012,773	\$1,251,836	\$1,746,139	\$1,746,139	\$2,515,370	44.1%
Water Charges for Services	\$22,597,344	\$21,922,162	\$22,538,675	\$25,851,894	\$22,306,723	\$27,663,316	\$27,663,316	\$31,664,816	14.5%
Transit Charges for Services	\$2,455,909	\$4,066,593	\$33,379	\$313,392	\$300,000	\$75,991	\$75,991	\$356,110	368.6%
Cemetery Charges for Services	\$19,787	\$27,621	\$25,162	\$37,217	\$15,904	\$61,817	\$61,817	\$88,341	42.9%
Recreation	\$4,241,522	\$4,638,424	\$4,672,032	\$4,974,559	\$3,904,950	\$4,947,929	\$4,947,929	\$5,871,383	18.7%
Ice	\$634,725	\$850,024	\$945,775	\$1,059,280	\$877,604	\$1,276,867	\$1,276,867	\$1,109,407	-13.1%
Other Service Revenue	\$54,964	\$57,542	\$73,704	\$78,756	\$53,989	\$95,595	\$95,595	\$138,230	44.6%
Library Fees	\$13,483	\$16,811	\$14,615	\$18,877	\$14,508	\$22,552	\$22,552	\$29,345	30.1%
Fines & Forfeitures	\$1,075,883	\$2,158,774	\$2,768,712	\$2,901,116	\$2,799,497	\$3,740,162	\$3,740,162	\$3,082,762	-17.6%
Misc. Revenues	\$3,620,970	\$1,106,110	\$12,552,813	\$13,851,111	\$2,552,954	\$13,467,356	\$13,467,356	\$10,156,475	-24.6%
Interfund Transactions (Admin)	\$6,495,085	\$7,284,491	\$8,478,974	\$9,039,648	\$5,963,724	\$9,189,783	\$9,273,321	\$9,189,783	-0.9%
Interfund Transactions (CIP/Debt)	\$13,194,041	\$15,815,649	\$15,025,910	\$14,829,896	\$8,971,794	\$11,962,397	\$11,962,397	\$11,957,747	0.0%
Special Revenues & Resources	\$8,106,934	\$2,014,065	\$1,981,567	\$1,004,512	\$1,301,296	\$1,744,377	\$1,744,377	\$774,859	-55.6%
Bond Proceeds							\$6,050,647		-100.0%
Beginning Balance	\$142,278,488	\$168,838,441	\$187,500,425	\$230,280,047		\$106,362,588	\$219,445,012	\$68,426,214	-68.8%
TOTAL	\$289,034,038	\$325,036,843	\$366,344,855	\$409,218,641	\$119,781,721	\$295,176,622	\$416,444,197	\$268,687,710	

Expenditure Summary by Fund and Major Object (FY 2025 Adjusted Budget)

Description	Personnel FY 2025	Mat, Supplies, Services FY 2025	Capital FY 2025	Debt Service FY 2025	Contingency FY 2025	Sub - Total FY 2025	Interfund Transfer FY 2025	Ending Balance FY 2025	Total FY 2025
Park City Municipal Corporation									
011 GENERAL FUND	\$36,971,577	\$14,178,476	\$468,117	\$0	\$300,000	\$51,918,170	\$4,175,849	\$14,425,597	\$70,519,616
012 QUINNS RECREATION COMPLEX	\$1,329,372	\$432,633	\$1,000	\$0	\$0	\$1,763,005	\$0	\$-473,963	\$1,289,042
021 POLICE SPECIAL REVENUE FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,773	\$35,773
022 DRUG CONFISCATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,203	\$34,203
031 CAPITAL IMPROVEMENT FUND	\$0	\$0	\$114,392,852	\$0	\$0	\$114,392,852	\$4,174,675	\$2,751,168	\$121,318,695
038 EQUIPMENT REPLACEMENT CIP	\$0	\$0	\$3,072,540	\$0	\$0	\$3,072,540	\$0	\$394,718	\$3,467,258
051 WATER FUND	\$5,381,342	\$6,895,386	\$23,509,744	\$9,400,688	\$0	\$45,187,159	\$2,646,483	\$3,840,290	\$51,673,932
052 STORM WATER FUND	\$855,316	\$299,830	\$3,296,253	\$0	\$0	\$4,451,399	\$180,768	\$1,297,808	\$5,929,975
055 GOLF COURSE FUND	\$1,335,875	\$680,725	\$1,056,663	\$0	\$0	\$3,073,263	\$209,623	\$1,417,729	\$4,700,615
057 TRANSPORTATION & PARKING FUND	\$12,581,115	\$3,699,110	\$55,432,445	\$0	\$0	\$71,712,670	\$3,784,665	\$1,646,274	\$77,143,609
058 PARKING FUND	\$1,453,962	\$753,800	\$718,805	\$0	\$0	\$2,926,567	\$186,533	\$2,977,436	\$6,090,536
062 FLEET SERVICES FUND	\$1,613,204	\$2,399,450	\$6,205	\$0	\$0	\$4,018,859	\$0	\$393,032	\$4,411,891
064 SELF INSURANCE FUND	\$0	\$2,557,952	\$0	\$0	\$0	\$2,557,952	\$0	\$2,824,704	\$5,382,656
070 SALES TAX REV BOND - DEBT SVS FUND	\$0	\$0	\$0	\$6,969,266	\$0	\$6,969,266	\$0	\$26,011,160	\$32,980,426
071 DEBT SERVICE FUND	\$0	\$0	\$0	\$8,430,526	\$0	\$8,430,526	\$0	\$1,702,295	\$10,132,821
Total Park City Municipal Corporation	\$61,521,762	\$31,897,362	\$201,954,624	\$24,800,480	\$300,000	\$320,474,229	\$15,358,596	\$59,278,224	\$395,111,049
Park City Redevelopment Agency									
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$0	\$787,823	\$0	\$0	\$0	\$787,823	\$3,092,532	\$5,852,625	\$9,732,980
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$0	\$5,000	\$0	\$0	\$0	\$5,000	\$0	\$1,210,198	\$1,215,198
033 REDEVELOPMENT AGENCY-LOWER PRK	\$0	\$0	\$4,375,676	\$0	\$0	\$4,375,676	\$2,784,590	\$367,211	\$7,527,477
034 REDEVELOPMENT AGENCY-MAIN ST	\$0	\$0	\$639,537	\$0	\$0	\$639,537	\$0	\$1,368,005	\$2,007,542
Total Park City Redevelopment Agency	\$0	\$792,823	\$5,015,213	\$0	\$0	\$5,808,036	\$5,877,122	\$8,798,039	\$20,483,197
Municipal Building Authority									
035 BUILDING AUTHORITY	\$0	\$0	\$500,000	\$0	\$0	\$500,000	\$0	\$349,951	\$849,951
Total Municipal Building Authority	\$0	\$0	\$500,000	\$0	\$0	\$500,000	\$0	\$349,951	\$849,951
Park City Housing Authority									
Total Park City Housing Authority									
TOTAL	\$61,521,762	\$32,690,185	\$207,469,837	\$24,800,480	\$300,000	\$326,782,264	\$21,235,718	\$68,426,214	\$416,444,197

Expenditure Summary by Fund and Major Object (FY 2026 Budget)

Description	Personnel FY 2026	Mat, Supplies, Services FY 2026	Capital FY 2026	Debt Service FY 2026	Contingency FY 2026	Sub - Total FY 2026	Interfund Transfer FY 2026	Ending Balance FY 2026	Total FY 2026
Park City Municipal Corporation									
011 GENERAL FUND	\$37,618,295	\$13,731,074	\$437,467	\$0	\$250,000	\$52,036,836	\$4,129,524	\$15,380,398	\$71,546,758
012 QUINNS RECREATION COMPLEX	\$1,313,095	\$498,933	\$5,000	\$0	\$0	\$1,817,028	\$0	\$-1,167,647	\$649,381
021 POLICE SPECIAL REVENUE FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,773	\$35,773
022 DRUG CONFISCATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,367	\$71,367
031 CAPITAL IMPROVEMENT FUND	\$0	\$0	\$13,779,876	\$0	\$0	\$13,779,876	\$4,174,675	\$8,118,344	\$26,072,895
038 EQUIPMENT REPLACEMENT CIP	\$0	\$0	\$1,979,000	\$0	\$0	\$1,979,000	\$0	\$454,318	\$2,433,318
051 WATER FUND	\$4,971,338	\$7,414,022	\$8,135,350	\$9,405,237	\$0	\$29,925,947	\$2,637,521	\$3,179,836	\$35,743,304
052 STORM WATER FUND	\$855,455	\$300,630	\$406,513	\$0	\$0	\$1,562,598	\$180,648	\$1,609,185	\$3,352,431
055 GOLF COURSE FUND	\$1,306,251	\$784,425	\$356,505	\$0	\$0	\$2,447,181	\$209,504	\$1,440,135	\$4,096,820
057 TRANSPORTATION & PARKING FUND	\$13,144,702	\$2,413,048	\$12,698,632	\$0	\$0	\$28,256,382	\$3,756,653	\$14,959,149	\$46,972,184
058 PARKING FUND	\$1,502,881	\$704,200	\$80,000	\$0	\$0	\$2,287,081	\$186,533	\$3,641,375	\$6,114,989
062 FLEET SERVICES FUND	\$1,603,320	\$2,399,450	\$6,205	\$0	\$0	\$4,008,975	\$0	\$-435,143	\$3,573,832
064 SELF INSURANCE FUND	\$0	\$2,805,402	\$0	\$0	\$0	\$2,805,402	\$0	\$2,402,507	\$5,207,909
070 SALES TAX REV BOND - DEBT SVS FUND	\$0	\$0	\$0	\$6,964,616	\$0	\$6,964,616	\$0	\$27,028,687	\$33,993,303
071 DEBT SERVICE FUND	\$0	\$0	\$0	\$7,162,376	\$0	\$7,162,376	\$0	\$2,995,925	\$10,158,301
Total Park City Municipal Corporation	\$62,315,337	\$31,051,185	\$37,884,548	\$23,532,229	\$250,000	\$155,033,299	\$15,275,058	\$79,714,209	\$250,022,566
Park City Redevelopment Agency									
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$0	\$835,823	\$0	\$0	\$0	\$835,823	\$3,092,532	\$7,842,837	\$11,771,192
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$0	\$50,000	\$0	\$0	\$0	\$50,000	\$0	\$1,197,453	\$1,247,453
033 REDEVELOPMENT AGENCY-LOWER PRK	\$0	\$0	\$145,000	\$0	\$0	\$145,000	\$2,784,590	\$639,753	\$3,569,343
034 REDEVELOPMENT AGENCY-MAIN ST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,443,205	\$1,443,205
Total Park City Redevelopment Agency	\$0	\$885,823	\$145,000	\$0	\$0	\$1,030,823	\$5,877,122	\$11,123,248	\$18,031,193
Municipal Building Authority									
035 BUILDING AUTHORITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$633,951	\$633,951
Total Municipal Building Authority	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$633,951	\$633,951
Park City Housing Authority									
Total Park City Housing Authority									
TOTAL	\$62,315,337	\$31,937,008	\$38,029,548	\$23,532,229	\$250,000	\$156,064,122	\$21,152,180	\$91,471,408	\$268,687,710

Change in Fund Balance

Fund	Actuals FY 2022	Actuals FY 2023	Actuals FY 2024	Ori Budget FY 2025	Adjusted FY 2025	Var \$ FY24 v FY25 Adj Bud	Var % FY24 v FY25	Ori Budget FY 2026	Var \$ FY25 v FY26 Ori Bud	Var % FY25 v FY26
Park City Municipal Corporation										
011 GENERAL FUND	\$14,584,589	\$15,183,108	\$15,027,677	\$9,736,869	\$14,425,597	\$-602,080	-4%	\$15,380,398	\$954,801	7%
012 QUINNS RECREATION COMPLEX	\$0	\$0	\$0	\$-1,346,777	\$-473,963	\$-473,963		\$-1,167,647	\$-693,684	146%
021 POLICE SPECIAL REVENUE FUND	\$35,773	\$35,773	\$35,773	\$0	\$35,773			\$35,773		
022 DRUG CONFISCATIONS	\$23,168	\$23,168	\$23,168	\$11,035	\$34,203	\$11,035	48%	\$71,367	\$37,164	109%
031 CAPITAL IMPROVEMENT FUND	\$82,329,107	\$96,577,328	\$97,878,102	\$5,695,414	\$2,751,168	\$-95,126,934	-97%	\$8,118,344	\$5,367,176	195%
038 EQUIPMENT REPLACEMENT CIP	\$2,419,955	\$2,427,949	\$1,431,658	\$131,962	\$394,718	\$-1,036,940	-72%	\$454,318	\$59,600	15%
051 WATER FUND	\$10,575,595	\$28,146,222	\$17,488,143	\$319,407	\$3,840,290	\$-13,647,853	-78%	\$3,179,836	\$-660,454	-17%
052 STORM WATER FUND	\$3,106,148	\$2,942,190	\$3,605,317	\$1,177,581	\$1,297,808	\$-2,307,509	-64%	\$1,609,185	\$311,377	24%
055 GOLF COURSE FUND	\$2,807,041	\$2,122,432	\$2,434,996	\$1,036,586	\$1,417,729	\$-1,017,267	-42%	\$1,440,135	\$22,406	2%
057 TRANSPORTATION & PARKING FUND	\$33,005,887	\$39,409,102	\$36,074,923	\$6,861,302	\$1,646,274	\$-34,428,649	-95%	\$14,959,149	\$13,312,875	809%
058 PARKING FUND	\$887,427	\$1,879,829	\$2,569,389	\$3,044,300	\$2,977,436	\$408,047	16%	\$3,641,375	\$663,939	22%
062 FLEET SERVICES FUND	\$1,900,204	\$1,101,087	\$1,231,091	\$289,585	\$393,032	\$-838,059	-68%	\$-435,143	\$-828,175	-211%
064 SELF INSURANCE FUND	\$1,297,178	\$2,397,165	\$2,937,913	\$2,099,534	\$2,824,704	\$-113,209	-4%	\$2,402,507	\$-422,197	-15%
070 SALES TAX REV BOND - DEBT SVS FUND	\$26,404,276	\$26,426,750	\$24,736,751	\$24,482,916	\$26,011,160	\$1,274,409	5%	\$27,028,687	\$1,017,527	4%
071 DEBT SERVICE FUND	\$1,645,801	\$1,648,133	\$1,673,648	\$4,879,411	\$1,702,295	\$28,647	2%	\$2,995,925	\$1,293,630	76%
Total Park City Municipal Corporation	\$159,870,959	\$220,320,236	\$207,148,549	\$58,419,125	\$59,278,224	\$-147,870,325	-454%	\$79,714,209	\$20,435,985	1,165%
Park City Redevelopment Agency										
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	\$1,262,193	\$2,654,316	\$4,430,146	\$4,713,154	\$5,852,625	\$1,422,479	32%	\$7,842,837	\$1,990,212	34%
024 MAIN STREET RDA SPECIAL REVENUE FUND	\$1,460,076	\$1,138,237	\$1,159,879	\$338,875	\$1,210,198	\$50,319	4%	\$1,197,453	\$-12,745	-1%
033 REDEVELOPMENT AGENCY-LOWER PRK	\$3,281,547	\$3,649,297	\$4,297,945	\$3,011,956	\$367,211	\$-3,930,734	-91%	\$639,753	\$272,542	74%
034 REDEVELOPMENT AGENCY-MAIN ST	\$1,594,504	\$2,047,102	\$1,913,542	\$1,733,789	\$1,368,005	\$-545,537	-29%	\$1,443,205	\$75,200	5%
Total Park City Redevelopment Agency	\$7,598,320	\$9,488,952	\$11,801,512	\$9,797,774	\$8,798,039	\$-3,003,473	-84%	\$11,123,248	\$2,325,209	113%
Municipal Building Authority										
035 BUILDING AUTHORITY	\$453,416	\$470,859	\$494,951	\$1,180,859	\$349,951	\$-145,000	-29%	\$633,951	\$284,000	81%
Total Municipal Building Authority	\$453,416	\$470,859	\$494,951	\$1,180,859	\$349,951	\$-145,000	-29%	\$633,951	\$284,000	81%

City Council Staff Report



Subject: Vacation of a 21,775-Square-Foot Portion of Eastern Avenue within Lot 1 and Vacation of a 4,631-Square-Foot Portion of Calhoun/13th Street within Lot 2 of the City Park Subdivision
Application: PL-24-06247
Author: Virgil Lund, Planner II
Date: May 1, 2025
Type of Item: Legislative

Recommendation

(I) Review the request to vacate a 21,775-square-foot portion of Eastern Avenue within Lot 1 of the City Park Subdivision and a 4,631-square-foot portion of Calhoun/13th Street within Lot 2 of the City Park Subdivision;

(II) conduct a public hearing, and

(III) consider approving the Right-of-Way Vacation based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in draft Ordinance No. 2025-07 (Exhibit A).

