PARK CITY COUNCIL MEETING MINUTES
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:

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

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

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

Council Member Dickey asked how to tie the PID to this specific project. He indicated the development agreement could be amended and he wanted the PID to be directly tied to this plan. Budge indicated it would be tied to the Planning Commission approval of the project. Council Member Dickey asked how they could guard the PID so if the development agreement changed, it wouldn't go to the changed plan. Larson stated part of the agreement approving the PID was protecting the multi-modal. He stated there could be tweaks in the resolution to specify that. Budge supported adding clarifying language. Larson stated under the approved development plan they would note the PID bond proceeds would be utilized towards the improvements contemplated by the 13th amendment unless otherwise approved by the City. Council Member Dickey wanted to guard against the other improvements having the same elements. Plane stated they could pull up some proposed amendments to the governing document and Deer Valley and the Council could look at them. Larson read the proposed language under Number Two. He suggested listing the multi-modal and horizontal amendments.

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

Council Member Ciraco was excused at 3:35

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

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

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

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

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

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

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

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

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

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

CLOSED SESSION

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

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

V. ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder