



JOINT PARK CITY AND SUMMIT COUNTY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060

July 11, 2023

The Councils of Park City and Summit County, Utah, met in open meeting on July 11, 2023, at 9:00 a.m. in the City Council Chambers.

JOINT CITY COUNCIL AND COUNTY COUNCIL MEETING

I. ROLL CALL

| Park City Council Attendee Name | Status |
|--|----------------|
| Mayor Nann Worel Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell (via Zoom) Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney | Present |
| None | Excused |

| Summit County Council Attendee Name | Status |
|---|----------------|
| Chair Roger Armstrong Vice Chair Malena Stevens Council Member Tonja Hanson (online) Council Member Canice Harte Council Member Chris Robinson Shane Scott, County Manager Janna Young, Deputy County Manager Helen Strachan, Deputy County Attorney | Present |
| None | Excused |

II. AFFORDABLE HOUSING DISCUSSION AND UPDATES

Regionalization Feasibility Taskforce Update:

Jeff Jones, Economic Development and Housing Director, and Jason Glidden, Housing Development Manager, presented this item. Jones reviewed a committee was formed to discuss the creation of a regional housing authority. He stated it was simple to form housing authorities in Utah, but noted they didn't have power to levy taxes. It was recommended that a housing authority should have some board members from the affordable housing community. Glidden stated the trend was to consolidate housing authorities. Jones stated one agency should be in charge of the finances of the authority.

Glidden reviewed the pros of having a regional housing authority, including regional collaboration, reduced political influence, access to federal funding, and stewardship. Some cons included increased rules and regulations, local financial subsidies, and potential political conflicts. He stated if the Councils wanted to move forward, they would enter into an interlocal agreement.

Council Member Robinson thought a housing authority was a good idea. He thought the pros outweighed the cons. He favored getting the voucher program up and running. This was an aggressive timeline, but he hoped to see things happen sooner if possible. He also stated they could look at combining the moderate income housing plans.

Mayor Worel also favored the accelerated timeline and wanted to get this moving. She asked if the housing authority could do long-range planning. Daniel Nackerman, Salt Lake City Housing Authority Executive Director, stated one reason for a housing authority was so the public officials could have more of a role in guiding the process and having more control over what happened with affordable housing. He thought it was wise to consider a regional approach.

Council Member Doilney stated the Councils knew this was a priority and he hoped the timeline could be expedited by focusing on the interlocal agreement as soon as possible. Jones indicated each entity could form a housing authority and then they could combine into a regional housing authority. Council Member Harte stated the holdup would be Park City's budget cycle, since the new fiscal year would start July, 2024. Each entity would help start the authority by contributing \$250,000. Council Member Gerber stated that contribution would just cover staff costs. Council Member Doilney cautioned the Councils shouldn't assume the minimal cost, but should weigh the worst-case scenario, and should assume there would need to be more contributions and the process would take longer.

Council Member Gerber asked what the authority would accomplish and what the long-term financial obligations would look like. There was no way to capitalize on vouchers. Development projects could be capitalized, but until then, the City and County would have to continue to contribute funds. Glidden stated there were ways housing authorities generated revenue. One way was development, but after a couple of developments, they would become self-sufficient.

Council Member Robinson stated the entities didn't have to commit to a multi-year funding allocation. They could form the authority and then there could be possible budget amendments to fund it. Chair Armstrong stated a huge part of funding was for administrative costs since that person would be applying for federal money. There might also be a financial manager position to fund. Nackerman thought the group was accurate in the startup cost estimate. He didn't know of any housing authorities who continually relied on cities and counties once they were up and running. He knew there were entities that had separate housing departments in addition to the housing authority. He noted vouchers came with an administrative fee. Vouchers could be leveraged in real estate projects. He noted the Salt Lake City Housing Authority relied on Health and Human Services programs and Veteran's Administration programs that came with administrative fees.

Council Member Rubell asked what outcome would be achieved today. Chair Armstrong stated the Councils should decide if they had all the information needed to take the next step and start the structure. Chair Armstrong asked if this should be a regional housing authority or separate housing authorities and a joint housing authority by contract. He noted separate authorities might have greater access to funding. Nackerman stated there were many ways to work jointly as housing authorities. He thought the easiest way to start might be for Park City and Summit County to each form a housing authority and then immediately form a joint housing authority. He stated state law dictated that two or more housing authorities may cooperate with each other or jointly exercise any or all of their powers. Council Member Robinson stated separate authorities would be preferable and then contracts could be made for collaboration. Then other entities could roll into the regional authority if they chose. Nackerman indicated some cities/counties shared funding, but almost anything was possible. Chair Armstrong was concerned that they would be competing for staff or funding if separate entities were created. Council Member Robinson stated the separate authorities would be created, but only the regional authority would be staffed. Chair Armstrong didn't know if that was possible since there needed to be boards for each authority. He didn't know if there would be waste in forming multiple authorities.

Council Member Harte stated once a housing authority existed, it would be its own entity with an executive director. That person would be seeking opportunities for projects and development. Nackerman indicated HUD pushed consolidation, but they were having a hard time since entities wanted to do their own thing. Sometimes regional authorities were created for joint purposes. He thought it was cumbersome having two authorities working together piecemeal. He indicated grants were very specific to the parameters of the entity. Jones indicated the state dictated the steps for creating a housing authority and noted each entity would create one and then a regional one would be created between the two. Chair Armstrong asked if each entity would still be responsible for its moderate-income housing plan, to which it was affirmed.

Vice Chair Stevens stated the Councils supported having housing authorities. The next steps would be to create a larger subcommittee to look into these issues. Council Member Dickey asked if a larger subcommittee was needed or if expertise would be brought in to move this forward. Council Member Harte indicated outside groups wanted to be involved, and some members of the public would like to give their input as well.

Council Member Dickey firmly supported moving forward with a housing authority. Council Member Stevens supported moving forward and indicated Council Member Hanson was listening online and supported moving forward. Council Member Doilney supported moving forward. Council Member Toly wanted to create a strategic plan to know they were on the right track with each Council. Chair Armstrong asked how the authority would act with Park City and Summit County. He also asked if each entity would have to go through the housing authority if they wanted to build housing. Council Member Toly stated each entity could create their own projects. She indicated other cities could be part of the regional authority too. Chair Armstrong stated the entities would select the authority, and asked what would happen if people got on the housing authority board who had different priorities than Park City and Summit County. Council Member Toly stated the authority had the ideas, but the entities had to approve them. Council Member Dickey wanted the committee to consider the problem of duplication in projects, efforts, and resources. He thought the City's projects should be put into this organization instead of having them moving forward with other projects separately. This organization could get HUD funds and it would be operationally better. Council Member Toly stated the current projects should stay with the separate entities since they were mid-project.

Council Member Harte indicated there were options with the authority. One of the main benefits of a housing authority was federal funding, which the City and County were not currently getting. Council Member Gerber supported moving forward, but wanted to hear from other authorities regarding how they got their start and funding. Council Member Rubell supported moving forward, but wanted to focus on the outcomes instead of the behind the scenes that would get to the outcomes. He did not favor redundancy and agreed with Chair Armstrong that there should be a light organization and then a regional housing authority being a regional discussion. He recommended focusing on what we wanted to achieve and then asking the attorneys to help make those things work. Mayor Worel agreed and asked if the timeline aligned with the County's budget process. Chair Armstrong stated the challenge would be determining an accurate number that each entity would be contributing. Council Member Harte stated the estimate from Nackerman was a total of \$500,000-\$1 million.

Council Member Toly asked if the Councils wanted the timeline sped up. Council Member Doilney wanted the housing authority to be a priority, but he wanted a thorough process. Vice Chair Stevens suggested the Councils receive monthly updates on the committee's progress. Council Member Rubell favored independence with collaboration.

Affordable Housing Project Specific Updates:

Glidden reviewed Park City's projects currently underway, including 185 affordable units in Studio Crossings. Chair Armstrong asked if seniors could have housing in this development. Glidden stated townhomes were being constructed that were senior friendly. Holiday Village/Park Avenue (HOPA) Apartments were being redeveloped to make 317 units. EngineHouse would have 99 affordable units, and he noted all these projects were 100% rental units. The Mine Bench property was being considered for workforce housing for the resorts and would have 240 affordable units. The Clark Ranch property was west of Highway 40 and the City was doing a feasibility study to determine if this was a good area for affordable housing. He hoped they could put up to 300 affordable units there.

Jones reviewed Summit County's projects, including the rehabilitation of Elk Meadows. The Slopesides Apartments included 169 units with 1,107 beds. Silver Creek Village had 330 income restricted units, of which 170 of the units were deed restricted currently. Chair Armstrong asked staff to look into eliminating the area median income (AMI) percentage and imposing rent caps instead.

III. 3KINGS WATER TREATMENT PLANT OVERVIEW

Clint McAfee and Michelle DeHaan, Public Utilities, presented this item. McAfee reviewed the City had been using water from mining tunnels for over 100 years. He reviewed the Spiro Water Treatment Plant was built in 1993 to remove heavy metals. It was upgraded in 2004 to remove arsenic and was demolished in 2019. The water from mining tunnels provided 45% of the water to the area. Up to this point, the treatment facilities were not adequate to treat the mining water. He stated there was a stipulated compliance order from the state that the City would treat 100% of the Judge Tunnel and a portion of the Spiro Tunnel, and the water treatment would increase over the next few years.

McAfee stated the new facility was designed to fit into the neighborhood and minimize the impact. He indicated because of the three water treatment plants, the City now produced excess water. They were currently studying a pipeline along SR 224 to get surplus water to Snyderville Basin. Council Member Robinson asked what the cost was for the surplus water. McAfee stated the amount the City charged to Weber Basin was not subsidized. The rate was similar to the commercial customers. The \$142 million in debt for this facility was issued with under 2% interest and the rate structure was made with that debt in mind.

It was indicated the next joint meeting would be held September 12th at Park City Hall.