Description

Applicant: Park City Municipal Corporation: Ken Fischer
Applicant Representative: Alliance Engineering

Location: 1354 Park Avenue

Zoning District: Urban Park Zone

Adjacent Land Uses: Single-Family and Multi-Unit Dwellings, City Park, Miner's Hospital

Reason for Review: The City Council reviews, conducts a public hearing, and takes Final Action on vacation of Rights-of-Way.¹

LMC Land Management Code
MPD Master Planned Development
ROW Right-of-Way
UPZ Urban Park Zone

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

¹ Park City Resolution No. [8-98](#)

Summary

City Park is comprised of several metes and bounds parcels and platted lots owned by Park City Municipal Corporation (PCMC) and surrounded by residential neighborhoods to the south, west, and north and Poison Creek and Deer Valley Drive to the east. On April 2, 2025, the Planning Commission approved the City Park Subdivision to create three Lots from the metes and bounds parcels and platted lots (Packet, [Item 6.A](#); [Meeting Recording](#); Exhibit B: *City Park Subdivision*).

Also on April 2, 2025, the Planning Commission discussed the request to vacate a 21,775-square-foot portion of Eastern Avenue within Lot 1 of the City Park Subdivision and a 4,631-square-foot portion of Calhoun/13th Street within Lot 2 of the City Park Subdivision to reflect existing conditions, opened a public hearing, and unanimously forwarded a positive recommendation to the City Council (Packet [Item 6.B](#); [Meeting Recording](#)). Condition of Approval 5 for the City Park Subdivision Plat requires City Council approval of the proposed Rights-of-Way (ROW) vacation prior to recording the plat.

Two portions of ROW are proposed to be vacated: (1) Eastern Avenue within Lot 1 of the City Park Subdivision and (2) Calhoun/13th Street within Lot 2 of the City Park Subdivision.

Eastern Avenue within Lot 1 of the City Park Subdivision is adjacent to and partially underneath Miner's Hospital, a Landmark Historic Site on Park City's Historic Sites Inventory. Eastern Avenue, while a platted ROW, is not built and does not provide access. Eastern Avenue is shown in red in the image below.

Calhoun/13th Street within Lot 2 of the City Park Subdivision is partially below the South End Pavilion. While a platted ROW, it is not built and does not provide access. Calhoun/13th Street is shown in blue in the image below.

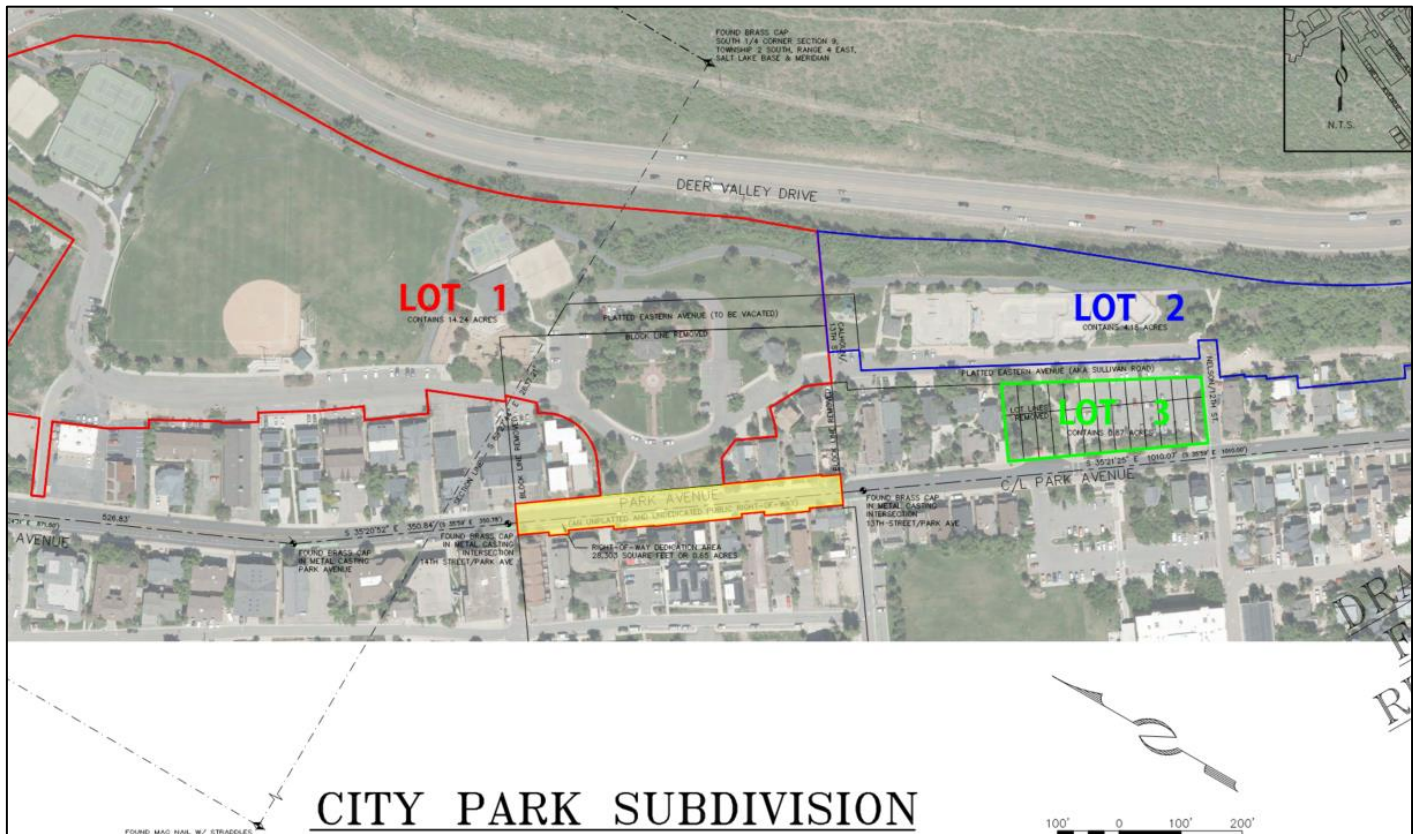


Figure 1: Proposed Right-of-Way Vacations Highlighted in Red and Blue

The Applicant proposes to vacate a 21,775-square-foot portion of Eastern Avenue within Lot 1 and a 4,631-square-foot portion of Calhoun/13th Street within Lot 2 of the City Park Subdivision. The underlying property is owned by PCMC and PCMC will retain ownership.

Vacating the unbuilt ROW reflects existing conditions and creates a Lot for the development of the Community Center. As part of the approved City Park Subdivision, 28,303 square feet (0.65 acres) of Park Avenue were dedicated to reflect existing conditions.

Figure 2: City Park Subdivision with Park Avenue Dedication Highlighted in Yellow



Background

Please refer to Planning Commission [Agenda Item 6.A](#) from the April 2, 2025 Planning Commission meeting for City Park Subdivision background.

Analysis

To vacate public ROW, Utah Code § 10-94-609.5(3) requires the City Council to determine whether (1) good cause exists for the vacation, and (2) the public interest or any person will be materially injured by the proposed vacation.

LMC [§ 15-15-1](#) defines Good Cause as “providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”

Park City Resolution No. [8-98](#) offers general guidance when a vacation of ROW is requested, outlined in the Analysis below. Resolution No. [8-98](#) states the policy guidelines “shall only be advisory for the Planning Commission and City Council to utilize when exercising their legislative discretion in evaluating the merits of a vacation

petition.”

(I) Resolution 8-98 states the City may generally find “good cause” when a proposal demonstrates a “net tangible benefit” to the immediate neighborhood and the City as a whole. The City will evaluate a particular proposal against the four criteria below to determine whether a “net tangible benefit” has been demonstrated by the petitioner.

- a) No increase in density.
- b) Neighborhood compatibility (with 17 sub-criteria).
- c) Consideration or compensation.
- d) Utility of existing ROW.

(I)(a) No increase in density

LMC [§ 15-15-1](#) defines Density as the intensity or number of non-residential and Residential Uses expressed in terms of Unit Equivalents per acre or Lot or units per acre. Density is a function of both number and type of Dwelling Units and/or non-residential units and the land Area.

The proposed vacation of ROW does not increase the allowed Density for City Park. Rather, it vacates ROW to reflect existing conditions for Miner’s Hospital and the South End Pavilion.

(I)(b) Neighborhood Compatibility

Resolution No. [8-98](#) outlines the relevant sub-criteria to determine neighborhood compatibility with staff analysis in *italics*:

1. Size and location of the site.

The proposed ROW vacation corrects existing non-conformities. The existing ROW to be vacated contains Structures, Parking Spaces, and landscaping and does not provide Site access. The ROW vacation will correct these non-conformities.

2. Traffic impacts including capacity of the existing streets in the area.

The platted ROW are unbuilt and do not provide access. Vacation of the ROW will create no traffic impacts.

3. Utility capacity.

There are two utility easements within the ROW to be vacated. These easements are granted to Snyderville Basin Water Reclamation District (Summit County Recorder Entry Nos. 301868 and 238170). These easements will be maintained and are shown on the Subdivision Plat.

4. Emergency vehicle access.

The Development Review Committee reviewed the proposal on February 4, 2025, and confirmed the proposal conforms with their requirements.

5. Location and amount of off-street parking.

There are six Parking Spaces for Miner's Hospital within the ROW to be vacated. These Parking Spaces will not be impacted by the ROW vacation.

6. Internal circulation.

The internal circulation system for City Park will not be impacted by the proposed ROW vacation.

7. Fencing, screening, and landscaping to separate the use from adjoining uses.

Not applicable. There are no fences, screening, or landscaping proposed.

8. Building mass, bulk, and site plan.

Not applicable. There are no Buildings or Structures proposed.

9. Useable open space.

The Open Space associated with City Park will not be impacted by the proposed ROW vacation. The ROW vacation provides additional Open Space for the City Park Subdivision by removing unbuilt ROW.

10. Signs and lighting.

Not applicable. There are no signs or exterior lighting proposed.

11. Physical design and compatibility with surrounding structures.

The proposed ROW vacation corrects existing non-conformities.

12. Provision of snow storage, and mitigation of noise, vibration, odors, steam, or other mechanical factors that might affect people and property off site.

The existing snow storage on site will not be impacted, and there are no other mechanical factors from the ROW vacation that will affect people and property off site.

13. Control of delivery and service vehicles, loading and unloading zones, and screening of trash pick-up areas.

The existing loading and unloading zones will not be impacted by the ROW vacation.

14. Expected ownership and management of the project as primary residences, condominiums, time interval ownership, nightly rental, or commercial tenancies.

The ROW proposed to be vacated are owned by PCMC and PCMC will retain ownership.

15. Proposed uses in an historic district must comply with the Historic District Architectural Guidelines provided in a supplement to the LMC.

The Applicant proposes a building design for the Community Center that is compatible with historic proportions and dimensions of the Miner's Hospital building. The Applicant submitted a Historic District Design Review (HDDR) Application on August 19, 2024. On February 20, 2025, the Planning Director approved the HDDR for the proposed Community Center.

16. All proposed uses in the zones outside a historic district must comply with the General Architectural Guidelines in LMC Chapter 15-5.

Not applicable. See Historic District Architectural Guidelines analysis above.

17. The Sensitive Area Overlay Zone Regulations (which normally apply only to property within the Sensitive Area Overlay Zone) shall apply to all development proposals including a petition to vacate ROW, regardless of the underlying zoning/platting of the development.

The proposed ROW to be vacated is approximately 65 feet from Poison Creek. The vacated ROW is on a slope between zero and five percent, is not on or near any designated ridgelines, and will not impact any wildlife habitat since the Site is already developed.

(l)(c) Consideration

Resolution No. [8-98](#) lists compensation to the City for the loss of the ROW and notes consideration favored by the City will generally be financial.

The ROW to be vacated will maintain PCMC ownership.

(l)(d) Utility of existing Right-of-Way

The City shall typically dispose of public ROW only when the ROW is no longer of significant utility to the City.

The existing Eastern Avenue and Calhoun/13th Street are not built nor are they used for access. The Calhoun/13th Street ROW has a pavilion constructed on it, and the Eastern Avenue ROW has a portion of Miner's Hospital and landscaping and Parking Spaces within the ROW.

On March 21, 2025, the City Engineer provided the following regarding the proposed

ROW vacation:

“The vacation of Eastern Avenue and 13th/Calhoun Street ROW is necessary to facilitate the completion of the City Park Subdivision Plat, which aims to clean up the platting of the area as represented in the plat. The existing ROW as shown on the plat are left over from previous City planning efforts, and vacating the ROW would allow for the plat to better reflect the built conditions. These ROW should be vacated rather than merely moved to align with the existing Sullivan, because Sullivan functions more as a drive aisle for City Park and associated parking, rather than as a traditional roadway. As such, the roadway itself does not adhere to City standard roadway standards and is not considered a City ROW. This vacation will not result in the loss of public land but instead it will align the section of land to its current use, helping to ensure that the area is utilized more effectively. The ROW vacation will also allow for the future construction of improvements to the park, providing increased public benefit by enhancing public access, amenities, and overall park functionality. Based on these factors, I recommend proceeding with the ROW vacation to support the completion of the City Park Plat and to facilitate future park improvements.”

(II) The City must find that no person nor the public is "materially injured" by the proposal. "Materially injured" generally means direct or indirect injury to property or a property right as a result of the proposal. The injury must be significant enough to raise to the level of interfering with the injured party's use of his/her property or property right. The injury must be demonstrated by evidence on the record, or the City's reasonable inference therefrom, and shall not merely be conjecture nor public clamor.

The proposed ROW vacation will not materially injure any property or property right. The property will maintain PCMC ownership, and all property adjacent to the vacated ROW is owned by PCMC.

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025. Staff mailed notice to property owners within 300 feet on March 19, 2025. The *Park Record* published notice on March 19, 2025.²

Public Input

Staff did not receive any public input at the time this report was published.

² LMC [§ 15-1-21](#)

Alternatives

The City Council may:

- Approve Ordinance 2025-07 vacating a 21,775-square-foot portion of Eastern Avenue within Lot 1 of the City Park Subdivision and a 4,631-square-foot portion of Calhoun/13th Street within Lot 2 of the City Park Subdivision;
- Deny Ordinance 2025-07 and direct staff to draft Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Ordinance 2025-07

B: City Park Subdivision

Ordinance No. 2025-07

AN ORDINANCE VACATING A 21,775-SQUARE-FOOT PORTION OF EASTERN AVENUE WITHIN PROPOSED LOT 1 OF THE CITY PARK SUBDIVISION AND A 4,631-SQUARE-FOOT PORTION OF CALHOUN/13TH STREET WITHIN PROPOSED LOT 2 OF THE CITY PARK SUBDIVISION

WHEREAS, the Rights-of-Way to be vacated are owned by Park City Municipal Corporation;

WHEREAS, on April 2, 2025, the Planning Commission held a public hearing and unanimously forwarded a positive recommendation to the City Council to vacate the Rights-of-Way;

WHEREAS, the City Council considered the Planning Commission's April 2, 2025 recommendation;

WHEREAS, the City Council considered the Rights-of-Way vacation and held a public hearing on May 1, 2025;

WHEREAS, Utah law affords municipalities broad discretion, pursuant to their legislative authority, to determine whether to vacate all or a portion of a public Right-of-Way;

WHEREAS, the requested vacation of Rights-of-Way has been reviewed by the City Council and applicable Park City departments, including the City Engineer, Public Works, and Water, and all appropriate hearings, postings, and notifications required by Utah law have been performed to receive public comment about the proposed determination;

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. VACATION. The City Council hereby determines that there is good cause for the vacation of a 21,775-square-foot portion of Eastern Avenue within proposed Lot 1 of the City Park Subdivision and a 4,631-square-foot portion of Calhoun/13th Street within proposed Lot 2 of the City Park Subdivision and neither the public interest nor any person will be materially injured by the vacation.

A. Good Cause. The City Council bases its determination of good cause by finding the following:

1. The proposed vacation of public Rights-of-Way (ROW) does not increase the allowed Density for the Site or project.
2. The proposed vacation of public ROW is compatible with the surrounding neighborhood.
3. The ROW to be vacated will maintain ownership by Park City Municipal Corporation.

4. The existing Eastern Avenue within proposed Lot 1 of the City Park Subdivision and Calhoun/13th Street within proposed Lot 2 of the City Park Subdivision are unbuilt and not used as ROW. The Eastern Avenue ROW within proposed Lot 1 of the City Park Subdivision has a portion of Miner's Hospital located within it and the Calhoun/13th Street ROW within proposed Lot 2 of the City Park Subdivision has a pavilion constructed on it. The ROW also includes landscaping and parking spaces.

B. No Material Injury. The City Council finds and concludes that neither the public interest nor any person will be materially injured by the proposed vacation. The property will maintain ownership by Park City Municipal Corporation, and all property adjacent to the ROW vacation is owned by Park City Municipal Corporation.

SECTION 2. EFFECTIVE DATE. Pursuant to Utah Code Section 10-3-712 this ordinance shall constitute Final Action and is effective upon publication. The City Park Subdivision shall be updated to reflect this ordinance vacating the ROW prior to recordation and shall be recorded within one year of approval of this ROW vacation or is null and void.

PASSED AND ADOPTED this 1st day of May 2025.

PARK CITY MUNICIPAL CORPORATION

MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

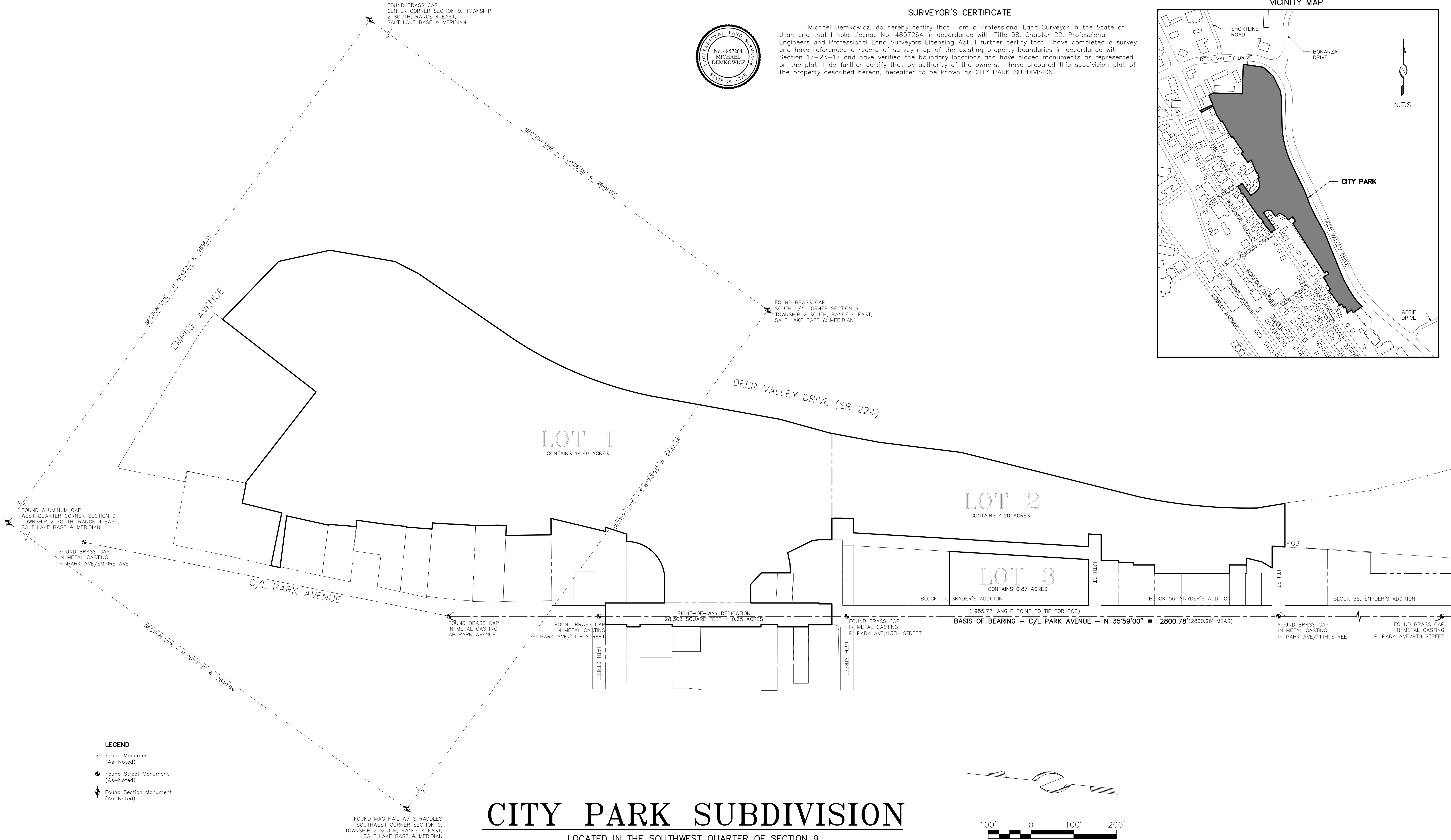
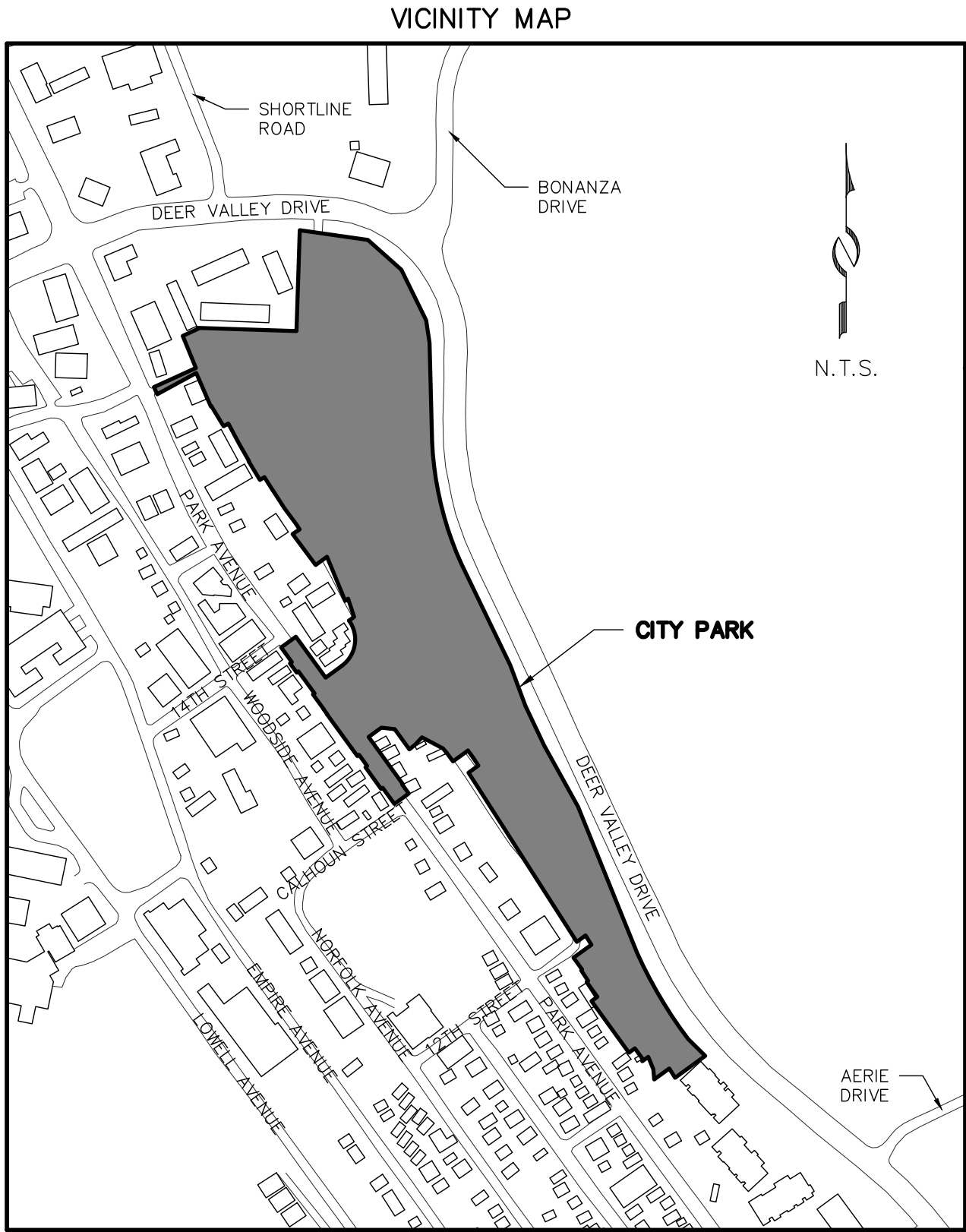
City Attorney

Attachment 1: Approved City Park Subdivision Plat



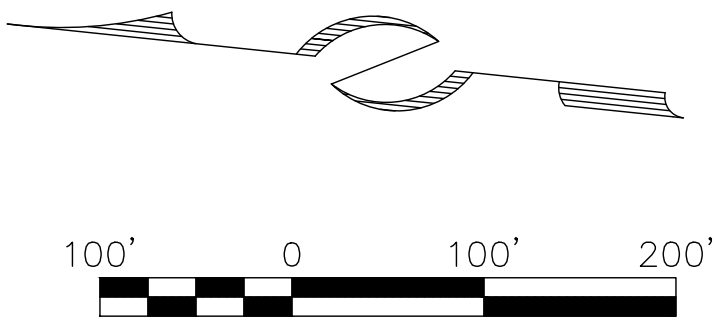
SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this subdivision plat of the property described hereon, hereafter to be known as CITY PARK SUBDIVISION.



CITY PARK SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9
AND THE NORTH HALF OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



- LEGEND
- Found Monument (As-Noted)
 - Found Street Monument (As-Noted)
 - ◆ Found Section Monument (As-Noted)

ALLIANCE ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098
435-649-9467

SNYDERVILLE WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT STANDARDS ON THIS _____
DAY OF _____, 2025
BY _____

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING
COMMISSION THE ____ DAY OF
_____, 2025
BY _____
CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS ____
DAY OF _____, 2025
BY _____
PARK CITY ENGINEER

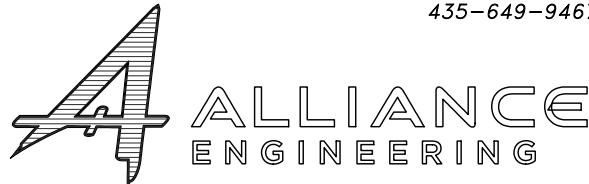
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ____
DAY OF _____, 2025
BY _____
PARK CITY ATTORNEY

PUBLIC SAFETY
ANSWERING POINT APPROVAL
APPROVED THIS ____ DAY
OF _____, 2025
BY _____
SUMMIT COUNTY GIS COORDINATOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
FEE _____ RECORDER
TIME _____ DATE _____ ENTRY NO. _____



LINE TABLE		
LINE	DIRECTION	LENGTH
L58	S 60°30'00" W	14.95'
L59	S 61°18'30" W	1.85'
L60	N 65°03'47" E	47.49'
L61	N 24°29'13" W	2.02'
L62	S 88°10'22" E	0.13'



435-649-9467

ALLIANCE
ENGINEERING

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

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Suite 50, 60 | Park City, Utah 84098