IV. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



Public Utilities



History of MIW

Judge Tunnel

1946 - Judge Tunnel replaces the Alliance Tunnel as primary source

2013 – stopped using for drinking water due to water quality

2013 – pipeline from Judge to Spiro constructed



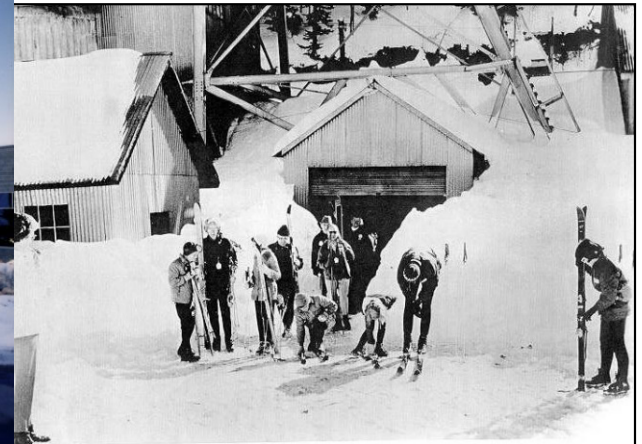
Spiro Tunnel

1930's - Spiro Tunnel first used

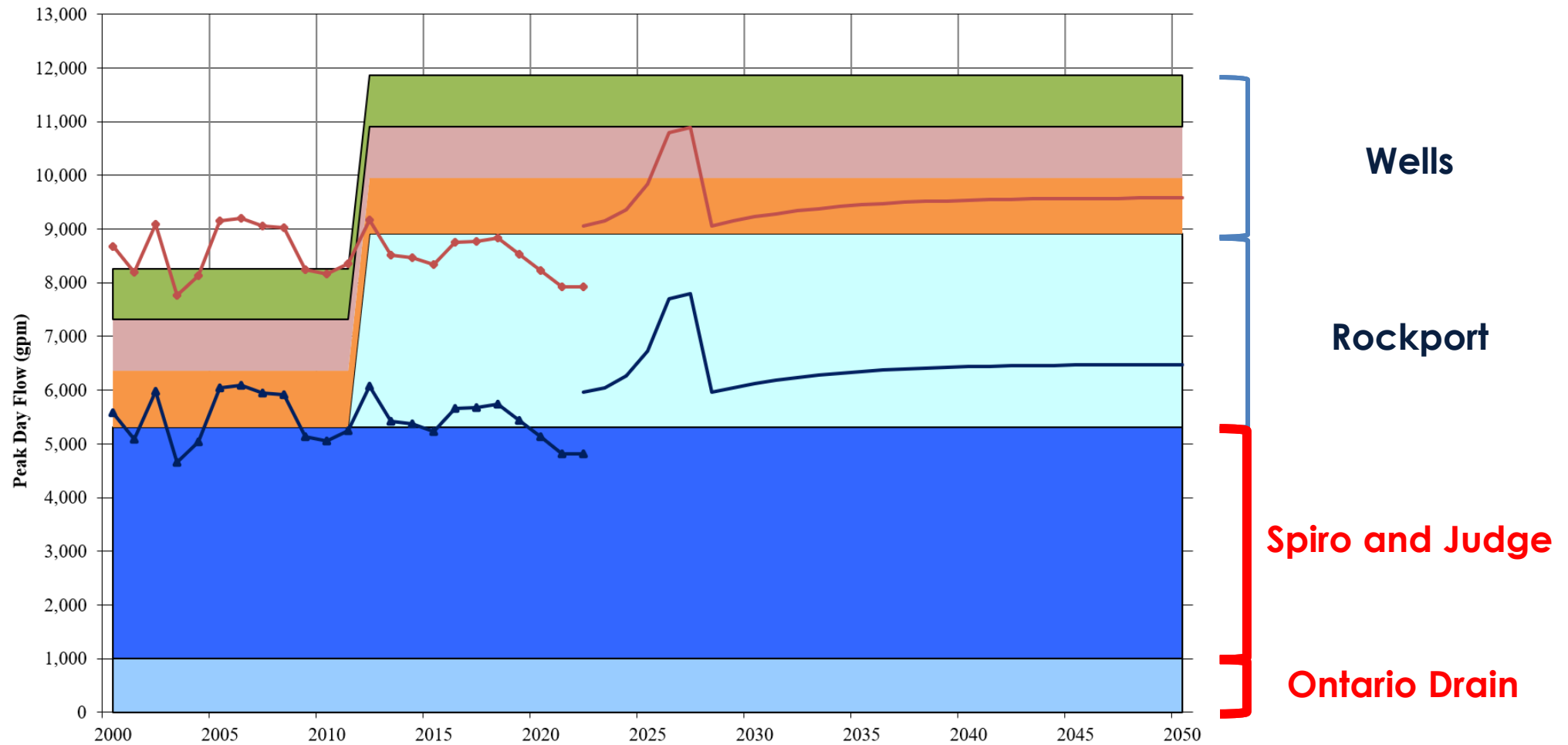
1993 - Spiro WTP first built to remove heavy metals, primarily arsenic, thallium, antimony, iron and manganese - likely one of the 1st Arsenic & Thallium drinking water plants

2004 - Spiro WTP upgraded for new arsenic standard

2019 – Spiro WTP demolished to make way for 3Kings WTP



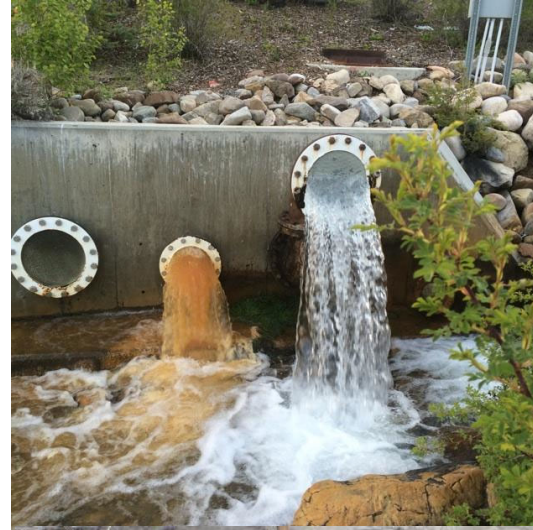
Significant Water Source



Problem

Water Quality

- Relatively low turbidity, but high metals concentrations, with periodic turbidity spikes
- Exceeds Drinking Water Limits
- Exceeds Stream Water Limits
- Treatment facilities were not adequate
- 2007 - Park City experiences a large release of accumulated metals from the distribution system piping
- 2010 – Park City experiences a second release