CITY PARK SUBDIVISION

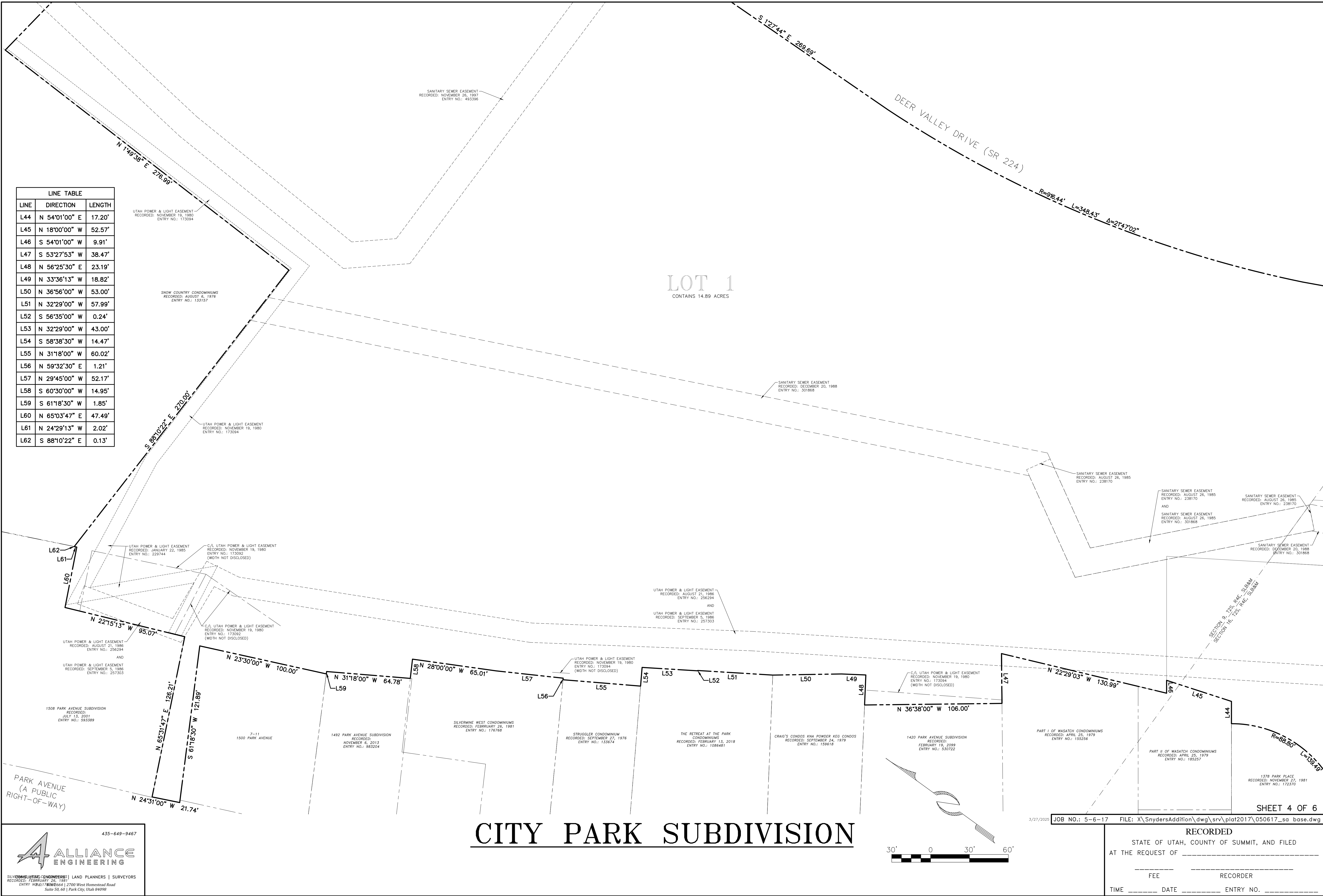
RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

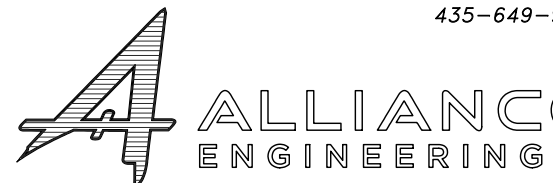
FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____



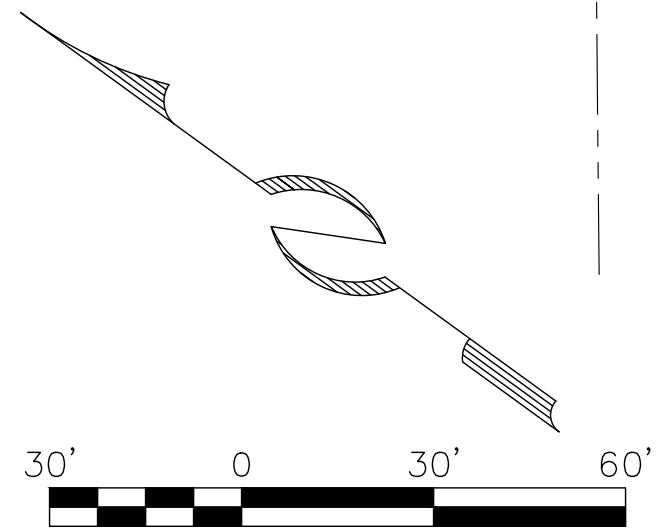
LINE TABLE		
LINE	DIRECTION	LENGTH
L44	N 54°01'00" E	17.20'
L45	N 18°00'00" W	52.57'
L46	S 54°01'00" W	9.91'
L47	S 53°27'53" W	38.47'
L48	N 56°25'30" E	23.19'
L49	N 33°36'13" W	18.82'
L50	N 36°56'00" W	53.00'
L51	N 32°29'00" W	57.99'
L52	S 56°35'00" W	0.24'
L53	N 32°29'00" W	43.00'
L54	S 58°38'30" W	14.47'
L55	N 31°18'00" W	60.02'
L56	N 59°32'30" E	1.21'
L57	N 29°45'00" W	52.17'
L58	S 60°30'00" W	14.95'
L59	S 61°18'30" W	1.85'
L60	N 65°03'47" E	47.49'
L61	N 24°29'13" W	2.02'
L62	S 88°10'22" E	0.13'

CITY PARK SUBDIVISION



435-649-9467

SILVERMINE WEST CONDOMINIUMS | LAND PLANNERS | SURVEYORS
RECORDED: FEBRUARY 26, 1981
ENTRY: NRK0178088664 12700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098



3/27/2025

JOB NO.: 5-6-17

FILE: X:\SnydersAddition\dwg\sr\plot2017\050617_sa_base.dwg

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

FEE _____ RECORDER _____

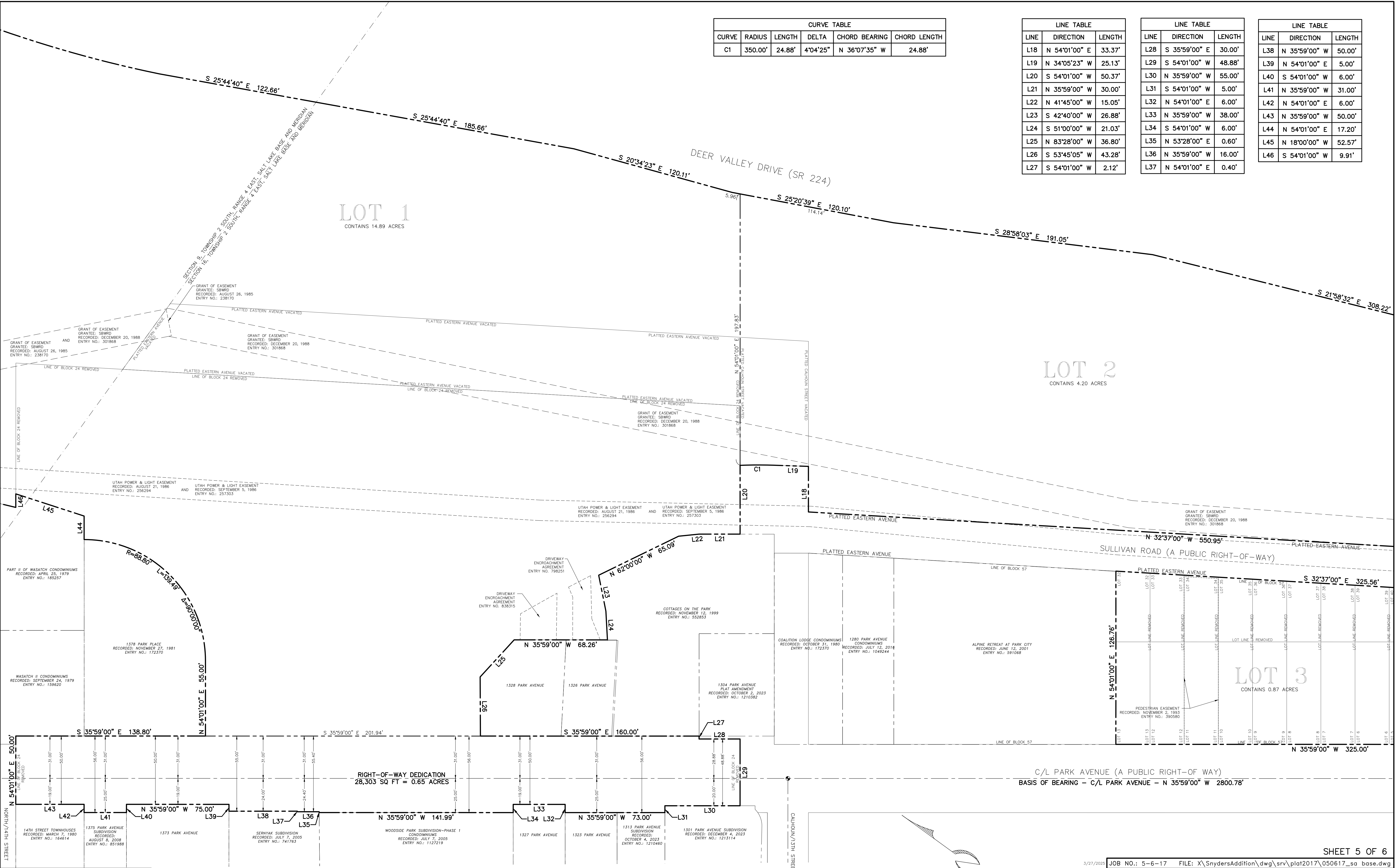
TIME _____ DATE _____ ENTRY NO. _____

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	350.00'	24.88'	4°04'25"	N 36°07'35" W	24.88'

LINE TABLE		
LINE	DIRECTION	LENGTH
L18	N 54°01'00" E	33.37'
L19	N 34°05'23" W	25.13'
L20	S 54°01'00" W	50.37'
L21	N 35°59'00" W	30.00'
L22	N 41°45'00" W	15.05'
L23	S 42°40'00" W	26.88'
L24	S 51°00'00" W	21.03'
L25	N 83°28'00" W	36.80'
L26	S 53°45'05" W	43.28'
L27	S 54°01'00" W	2.12'

LINE TABLE		
LINE	DIRECTION	LENGTH
L28	S 35°59'00" E	30.00'
L29	S 54°01'00" W	48.88'
L30	N 35°59'00" W	55.00'
L31	S 54°01'00" W	5.00'
L32	N 54°01'00" E	6.00'
L33	N 35°59'00" W	38.00'
L34	S 54°01'00" W	6.00'
L35	N 53°28'00" E	0.60'
L36	N 35°59'00" W	16.00'
L37	N 54°01'00" E	0.40'

LINE TABLE		
LINE	DIRECTION	LENGTH
L38	N 35°59'00" W	50.00'
L39	N 54°01'00" E	5.00'
L40	S 54°01'00" W	6.00'
L41	N 35°59'00" W	31.00'
L42	N 54°01'00" E	6.00'
L43	N 35°59'00" W	50.00'
L44	N 54°01'00" E	17.20'
L45	N 18°00'00" W	52.57'
L46	S 54°01'00" W	9.91'



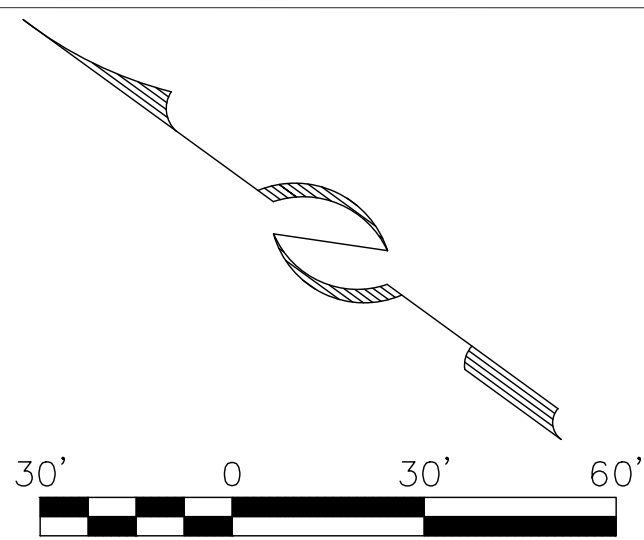
435-649-9467

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ENGINEERING

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

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Suite 50, 60 | Park City, Utah 84098

CITY PARK SUBDIVISION



SHEET 5 OF 6

3/27/2025 JOB NO.: 5-6-17 FILE: X:\SnydersAddition\dwg\sr\plat2017\050617_sa_base.dwg

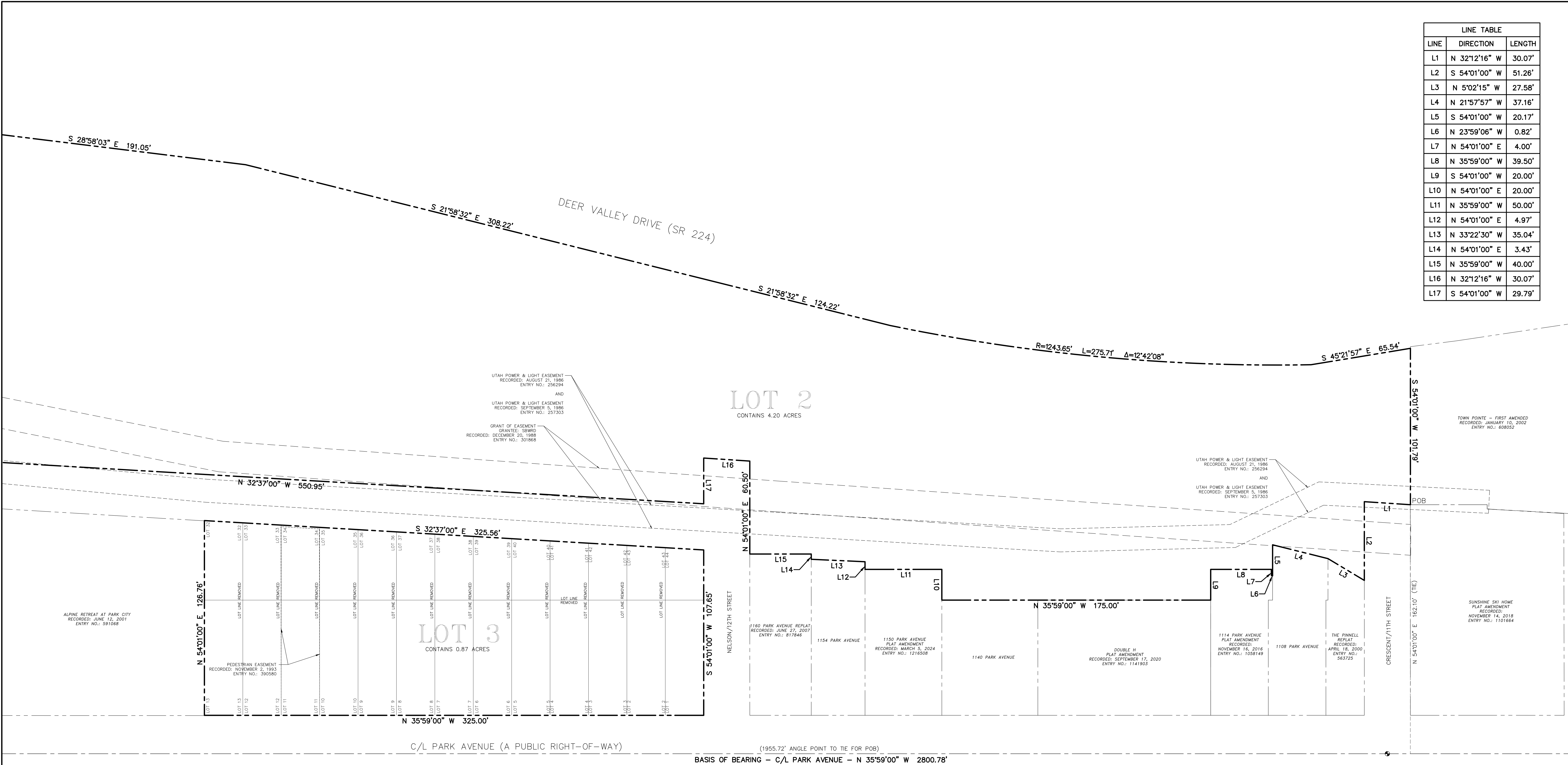
RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 32°12'16" W	30.07'
L2	S 54°01'00" W	51.26'
L3	N 5°02'15" W	27.58'
L4	N 21°57'57" W	37.16'
L5	S 54°01'00" W	20.17'
L6	N 23°59'06" W	0.82'
L7	N 54°01'00" E	4.00'
L8	N 35°59'00" W	39.50'
L9	S 54°01'00" W	20.00'
L10	N 54°01'00" E	20.00'
L11	N 35°59'00" W	50.00'
L12	N 54°01'00" E	4.97'
L13	N 33°22'30" W	35.04'
L14	N 54°01'00" E	3.43'
L15	N 35°59'00" W	40.00'
L16	N 32°12'16" W	30.07'
L17	S 54°01'00" W	29.79'

ALPINE RETREAT AT PARK CITY
RECORDED: JUNE 12, 2001
ENTRY NO.: 591058

PEDESTRIAN EASEMENT
RECORDED: NOVEMBER 2, 1993
ENTRY NO.: 390580

UTAH POWER & LIGHT EASEMENT
RECORDED: AUGUST 21, 1986
ENTRY NO.: 256294
AND
UTAH POWER & LIGHT EASEMENT
RECORDED: SEPTEMBER 5, 1986
ENTRY NO.: 257303
GRANT OF EASEMENT
GRANTEE: SBIWD
RECORDED: DECEMBER 20, 1988
ENTRY NO.: 301868

UTAH POWER & LIGHT EASEMENT
RECORDED: AUGUST 21, 1986
ENTRY NO.: 256294
AND
UTAH POWER & LIGHT EASEMENT
RECORDED: SEPTEMBER 5, 1986
ENTRY NO.: 257303

TOWN POINT - FIRST AMENDED
RECORDED: JANUARY 10, 2002
ENTRY NO.: 608052

SUNSHINE SKI HOME
PLAT AMENDMENT
RECORDED:
NOVEMBER 14, 2018
ENTRY NO.: 1101664

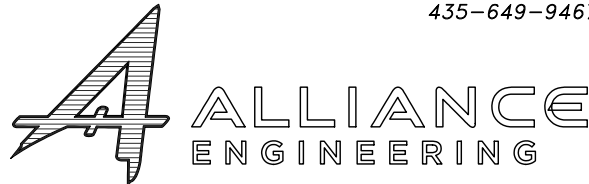
1114 PARK AVENUE
PLAT AMENDMENT
RECORDED:
NOVEMBER 16, 2016
ENTRY NO.: 1058149

THE PINNELL
REPLAT
RECORDED:
APRIL 16, 2000
ENTRY NO.: 363723

DOUBLE H
PLAT AMENDMENT
RECORDED: SEPTEMBER 17, 2020
ENTRY NO.: 1141903

1150 PARK AVENUE
PLAT AMENDMENT
RECORDED: MARCH 5, 2024
ENTRY NO.: 1216508

1160 PARK AVENUE REPLAT
RECORDED: JUNE 27, 2007
ENTRY NO.: 817846



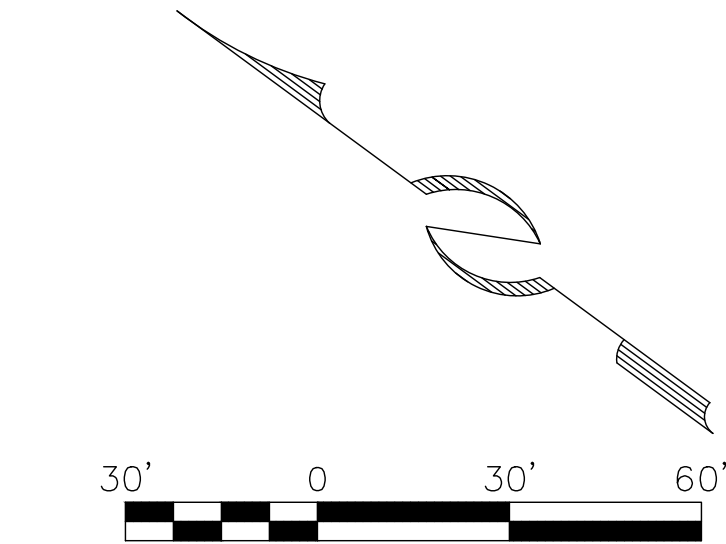
435-649-9467

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Suite 50, 60 | Park City, Utah 84098

CITY PARK SUBDIVISION

3/27/2025 JOB NO.: 5-6-17 FILE: X\SnydersAddition\dwg\sr\plat2017\050617_sa_base.dwg



RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____

City Council Staff Report

Subject: PC Tots Annual Review & Lease Renewal

Author: Becca Lael

Department: Library

Date: May 1, 2025

Recommendation

Review an update from PC Tots, required annually as part of the [Property Lease between the Park City Municipal Corporation \(PCMC\) and PC Tots](#), and consider a request to approve a 3-year renewal amendment for the exclusive use of the Childcare Courtyard without annual check-ins unless desired by City Council.

Executive Summary

There is significant background regarding the [importance of affordable childcare](#) opportunities within Park City. In June 2023, PCMC issued an [RFP](#) seeking a new year-round early childcare facility at the Park City Library. In [September 2023](#), PC Tots was selected as the provider due to its strong alignment with the City Council's prioritization and ability to offer all-day, year-round early childcare services.

By all accounts, PC Tots has established a thriving learning center within the PC Library, made possible by its focus on high-quality indoor and outdoor classrooms with highly engaged and certified teachers.

PC Tots' lease expires on June 30, 2025, and they request a three-year renewal through June 30, 2028. The Library recommends that annual check-ins be deemed non-essential, unless the City Council determines their continuation is warranted.

Progress Overview & Highlights

PCMC made several important updates to the courtyard to meet licensing and safety standards when preparing for PC Tots' opening. In the last year, PC Tots added a shed to the courtyard to store their outdoor classroom equipment, which they received from the Employer Childcare Startup Grant.

Library Center's Student Demographics

Currently, 19 students, ages three to five, are enrolled in the Library Center.

- Two students are children of PCMC employees or other relatives.
- One Student is a child of a Park City School District employee.
- Six students are Park City (84060) residents.
 - Three 84060 resident students with siblings in a different PC Tots center, which helps the parents with convenient drop-off and pick-up.
- Nine students are from the Park City (84060) workforce.

Since its inception, PC Tots has had approximately an additional three PCMC employee children at the Library Center. The numbers ebb and flow as children graduate into kindergarten.

Currently, at the rest of PC Tots, there are:

- Three additional children whose parents work for PCMC.
- One child who has a parent working for High Valley Transit.
- One child who has a parent working at Summit County Health Department.
- One child who has a parent working for PCSD.

From PC Tots' Perspective

PC Tots' mission is to cultivate a brighter tomorrow for our community by providing high-quality early childhood education and care to our children and their families regardless of financial barriers. By opening an early education center at the Park City Library, PC Tots increased its capacity by 20%. We can now serve approximately 120 children from 8 weeks to 5 years old.

This partnership also allowed PC Tots to receive a grant from the State to equip the center with high-quality furniture, equipment, and learning materials. The classroom environment, along with support for teachers such as professional development and instructional coaching, has created a high-quality early education center universally praised by our parents, stakeholders, and community.

PC Tots participates in a State school readiness program, which scores classrooms based on the environment, curriculum, and teacher interactions. The PC Tots Library Center has consistently scored in the high-quality range. We have also partnered with local nonprofits, such as Summit Community Gardens/EATS, to enhance our curriculum by having their instructors teach our students about gardening, nutrition, and healthy eating. These investments help ensure PC Tots students enter elementary school ready to learn.

Analysis

In addition to requesting the three-year renewal (through June 30, 2028), PC Tot's requests a lease modification to allow them exclusive access to the Childcare Courtyard. Currently, PC Tots has exclusive use from 10:30 am to 12:00 pm, 3:00 to 4:00 pm, and 5:00 to 5:30 pm with non-exclusive rights to use the space at all other times. The public and the Library do not currently use the Childcare Courtyard. Additionally, PC Tots has exclusive use of a separate space, the Courtyard Garden, under the lease terms. An amendment would allow them exclusive use of both and make them responsible for cleaning and maintenance, which the Library supports.

PC Tots is requesting City Council approval to amend sections 1(a) and (b) of the [Original 2023 Property Lease](#) by deleting those sections in their entirety and replacing them with the following:

- a. The leased Premises include the exclusive use of the Third-Floor South Classroom (Childcare Entry and Childcare Facility), an outdoor courtyard (the “Childcare Courtyard”), and a garden (the “Courtyard Garden”). Tenant shall also have access to the public bathrooms in the Library Building.
- b. Tenant shall have exclusive use of the Childcare Courtyard and Courtyard Garden throughout the year. The tenant takes full responsibility for the Childcare Courtyard and Courtyard Garden, including clean-up and damage repair. Tenant is responsible for ensuring that the fire escape between the building door and the street is free from all obstructions, including snow removal and furniture or toy placement.

Exhibit A in the Original 2023 Property Lease would also be amended to reflect the use change.

Funding

In 2023, the City Council conducted a fair market value study and provided a significant rent subsidy for the Park City Center location. Pending lease renewal, the minimal annual rent will increase by five percent on July 1, 2025 to \$132.30 from \$126. Any rent collected goes into the General Fund.

Exhibits

- A - Property Lease between the Park City Municipal Corporation (PCMC) and PC Tots at the Library

PARK CITY MUNICIPAL CORPORATION 2023 PROPERTY LEASE

THIS PARK CITY MUNICIPAL CORPORATION 2023 PROPERTY LEASE (hereinafter referred to as “Agreement” or “Lease”) is made and entered into this 29th day of November, 2023, by and between **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation (hereinafter referred to as “Landlord” or “the City”) and **PC TOTS, INC.**, a Utah non-profit corporation, **DBA PC TOTS** (hereinafter referred to as “Tenant”) to set forth the terms and conditions under which Landlord will lease space in the Park City Library at 1255 Park Avenue, Park City Utah (hereinafter referred to as “**Library Building**”) to Tenant. The parties agree as follows:

1. **Property.** The property leased is several areas within Library Building as described in **Exhibit “A”** (attached and hereafter referred to as “Premises”).
 - a. The leased Premises include the exclusive use of the Third Floor South Classroom (Childcare Entry and Childcare Facility), an outdoor courtyard (hereinafter referred to as the “**Childcare Courtyard**”), and a garden (herein after referred to as the “**Courtyard Garden**”). Landlord will clean the Childcare Courtyard and Courtyard Garden before the start of Tenant services. Tenant shall have exclusive use of the Childcare Courtyard from 10:30 a.m. to 12:00 p.m., 3:00 to 4:00 p.m., and 5:00 to 5:30 p.m., and the non-exclusive rights of use at all other times. The Childcare Courtyard may be used by other members of the public provided that the use does not conflict with previously scheduled exclusive use by Tenant. Tenant shall also have access to the public bathrooms in the Library Building.
 - b. Tenant shall have exclusive use of the Courtyard Garden throughout the year. Tenant takes full responsibility for the Courtyard Garden including clean-up and damage repair.
 - c. The Lease includes four free rentals of the community room for up to four hours each time, one use of the front garden at the Library for up to four hours, and two additional rentals in any of the rental spaces on the Premises for other school functions such as parent-teacher conferences. All rentals will be booked following the Library’s Facility Rental Process.
2. **Term.** The Lease term shall commence upon execution of this Agreement and shall expire on June 30, 2025. Tenant is required to perform an annual review with the City Council no later than the last City Council meeting in April. The Lease will include an annual review and an option for a three-year renewal (through June 30, 2028). An additional option for up to a five-year extension at the City’s option may be considered six months before June 30, 2028, ending June 30, 2033. During the optional extensions, the City Council can determine if they want to continue annual Council check-ins. If the Landlord determines in its sole discretion that the Property is no longer surplus municipal property, the Landlord may provide 180 days written notice of cancellation of the Lease at any time.
3. **Rent.** The rent for the Premises within the Library Building shall be as follows:

- a. Rate: Rent from November 1, 2023, to June 30, 2024, will be **\$70.00**, payable on November 1, 2023. Monthly payments will be **\$5.83**, but the last payment will be **\$5.87**. Rent shall be due on the first of the month and past due if not paid by the tenth of the month. A late fee of **\$25.00** shall accrue every five days thereafter.
- b. Deposit: A refundable deposit of **\$1,000.00** is required to cover any damage and for cleaning/removal of items needed at the end of the lease term.
- c. Rent Adjustment: Beginning each July 1st, the annual rent shall increase 5% over the previous year. For example, on July 1, 2024, the annual rent will increase to **\$126.00**. A rent schedule for each lease term is provided in **Table 1**, attached hereto and made a part hereof.

4. **Tenant Obligation.**

- a. Tenant shall provide childcare for students ages 3 to 5 years in an all-day (7:30 a.m. to 5:30 p.m.), year-round program. The year-round program will be Monday to Friday. It will exclude major holidays, professional development days, closure due to health and safety or other Tenant programs necessary for Tenant's core functions. **Table 2** outlines the program calendar for 2023-2024 school year which Tenant will update annually and will be kept on record between the parties. Any ongoing change to the hours or days of operation or year-round childcare requires the advanced, written approval of the City Council.
- b. For the first week after the date both parties sign this Agreement, Tenant will prioritize the enrollment of up to ten wait-listed children of Park City Municipal Corporation employees at Tenant's Park City Library location based on current availability. The Park City Human Resources Department will promote the opportunity to City employees. The City will actively promote and encourage employees in need of childcare to get on the waitlist. Tenant provides tuition scholarships with eligibility based on Area Median Income. Park City Municipal Employees will be eligible under the Tenant's tuition policies. If PC Tots scholarships for Park City Municipal Employees at the Library Space exceed the Fair Market Value of the Facility Lease, Tenant will alert Landlord, and the parties will meet in good faith to discuss further assisting Park City Employees to reduce any financial burden on Tenant. Tenant is not required to hold vacancies for unfilled priority enrollment.
- c. The City's prioritization for up to ten spots at the Park City Library location is: i) the children of Park City Municipal Corporation Employees; ii) the children of residents living within the boundaries of Park City; iii) the children of the Park City workforce (employees of businesses within the boundaries of Park City).
- d. Tenant will report on enrollment prioritizations during their annual review with City Council.
- e. Tenant will accept Department of Workforce Service funding and provide a tuition and scholarship schedule to the City (**Table 3**). Tenant shall update the Library Facilities Manager when they change their tuition and scholarship schedule with no less than 30 days' notice and report on this in their annual check-in.