Regulatory Solution

Negotiated Compliance Schedule – Balanced Approach

Stipulated Compliance Order Summary

Maintain protection of the environment while minimizing cost to Park City

Treatment Plant maximum capacity of 3,000 gpm

2024 – Minimum treatment rate of 1,350 gpm

- 100% Judge Tunnel water treatment

- Portion of Spiro Tunnel

2029 Minimum treatment rate of 1,850 gpm

- 100% Judge Tunnel water treatment

- Portion of Spiro Tunnel

2033 – DWQ and Park City will determine:

- If additional treatment is needed

- Develop future compliance schedule based on a modified SCO and/or a modified

- Permit if treatment beyond 3,000 gpm is required

Infrastructure Solution

3Kings WTP - 7.2 MGD Conventional Metals Removal WTP on STEROIDS!



| Metals Exceeding Regulatory Limits | Old Spiro WTP | 3Kings WTP |
|---|------------------|----------------|
| Antimony | ✗ | ✓ |
| Arsenic | ✓ | ✓ |
| Cadmium | ✗ | ✓ |
| Iron | ✓ | ✓ |
| Lead | ✓ | ✓ |
| Manganese | ✓ | ✓ |
| Thallium | ✗ | ✓ |
| Zinc | ✗ | ✓ |
| Surface Water Rated Treatment Capacity | ✗ 2,100 gpm | ✓ 5,000 gpm |

3Kings WTP Architecture



Other Prerequisite Projects and Funding

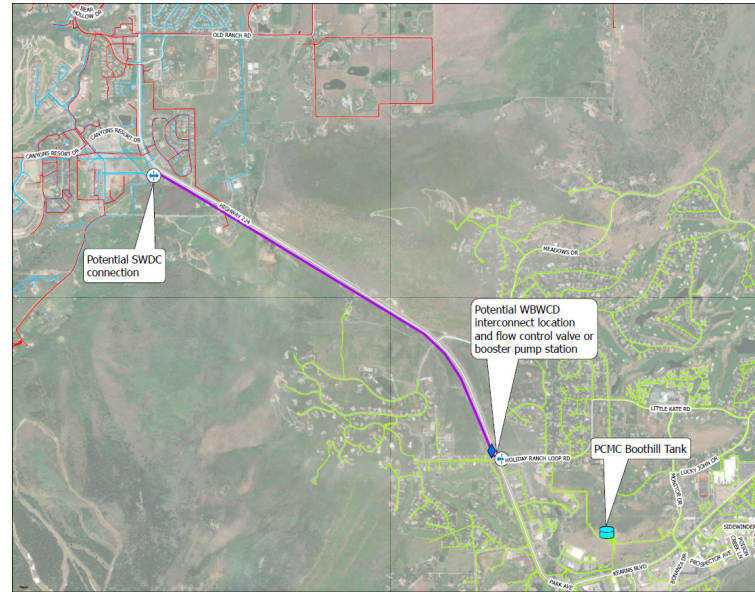
- 2020 and 2021 Water Revenue Bonds - \$140M
- Judge Tunnel Pipeline
- Quinns Junction Water Treatment Plant Upgrades
- Quinns Junction Maintenance Building
- Creekside Water Treatment Plant
- Highway 248, Three Kings, and Golf Course Water Lines
- Golf Course Pond Dredging
- Spiro Tunnel Rehabilitation
- Spiro WTP Demolition



- Empire Tank Reconstruction
- Public Works Operations Headquarters
- Golf Maintenance Building

Regional Impact

- Surplus Water and Treatment Capacity
- Proposed Hwy 224 Interconnect
 - Leverage Park City surplus to delay large, expensive regional water project



3Kings WTP



Quinns Junction WTP



Creekside WTP

Summary

Key Take Aways

- 3Kings WTP adds to Park City's robust water treatment infrastructure
 - Increased water quality and resiliency
 - Addresses mining legacy
 - Will serve future generations
- Surplus water supply and treatment capacity