5. **Use of Premises.** The Premises shall be used only for early childcare and directly related purposes. Tenant is responsible for implementing appropriate risk management and loss controls related to caregiving, including controls for the safety of children, providers, and staff members.

6. **Accounting.** Tenant agrees to keep and maintain its financial books and records in accordance with generally accepted accounting principles. The City or its independent auditor reserves the right to conduct its own annual audit of the financial books and records at reasonable times and places during ordinary business hours provided that 30 days written notice of the audit is provided to Tenant and such notice contains a reasonable explanation for the audit. Any audit performed by the City pursuant to this Agreement shall be performed at the City's sole expense and will be completed in a timely manner as not to interfere with Tenant's business.

7. **Utility Service.** Landlord shall be responsible for natural gas, electricity, sewer, security systems, refuse collection and water for the leased space. Tenant will be responsible for any other utilities such as internet, telephone, and cable television in accordance with Paragraph 8. Tenant shall establish an account with each of these utilities in its own name.

8. **Telephone, Cable, Internet and Microwave.** Tenant will install its own telephone, television, computer, and other communication equipment in the Premises. Any specialized communication facilities, equipment, wiring, cables, or installations will be Tenant's responsibility, with prior approval by Landlord. The space will include wiring, cables, or conductors for a wide variety of communications between spaces within the building and externally. Any specialized communication facilities, equipment, wiring, cables, or installations will be Tenant's responsibility.

9. **Insurance.** At its own cost and expense, Tenant shall maintain the following mandatory insurance coverage to protect against claims for injuries to person or property damage that may rise from or relate to the performance of this Property Lease by the Tenant, its agents, representatives, employees, or Subcontractors for the ensure duration of this Property Lease. Prior to commencing any work, the Tenant shall furnish a certificate of insurance as evidence of the requisite coverage. The certificate of insurance must include endorsements for additional insured, waiver of subrogation, primary and non-contributory status and completed operations.

a. **Minimum Scope and Limits of Coverage.** Coverage shall be at least as broad as:

- I. **Commercial General Liability (CGL):** Tenant shall maintain Insurance Services Office ("ISO") Form CG 00 01 covering commercial general liability on a primary and non-contributory basis, in comparison to all other insurance, including the Landlord's own policies of insurance, for all claims against the Landlord. The policy must be written on an occurrence basis with limits not less than \$2,000,000 per occurrence and \$4,000,000 aggregate for personal injury and property damage. Upon request of the Landlord, Tenant must increase the policy limits to at least the amount of

limitation of judgments described in Utah Code § 63G-7-604, the Governmental Immunity Act of Utah (or successor provision), as calculated by the state risk manager every two years and stated in Utah Admin. Code R37-4-3 (or successor provision).

- II. Automobile Liability: Tenant shall maintain ISO Form Number CA 00 01 covering any automobile liability insurance (Code 1), or if Tenant has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than \$2,000,000 per accident for bodily injury and property damage arising out of the ownership, maintenance and use of owned, hired, and non-owned motor vehicles. This policy must not contain any exclusion or limitation with respect to loading or unloading of a covered vehicle.
- III. Worker's Compensation: Tenant shall maintain workers' compensation insurance with limits not less than the amount required by statute, and employer's liability insurance limits of at least \$1,000,000 each accident, \$1,000,000 for bodily injury by accident, and \$1,000,000 each employee for injury by disease. The workers' compensation policy must be endorsed with a waiver of subrogation in favor of "Park City Municipal Corporation" for all work performed by the Service Provider, its employees, agents, and Subcontractors as required by the State of Utah.
- IV. Sexual Abuse or Molestation (SAM) Liability: If the Commercial General Liability policy referenced above is not endorsed to include affirmative coverage for sexual abuse or molestation, Tenant shall obtain and maintain a policy covering Sexual Abuse and Molestation with a limit no less than \$1,000,000 per occurrence or claim.
- V. Professional Liability (Errors and Omissions) Insurance appropriate to Tenant's profession, with a limit no less than \$1,000,000 per occurrence or claim, \$2,000,000 aggregate.

b. **Other Insurance Provisions.** The insurance policies are to contain, or be endorsed to contain, the following provisions:

- I. Additional Insured Status. The Landlord, its officers, officials, employees, and volunteers are to be covered as additional insureds on all liability policies except for worker's compensation and professional liability with respect to liability arising out of work or operations performed by or on behalf of Tenant. General liability coverage must be provided by a policy provision or an endorsement that is at least as broad as CG 20 10 07 04 (ongoing operations) in combination with CG 20 37 07 04 (completed operations).
- II. Primary Coverage. For any claims related to this Agreement, the Tenant's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 with respect to the Landlord, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the Landlord, its officers, officials, employees, or volunteers shall be excess of Tenant's insurance and shall not contribute with it.
- III. Umbrella/Excess Liability. The insurance limits required by this Agreement may be met by either providing a primary policy or in

combination with umbrella / excess liability policy(ies). To the extent that umbrella/excess coverage is used to satisfy the limits of coverage required hereunder, the terms of such coverage must be following form to, or otherwise at least as broad as, the primary underlying coverage, including amending the "other insurance" provisions as required so as to provide additional insured coverage on a primary and non-contributory basis, and subject to vertical exhaustion before any other primary, umbrella/excess, or any other insurance obtained by the additional insureds will be triggered.

- IV. Self-Insured Retentions. Self-insured retentions must be declared to and approved by the Landlord. The Landlord may require Tenant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or Landlord.
- V. Notice of Cancellation. Should any of Tenants required insurance policies under this Agreement be cancelled before the termination or completion of this Agreement, Tenant must deliver notice to the Landlord within 30 days of cancellation. The Landlord may request, and Tenant must provide within 10 days certified copies of any required policies during the term of this Agreement.
- VI. Waiver of Subrogation. Tenant hereby waives all rights against the Landlord and any other additional insureds for recovery of any loss or damages to the extent these damages are covered by any of the insurance policies required under this Property Lease. Tenant shall cause each policy to be endorsed with a waiver of subrogation in favor of the Landlord for all work performed by Tenant, its employees, agents and Subcontractors.
- VII. Acceptability of Insurers. Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the Landlord.
 - a. Claims Made Policies. If any of the required policies provide claims-made coverage:
 - i. The Retroactive Date must be shown and must be before the date of the Agreement or the beginning of Agreement work.
 - ii. Insurance must be maintained, and evidence of insurance must be provided for at least 3 years after termination of the Agreement.
 - iii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the Agreement effective date, Tenant must purchase "extended reporting" coverage for a minimum of 3 years after termination of the Agreement.
- VIII. Verification of Coverage. Tenant shall furnish Landlord with original certificates of insurance including all required amendatory endorsements (additional insured, waiver of subrogation, primary and non-contributory, notice of cancellation) (or copies of the applicable policy language effecting coverage required by this clause). However, failure to obtain the

required documents prior to the work beginning shall not waive Tenant's obligation to provide them. Landlord reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

- IX. **Special Risks or Circumstances.** Landlord reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

10. **Payment of Taxes and Other Assessments.** As a tax-exempt entity, the Landlord does not expect to be assessed real estate and personal property taxes and other related assessments or taxes on the Premises. However, should Tenant change the tax status or should other circumstances cause taxes or assessments to be imposed on the Premises, then Tenant shall pay a pro-rata share of real estate and other related assessments or taxes for Tenant's Premises during the term of this Agreement. Tenant is responsible for any personal property tax liability as a result of its occupancy and use of the Premises.

11. **Liens.** Tenant shall not permit any liens to attach to the Premises for work done at Tenant's request or for Tenant's benefit. If Landlord receives notice of any such lien against the Premises, Tenant shall promptly discharge the lien at Landlord's request, or post funds sufficient to satisfy the lien during any period of good faith contest of the lien by Tenant. In the event Landlord reasonably feels its title to the Premises is in jeopardy because of any lien Tenant has elected to attach to the Premises, Landlord may discharge the lien and collect the amount paid from the Tenant. Tenant agrees to pay all reasonable costs incurred by the Landlord in the defense or discharge of any liens on the Premises.

12. **Tenant Improvements.** The Premises are being leased to Tenant in AS-IS condition. Tenant shall receive permission from the Library Facilities Manager to use electrical equipment, such as space heaters, that may overload the system. Any additional interior finish or structural improvements desired by the Tenant must be approved in advance by the Landlord in writing and are the responsibility of Tenant, with no allowance made for the costs of Tenant improvements unless agreed to by Landlord in writing. Tenant may, with the prior written consent of the Landlord, but at its own cost and expense, in a good workmanlike manner, make such alterations and repairs to the Premises as Tenant may require for the conduct of its business; provided, however, Tenant may not materially alter the basic character of the building or fixtures or weaken the structure on the leased Premises. Any permanent alterations or improvements to the Premises shall become the property of the Landlord upon expiration or termination of this Agreement unless specifically exempted in writing prior to commencing work. At the expiration or termination of this Agreement, all Tenant improvements that could be deemed fixtures under the law become the property of the Landlord unless specifically exempted in writing prior to installation.

13. **Signs.** All signs must comply with the City's Sign Code. The following restrictions apply to exterior building signs:

- a. Front Door Window Signs – Tenant may replace existing front door window vinyl signs for early childcare and customize the signs with specific hours. No other sizes or fonts allowed. Tenant may state either their business name or website in 1” letters. Tenants may add their logo below their name or website. Logo Sign not to exceed 4.25”x 5.5”.
 - b. Temporary Signs at the Library Building –Tenant may erect temporary signs for directional and emergency purposes so long as the sign is not promotional and meets the Sign Code. Temporary signs shall be reviewed and approved by the Library Facility Manager; approval will not be unreasonably withheld. Temporary signs shall be removed when the Facility is not open and any damage resulting from a temporary sign shall be the responsibility of Tenant.
 - c. Monument Sign on Park Avenue – All exterior signs require affirmation from City Council prior to final approval. If signage is allowed to be placed or continue on the Monument Sign, then the Sign and the signage must conform to the Sign Code and any City Council approval must be received.
 - d. Costs for signs shall be the responsibility of Tenant. The City will waive any costs for sign permits.
14. **Assignment/Sublease.** The Lease may not be assigned or the Premises sublet without the advance written consent of Landlord, which may be withheld in its sole discretion.
15. **Remedies.** In the event Tenant fails to pay annual rent when due, or violates or breaches any other term or condition of the Agreement, Landlord shall have the right to exercise the following remedies, and any other remedies available at law or equity:
- a. Landlord may, by written notice to Tenant, demand that Tenant pay rent due or cure other breach within 10 days. If Tenant fails to pay rent or cure other breach within the 10 day period, Landlord may demand that Tenant quit the Premises within 15 days;
 - b. Landlord may permit Tenant to remain in possession and sue for the installments that are past due;
 - c. Landlord may re-let the Premises for Tenant’s account at the rate and on such terms as are commercially reasonable at the time and under the circumstances, and charge Tenant for any difference in the rental received and the rental agreed to herein, provided that any re-letting shall be done in good faith under the circumstances;
 - d. Landlord may agree to a payment of damages in such amount as the parties then agree and release Tenant from obligations under this Lease entirely. Unless Landlord has released Tenant’s continued performance under this Lease, Tenant is deemed to be in possession of the Premises, and any re-letting by Landlord shall first be used to mitigate damages from Tenant’s breach. Tenant is responsible for all payments and obligations under the Lease until Landlord releases Tenant.

16. **Covenant of Quiet Possession.** Landlord covenants with Tenant that Landlord owns or controls the Premises and that Tenant's possession will not be disturbed by acts or omissions of the Landlord so long as Tenant faithfully performs the obligations of this Lease. However, Tenant acknowledges the Premises are part of a larger public building. Therefore, Tenant may experience temporary impacts to operations, noise, and parking access customarily found with public buildings.

17. **Maintenance.** The Landlord shall be responsible for all structural maintenance of the Premises, including the roof, foundation, structural members, and exterior wall surfaces. Landlord shall be responsible for mechanical systems which serve the Premises as reasonably necessary to maintain the structure and to service common utility facilities. The Landlord will be responsible for janitorial service in areas used in common with the Library Building and other tenants, cleaning of the outside of the glass, and replacement of the glass in the event of damage from an outside source. Exterior maintenance and service in areas used in common with the Library Building and other tenants' facilities such as sidewalks, hallways, and parking lots including snow removal shall be Landlord's responsibility, except the Childcare Courtyard and Garden Courtyard shall be the Tenant's responsibility to maintain. Tenant shall be responsible for all interior maintenance, including mechanical and electrical fixtures to the extent that they are located within and exclusively benefit the Premises, janitorial service, and glass maintenance (both cleaning the inside and replacement in the event of damage from an inside source) which is within the leased Premises or solely serves the Premises.

18. **Access to Other Spaces.** Tenant shall not interfere with the access to other spaces within the building or obstruct the entrances to those other spaces in any way. Landlord shall have such access through Tenant's space as reasonably necessary to maintain the structure, service common utility facilities, and for emergencies or security needs. With reasonable notice, the Landlord shall have the right to inspect the Premises during the Tenant's normal business hours. The Landlord shall work in good faith to minimize access to the space from 12:30 to 2:30 p.m. except for security or emergency situations during required quiet time.

19. **Force Majeure.** Either party shall be excused for the period of any delay in the performance of any obligations under this Agreement when prevented from doing so by cause or causes beyond its control, including labor disputes, civil commotion, war, governmental regulations or controls, fire or other casualty, weather, pandemic, inability to obtain any materials or services, or acts of God.

20. **Increased Insurance Risk.** Tenant will not permit said Premises to be used for any purpose which would render the fire insurance on the building or the Premises void or cause cancellation thereof or increase the insurance risk or increase the insurance premium in effect at the time of the term of this Lease. Tenant will not keep, use, or sell, or allow to be kept, used, or sold in or about the Premises any article or materials which are prohibited by law or by standard fire insurance policies of the kind customarily in force with respect to the Premises of the same general type as those covered by this Agreement.

21. **Care and Repair of Premises by Tenant.** Tenant will inspect and accept the Premises for the purposes of this Agreement prior to taking occupancy. Tenant will not commit any waste on Premises, nor shall it use or permit the use of the Premises in violation of any state law or county or municipal ordinance or regulation applicable thereto.
22. **Damage or Destruction.** If the Premises or any part thereof shall be damaged or destroyed by fire or other casualty, Landlord shall promptly repair all such damage and restore the Premises without expense to Tenant subject to delays due to adjustment in insurance claims, strikes, and other causes beyond the Landlord's control. If such damage or destruction renders the Premises uninhabitable in whole or in part, the rent shall be abated wholly or proportionately until the damage shall be repaired and the Premises restored. Landlord and Tenant will work together in good faith to find alternative temporary venues for Tenant's operations. If the damage or destruction shall require removal of Tenant's operations from the Premises, either Landlord or Tenant may elect to terminate this Lease by written notice to the other within thirty (30) days after the occurrence of such damage or destruction.
23. **Surrender of Premises.** Tenant agrees to surrender the Premises at the expiration or sooner termination of this Agreement or any extension thereof in the same condition or as altered pursuant to the provisions of this Agreement, ordinary wear, tear, and damage by the elements or other acts of God excepted.
24. **Holding Over.** Continued possession, beyond the expiration date of the term of this Agreement or any extension term, by Tenant (and absent a written agreement by both parties for an extension of this Agreement, or for a new agreement, and absent the written consent of the Landlord) shall constitute a month-to-month extension of this Agreement at a rental of 10% of the previous rental for the Premises (plus payment of all other expenses payable by Tenant as set forth in this Agreement). Such holding over without the Landlord's consent shall not prejudice the Landlord's right to bring an action for the eviction of the Tenant.
25. **Indemnity.** The Tenant shall indemnify and hold the City and its agents, employees, and officers harmless from and shall process and defend at its own expense any and all claims, demands, suits, at law or equity, actions, penalties, losses, damages, or costs, of whatsoever kind or nature, brought against the City arising out of, in connection with, or incident to the execution of this Agreement and/or Tenant's defective performance or failure to perform any aspect of this Agreement; provided, however, that if such claims are caused by or result from the concurrent negligence of the City, its agents, employees, and officers, this indemnity provision shall be valid and enforceable only to the extent of the negligence of Tenant; and provided further, that nothing herein shall require the Tenant to hold harmless or defend the City, its agents, employees and/or officers from any claims arising from the sole negligence of the City, its agents, employees, and/or officers. Tenant expressly agrees that the indemnification provided herein constitutes the Tenant's limited waiver of immunity as an employer under Utah

Code Section 34A-2-105; provided, however, this waiver shall apply only to the extent an employee of Tenant claims or recovers compensation from the City for a loss or injury that Tenant would be obligated to indemnify the City for under this Agreement. This limited waiver has been mutually negotiated by the parties and is expressly made effective only for the purposes of this Agreement. The provisions of this section shall survive the expiration or termination of this Agreement.

No liability shall attach to the City by reason of entering into this Agreement except as expressly provided herein.

26. **Landlord Liable only for Negligence.** Except where caused by Landlord's negligence, Landlord shall not be liable for any failure of water supply, natural gas supply or electrical supply; or for any injury or damage to persons or property caused by gasoline, oil, steam, gas or electricity; or hurricane, tornado, flood, wind or similar storms or disturbances; or water, rain or snow which may leak or flow from the street, sewer, gas mains or any subsurface area or from any part of the building or buildings or for an interference with light.

27. **Nondiscrimination.** In the performance of this Agreement, Tenant shall not discriminate on account of actual or perceived race; color; sex; pregnancy, childbirth, or pregnancy-related conditions; age, if the individual is 40 years or older; religion; national origin; disability; sexual orientation; gender identity; genetic information; or military status.

28. **Waiver of Covenants.** It is agreed that the waiver of any of the covenants of this Lease by either party shall be limited to the particular instance and shall not be deemed to waive any other breaches of such covenant or any provisions herein.

29. **Rights of Successors and Assigns.** The covenants and agreements contained within the Lease shall apply to the benefit of successors in interest and legal representatives, except as expressly otherwise hereinbefore provided.

30. **Building Security.** The Landlord will install doors with locking hardware. Tenant is entitled to put locks on the doors to its space, provided the Landlord is given keys for reasonable access and building maintenance. Both parties will attempt to keep the exterior doors of the Childcare Entry locked after their use of the building is completed for the day, and the Tenant shall have the obligation of checking all exterior Childcare Entry doors and setting of alarm at the conclusion of each day to make sure that they are locked, and that windows in the rooms used by the Tenant are secured. Lights should be turned off at the conclusion of the Tenant's use each day.

31. **Parking.** As approved by the Master Planned Development on May 30, 2014, access to the parking shall be from Park Avenue. Twelfth Street shall only be used as a secondary access. Non-exclusive parking shall be at the Library Parking Lot (82 spaces) and overflow parking shall be at the Mawhinney Parking Lot across the street. The Landlord will assign a minimum of five short-term load/unload parking spaces proximate

to the entry of the building for non-exclusive Tenant use. Tenant shall not have assigned parking spots and shall park in general parking areas and follow parking rules and regulations as posted and associated with the Premises. The Landlord will work in good faith to inform the Tenant of any changes to parking rules or regulations for daily use and during Special Events or parking lot closures at least one week before such changes. Additionally, the Landlord will work with the Tenant in good faith to inform the Tenant of any Parking regulation changes that impact the childcare center. There are no guaranteed parking spots.

32. **Notice Provision.** All notices required by this Lease shall be in writing and delivered personally to the party to whom the notice is to be given, or mailed by certified mail, postage prepaid, and addressed as follows:

If to Landlord:

Park City Library Facility Manager
Park City Municipal Corporation
P.O. Box 1480
Park City, Utah 84060

With copy to:

City Attorney's Office
Park City Municipal Corporation
P.O. Box 1480
Park City, Utah 84060

If to Tenant:

Sue Banerjee or current Executive Director
PC Tots
1850 Sidewinder Drive
Ste. 410
Park City, Utah 84060

33. **Entire Agreement.** This Agreement constitutes the entire and only agreement between parties, and it cannot be altered or amended except by written instrument, signed by both parties.

34. **Counterparts.** This Agreement may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument.

35. **Electronic Signature.** Each party agrees that the signatures of the parties included in this Agreement, whether affixed on an original document manually and later electronically transmitted or whether affixed by an electronic signature through an electronic signature system such as DocuSign, are intended to authenticate this writing and to create a legal and enforceable Agreement between the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement or cause it to be executed by their duly authorized representative, this 29th day of November, 2023.

TENANT:

PC TOTS, INC., a Utah non-profit corporation **DBA PC TOTS**

1850 Sidewinder Drive

Ste. 410

Park City, Utah 84060

DocuSigned by:

By: Sue Banerjee

Name Printed:

Sue Banerjee

Title: Executive Director

LANDLORD:

PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation

445 Marsac Avenue

PO Box 1480

Park City, UT 84060

DocuSigned by:

Nann Worel

NANN WOREL Mayor

Approved as to Form:

DocuSigned by:

Margaret Plane

City Attorney's Office

ACKNOWLEDGMENT

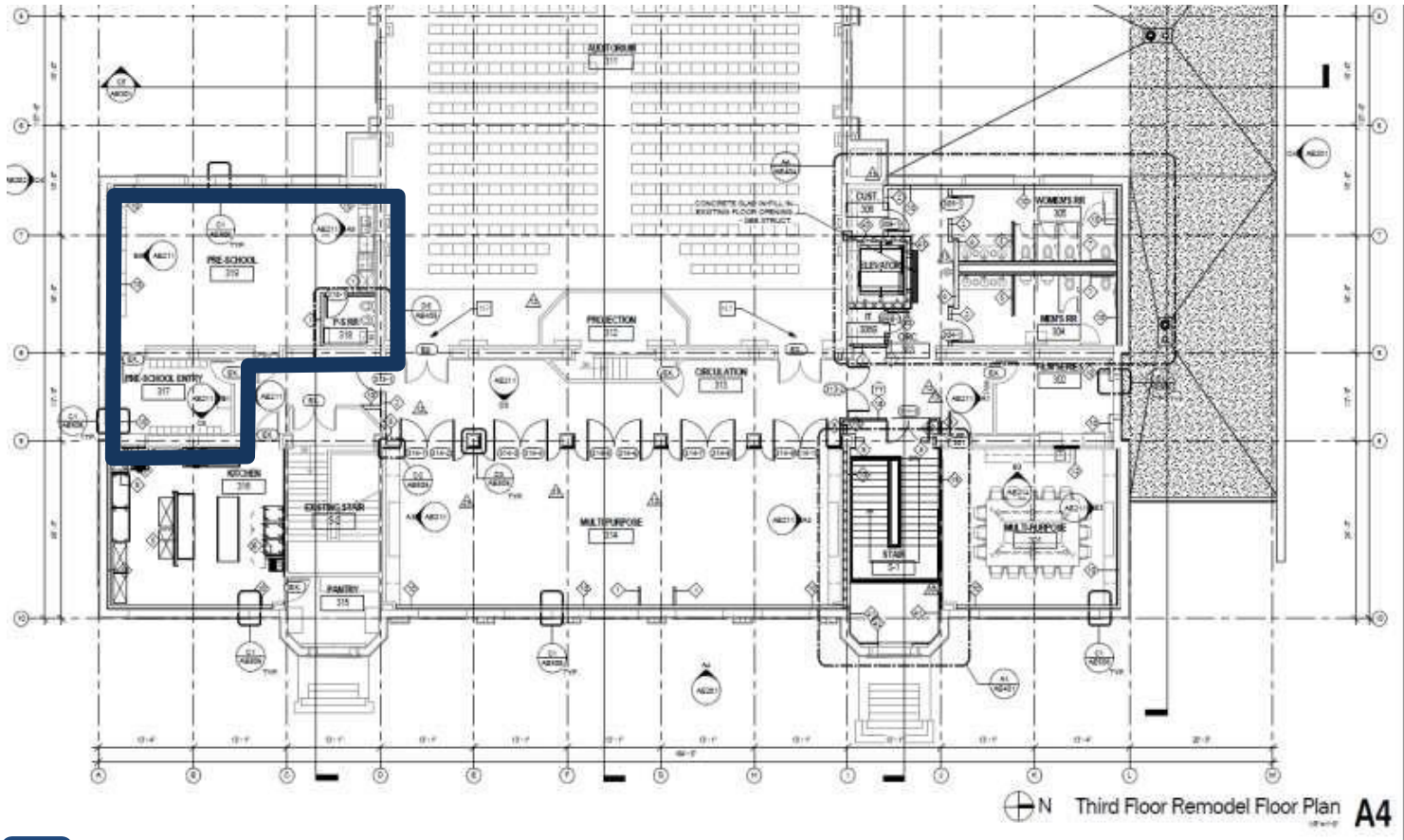
STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On this ____ day of _____, 2023, _____ (name of document signer) personally appeared before me , whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she is the _____ (Title or Office) of PC Tots, Inc., a Utah non-profit corporation, DBA PC TOTS, and that said document was signed by him/her on behalf of said corporation by authority of its Bylaws, or Resolution of its Board of Directors, and he/she acknowledged to me that he/she executed the Park City Municipal Corporation 2023 Property Lease.

Notary Public

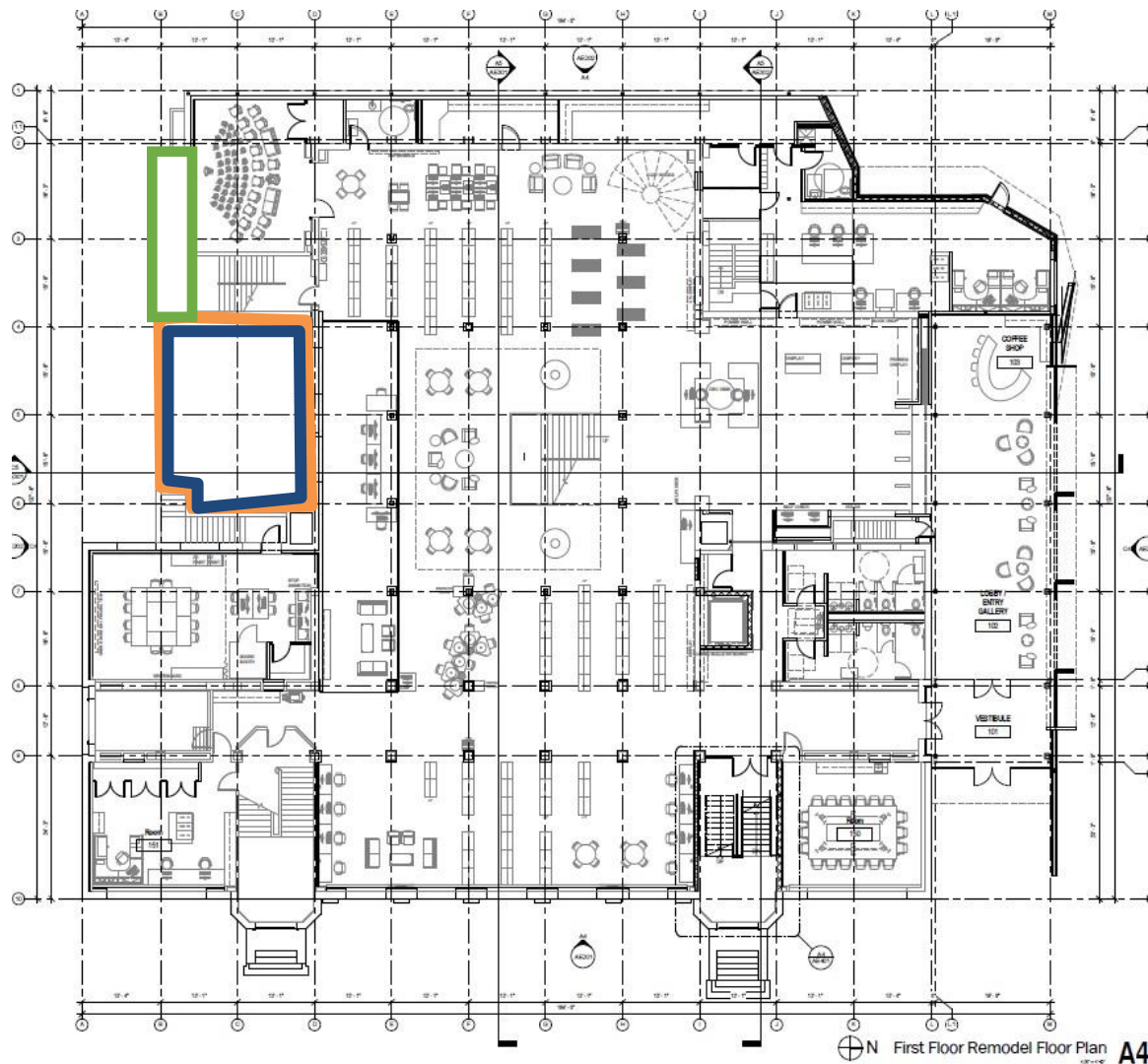
Exhibit A – Facility Premise

Exhibit A



 Exclusive Use

Exhibit A – Facility Premise “Childcare Courtyard” and “Courtyard Garden”



-  - Non – Exclusive Use of Courtyard (outside of hours listed below and above in section 1 of the lease)
-  - Exclusive Use of Courtyard (10:30 a.m. to 12:00 p.m., 3:00 to 4:00 p.m., and 5:00 to 5:30 p.m.)
-  - Exclusive Use of Courtyard Garden

Table 1 – Rent Schedule

Tenant Rent Schedule					Notes
Year	Proposed Rent Amount (Monthly)	Inflation Percentage	Dollar Amount Inflation	Annual Rent	
2023-24	\$10.00	0%	\$0	\$70.00	Prorate to seven months, November to June (\$70)
2024-25	\$10.00	5%	\$6.00	\$126.00	
2025-26	\$10.50	5%	\$6.30	\$132.30	upon lease extension
2026-27	\$11.03	5%	\$6.62	\$138.92	
2027-28	\$11.58	5%	\$6.95	\$145.86	
2028-29	\$12.16	5%	\$7.29	\$153.15	upon lease extension
2029-30	\$12.76	5%	\$7.66	\$160.81	
2030-31	\$13.40	5%	\$8.04	\$168.85	
2031-32	\$14.07	5%	\$8.44	\$177.29	
2032-33	\$14.77	5%	\$8.86	\$186.16	
Total Rent 10 Years PC Tots				\$1,459.35	
Total 10 Year FMV				\$352,955.79	
Less: Lease Rent				<u>-\$1,459.35</u>	
Total 10 Year Subsidy				\$351,496.44	

Table 2 - Program Calendar 2023



Center closed/ No student day

Labor Day	September 4 th , 2023
Professional Development Days	October 20 th , 2023 (No Student Day)
Fall Break	November 23 th - 24 th , 2023
Winter Break	December 25 th - January 1 st , 2024
Professional Development Day	January 15 th , 2024 (No Student Day)
Professional Development Day	April 19 th , 2024 (No Student Day)
Memorial Day	May 27 th , 2024
Professional Development Days	June 14 th , 2024 (No Student Day)
Juneteenth	June 17, 2024 (Likely)
Independence Day	July 4 th , 2024
Professional Development Days	August 23 rd , 2024 (Day before Move up)

Parent Engagement Calendar

MOVE UP DAY Parent engagement (Meet the teachers 8:00 am -10:00 am and 3:00 pm – 5:00 pm)	August 28 th , 2023
Male engagement week	October 30 th – November 3 rd , 2023
Live PC Give PC	November 3, 2023
Parent-Teacher Conferences	November 6 th -10 th , 2023
Parent-Teacher Conferences	March 4 th -8 th , 2024
Parent engagement event (Dr. Suess)	March 4 th , 2024
Teacher Appreciation Week	May 6 st – 10 th , 2024
Parent engagement event (Time to Be Determined)	May 20 th , 2024
PC Tots Birthday Party (Donate for the month of May)	May 31 st , 2024
Parent-Teacher Conferences	June 10 th – 14 th , 2024
Kindergarten Graduation	August 8 th , 2024
Move up Date for 0-4	August 26 th , 2024

PC Tots maintains the right to change the calendar at any time. Tuition and fees are not prorated for illness, holidays, inclement weather, professional development days, or emergency closures.

Table 3 - Tuition Scholarship Schedule 2023



PC TOT'S TUITION

Mission

PC Tots is a non-profit that provides our Park City and Summit County workforce and families access to high-quality childcare, education, and kindergarten school readiness. PC Tots has a critical mission of having a diverse socioeconomic and cultural blend of children, leading to rich community building and social equity from a young age.

Tuition

A student’s tuition is billed monthly. Billing payments will occur through Brightwheel and may be made monthly or biweekly per each family’s PC Tots financial agreement. Tuition is adjusted annually and may increase. Tuition is billed monthly so long as your child is enrolled as a student, regardless of attendance. Tuition rates are not reduced for Holidays, Weather Closures, Staff Professional Development Days, Student Illness, or Student Vacations. Tuition rates are subject to change with a minimum of 90 days’ notice.

Tuition as of July 1, 2023:

	Infants Class, Wobblers Class, Toddlers Class, & Big Tots Class	Preschool Class
Monthly Tuition	\$2000.00	\$1,600

Subsidies and Scholarships

PC Tots staff will work with families to apply for available childcare [subsidies](#) through DWS and scholarships provided by PC Tots donors. Families that financially qualify for Utah’s Department of Workforce Services (DWS) [subsidies](#) are required to apply for this childcare assistance. Families are required to apply for the DWS subsidy if their income is below or at the DWS monthly [income limits](#) for childcare subsidies. Children must be U.S. citizens or qualified aliens. Parents do not need to provide information regarding immigration status, work authorization, or social security numbers. Single parents must work an average of at least 15 hours per week and make at least minimum wage. For 2-parent households, the second parent must work an average of at least 30 hours a week. The amount of potential

payments (paid directly to providers) depends upon the age of the child, the copayment assigned to the case, and the type of provider.

Subsidies

	Infants/Wobblers 0-18 months	Toddlers 19-36 months	Preschool 3-5 years
Maximum DWS Subsidy	\$1,040 (0-24 months)	\$821 (2-year-olds) \$757 (3-year-olds)	\$754 (4-year-olds) \$731 (5-year-olds)

PC Tots' donor-provided scholarships are provided to families that do and do not qualify for the subsidy from DWS based on the Summit County Area Median Income (AMI) and a family's Gross Annual Income. The chart below identifies the monthly parent payment/scholarship amount:

Scholarships

	Infants Class, Wobblers Class, Toddlers Class, & Big Tots Class (Early learning)		Preschool Class	
Monthly Tuition	\$2000.00		\$1600.00	
Summit County AMI	Parent Payment (Early Learning)	Scholarship	Parent Payment Preschool	Scholarship
150%	\$2000	\$ 0	\$1600	\$ 0
120%- 149%	\$1500	\$500	\$1200	\$400
101%-120%	\$1250	\$750	\$1000	\$600
81%-100%	\$1000	\$1000	\$800	\$800
51%-80%	\$750	\$1250	\$600	\$1000
Below 50 %	\$500	\$1500	\$400	\$1200

PC Tots calculates the PC Tots AMI table in consultation with the Summit County AMI; PC Tots expands the AMI to incorporate the higher tiers. This table intends to identify family AMI ranges and supports families with PC Tots scholarships.

Area median income is adjusted annually (To determine where your AMI is, look at

your taxes line 9)

PC Tots 2023 AMI INDEX							
AMI	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household	7 Person Household	8 Person Household
150%	\$ 169,950	\$ 191,250	\$ 212,400	\$ 229,500	\$ 246,450	\$ 263,400	\$ 280,500
120%	\$ 135,960	\$ 153,000	\$ 169,920	\$ 183,600	\$ 197,160	\$ 210,720	\$ 224,400
100%	\$ 113,300	\$ 127,500	\$ 141,600	\$ 153,000	\$ 164,300	\$ 175,600	\$ 187,000
80%	\$ 90,640	\$ 102,000	\$ 113,280	\$ 122,400	\$ 131,440	\$ 140,480	\$ 149,600
50%	\$ 56,650	\$ 63,750	\$ 70,800	\$ 76,500	\$ 82,150	\$ 87,800	\$ 93,500
DWS Income limits	\$49,524	\$61,176	\$72,828	\$84,492	\$96,144	\$98,328	\$105,036

Documents Required

Please have the following items ready for the tuition meeting

- Verification of the child's age (Birth Certificate and/or Medicaid card, baptism or blessing certificate, Foster Care placement letter, Hospital Certificate, I-94, or passport.)
- Child's immunization record
- Proof of income for the previous 12 months (tax forms in the prior year are preferred: also accepted are: W-2 forms, 1099's, alimony, unemployment, Social Security or military income, etc.) (Tuition rate cannot be determined without income verification)
- Proof of Residency or Employment address in Summit County (For residence, a recent copy of the utility bill, rental agreement, or mortgage statement in the parent's name that lists the address.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/22/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Wasatch Leavitt Ins 2029 Sidewinder Dr, Suite 100 P0 Box 682770 Park City UT 84068	CONTACT NAME: Rita Hendrickson PHONE (A/C, No, Ext): (435)645-8336 FAX (A/C, No): (801)224-0815 E-MAIL ADDRESS: rita-hendrickson@leavitt.com														
APPROVED															
INSURED Park City Tots Inc, DBA: P C Tots 1850 Sidewinder #410 Park City UT 84060	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A: Philadelphia Ins Group</td> <td>A18058</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Philadelphia Ins Group	A18058	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER E:															
INSURER F:															

COVERAGES

CERTIFICATE NUMBER: CL238712921

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY	X	Y	PHPK2486076	11/7/2023	11/07/2024	EACH OCCURRENCE \$ 1,000,000	
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000	
							MED EXP (Any one person) \$ 5,000	
							PERSONAL & ADV INJURY \$ 1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 3,000,000	
	☒ POLICY ☐ PRO-JECT ☒ LOC						PRODUCTS - COMP/OP AGG \$ 3,000,000	
	OTHER:						Sexual Abuse or Molestation Abuse \$ 1,000,000	
A	AUTOMOBILE LIABILITY	X	Y	PHPK2486076	11/07/2023	11/07/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000	
	☐ ANY AUTO							BODILY INJURY (Per person) \$
	☐ ALL OWNED AUTOS						☐ SCHEDULED AUTOS	BODILY INJURY (Per accident) \$
	☒ HIRED AUTOS						☒ NON-OWNED AUTOS	PROPERTY DAMAGE (Per accident) \$
							\$	
A	UMBRELLA LIAB	X	OCCUR	PHUB839812	11/07/2023	11/08/2024	EACH OCCURRENCE \$ 1,000,000	
	EXCESS LIAB						CLAIMS-MADE	AGGREGATE \$ 2,000,000
	DED RETENTION \$							\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N	N/A				☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)							E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYEE \$
								E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			PHPK2486076	11/07/2023	11/07/2024	1,000,000 \$ 3,000,000	
	Sexual Abuse/molestation						PHPK2486076	11/07/2023

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The landlord, (Park City Municiple) its officers, officials, employees and volunteers are named as additional insured for the general liabiity and the auto coverage.

Property situate: 1255 Park Avenue-3rd Floor-Park City, UT 84098. Umbrella is following form

CERTIFICATE HOLDER

CANCELLATION

Park City Municipal P O Box 1480 Park City, UT 84060	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Aline France/ALFRAN <i>Aline France</i>
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/21/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER WCF SOLUTIONS INC PO BOX 2259 SANDY UT 84091-2259	CONTACT NAME: KATHALINA CORREDOR PHONE (A/C, No, Ext): (800) 446-2667 FAX (A/C, No): E-MAIL ADDRESS: CUSTOMERSERVICE@WCF.COM														
APPROVED	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: WCF MUTUAL INSURANCE COMPANY</td> <td>10033</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: WCF MUTUAL INSURANCE COMPANY	10033	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															
INSURED PARK CITY TOTS INC PC TOTS 1940 SIDEWINDER DRIVE PARK CITY UT 84060															

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	Y	3452965	02/01/2023	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverage limited to locations in Utah and operations subject to the jurisdiction of Utah law. BLANKET WAIVER OF SUBROGATION APPLIES IN FAVOR OF ANY PERSON OR ORGANIZATION THE NAMED INSURED HAS AGREED BY WRITTEN CONTRACT TO FURNISH THIS WAIVER.

CERTIFICATE HOLDER

PARK CITY MUNICIPAL CORPORATION
455 MARSAC AVE
PARK CITY UT 84060

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

UTAH WAIVER OF SUBROGATION ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Utah is shown in Item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule. Our waiver of rights does not release your employees' rights against third parties and does not release our authority as trustee of claims against third parties.

Schedule

1. **Waiver Type**Blanket
- Any person or organization for whom the named insured has agreed by written contract to furnish this waiver.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

Endorsement Effective	11/21/2023	Policy No.	3452965	Endorsement No.
Insured	PARK CITY TOTS INC			Premium
	1850 SIDEWINDER DRIVE STE 410			
	PARK CITY, UT 84060			
Insurance Company	WCF Mutual Insurance Company			
	Countersigned by _____			

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**GENERAL LIABILITY DELUXE ENDORSEMENT:
DAY CARE ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE

It is understood and agreed that the following extensions only apply in the event that no other specific coverage for the indicated loss exposure is provided under this policy. If such specific coverage applies, the terms, conditions and limits of that coverage are the sole and exclusive coverage applicable under this policy, unless otherwise noted on this endorsement. The following is a summary of the Limits of Insurance and additional coverages provided by this endorsement. For complete details on specific coverages, consult the policy contract wording.

Coverage Applicable	Limit of Insurance	Page #
Damage to Premises Rented to You	\$1,000,000	2
Extended Property Damage	included	2
Non-Owned Watercraft	Less than 58 feet	2
Medical Payments	\$20,000	2
Medical Payments – Extended Reporting Period	3 years	3
Athletic Activities	Amended	3
Supplementary Payments – Bail Bonds	\$2,500	3
Supplementary Payment – Loss of Earnings	\$500 per day	3
Employee Indemnification Defense Coverage for Employee	\$25,000	3
Additional Insured – Managers and Supervisors	Included	3
Additional Insured – Broadened Named Insured	Included	4
Additional Insured – Managers, Landlords, or Lessors of Premises	Included	4
Additional Insured - Lessor of Leased Equipment – Automatic Status When Required in Lease Agreement With You	Included	4
Additional Insured – Grantor of Permits	Included	4
Damage to Property You Own, Rent, or Occupy	\$30,000 limit	4
Transfer of Rights of Recovery Against Others To Us	Clarification	5
Duties in the Event of Occurrence, Claim or Suit	Included	5
Unintentional Failure to Disclose Hazards	Included	5
Liberalization	Included	5
Bodily Injury – includes Mental Anguish	Included	5
Personal and Advertising Injury – includes Abuse of Process, Discrimination	Included	6

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**ADDITIONAL INSURED
PRIMARY AND NON-CONTRIBUTORY INSURANCE**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART**SCHEDULE**

Effective Date: 11/07/2023

Name of Person or Organization (Additional Insured):

Park City Municipal Corporation
Its officers, officials, employees
and volunteers
PO Box 1480
Park City, UT 84060

SECTION II – WHO IS AN INSURED is amended to include as an additional insured the person(s) or organization(s) shown in the endorsement Schedule, but only with respect to liability for “bodily injury,” “property damage” or “personal and advertising injury” arising out of or relating to your negligence in the performance of “your work” for such person(s) or organization(s) that occurs on or after the effective date shown in the endorsement Schedule.

This insurance is primary to and non-contributory with any other insurance maintained by the person or organization (Additional Insured), except for loss resulting from the sole negligence of that person or organization.

This condition applies even if other valid and collectible insurance is available to the Additional Insured for a loss or “occurrence” we cover for this Additional Insured.

The Additional Insured’s limits of insurance do not increase our limits of insurance, as described in **SECTION III – LIMITS OF INSURANCE.**

All other terms, conditions, and exclusions under the policy are applicable to this endorsement and remain unchanged.

POLICY NUMBER: PHPK2626198

COMMERCIAL GENERAL LIABILITY
CG 24 04 05 09

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Person Or Organization:

Park City Municipal Corporation, Its officers, officials, employees, volunteers

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. **Transfer Of Rights Of Recovery Against Others To Us** of Section IV – Conditions:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.