



**PARK CITY COUNCIL MEETING  
SUMMIT COUNTY, UTAH  
April 11, 2024**

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/82644198209>

**CLOSED SESSION - 3:00 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.

**STUDY SESSION**

3:55 p.m. - SR-248 Transportation Visioning Study Session

5:10 p.m. - Break

**REGULAR MEETING - 5:30 p.m.**

**I. ROLL CALL**

**II. PRESENTATION**

1. Rocky Mountain Power Park City to Judge Wildfire Project Overview

**III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**

Council Questions and Comments

Staff Communications Reports

1. Enterprise Resource Planning Software Replacement
2. Sales Tax, Budget Monitoring, and Operating Insights

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

**V. CONSIDERATION OF MINUTES**

1. Consideration to Approve the City Council Meeting Minutes from March 14 and 22, 2024

**VI. CONSENT AGENDA**

1. Request to Authorize the City Manager to Execute a Construction Agreement with Trapp Construction LLC, as Approved by the City Attorney, for the Placement and Construction

- of Two Pedestrian Bridges to be Installed on the Rail Trail, in the Amount of \$488,051.87
- 2. Request from Former Park City Economic Development and Analytics Director, Erik Daenitz, to be Released from any Restrictions in Park City Code 3-1-10

## **VII. NEW BUSINESS**

- 1. FY25 Capital Budget Preview
  - (A) Public Input
- 2. Discuss Proposed FY25 Fee Schedule
  - (A) Public Input

## **VIII. ADJOURNMENT**

## **IX. PARK CITY HOUSING AUTHORITY MEETING**

### **ROLL CALL**

### **PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)**

### **NEW BUSINESS**

- 1. Consideration to Purchase a Property Located at 1800 Homestake Road, #364-U to be used as Affordable Housing
  - (A) Public Hearing (B) Action

### **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 Communications Report

**Subject:** Recreate 248: SR-248 Transportation Visioning Study Session  
**Author:** Julia Collins, Transportation Planning Manager  
Conor Campobasso, Senior Transportation Planner  
Alex Roy, Assistant Transportation Planning Manager  
**Department:** Transportation Planning  
**Date:** April 11, 2024

#### Summary

The Transportation Planning Department, with support from Horrocks (Consultant), will facilitate a study session to determine a path forward for the [SR-248 corridor](#). The Utah Department of Transportation (UDOT) statewide [Long Range Transportation Plan 2023-2050](#) provides a high-level regional vision for this corridor as a “high-capacity transit corridor.” As Park City and UDOT look to the next decade to achieve this vision, three potential “Process Paths” will be discussed. In addition, we will also consider the risks and benefits of each path and information to aid in the decision-making process for actionable next steps.

#### Study Session Goals

1. Understand past efforts to advance transportation services on SR-248, mitigate traffic and congestion, improve pedestrian safety and bike amenities, safe routes to school, neighborhood mitigation, and what conditions have changed since previous efforts;
2. Define what challenges and opportunities we face when working to improve SR-248 overall; and
3. Agree on the next steps for moving the process forward.

#### Corridor Overview

UDOT and Park City’s demonstrated commitment to managing travel demand and providing transportation choices for residents and visitors along SR-248. Investments in the past five years totaled over \$15 million, including, but not limited to:

- The city, over the years, through the WALC funding and traffic mitigation, has invested in significant traffic calming measures, pathways, neighborhood mitigation, landscaping, and pedestrian safety improvements in the Comstock, Wyatt Earp, and Prospector neighborhoods.
- (2010) Comstock pedestrian tunnels
- (2010) Comstock complete street reconstruction
- (2018) High School pedestrian tunnel
- (2021) Pedestrian safety improvements at crossings, including high visibility crosswalks and pedestrian crossing technology.
- (2021) Westbound shoulder reconstructed for transit express bypass; service introduced winter 2021/22
- (2022) New traffic signal at Richardson Flat Road
- (2022) Activation of the Richardson Flat Park and Ride with frequent transit service to the Old Town Transit Center

- (2023) Eastbound shoulder reconstructed for transit express bypass; service introduced winter 2023/24
- (2023/24) Express transit service between Richardson Flat Park and Ride and the ski resorts

Several million dollars more will be invested in the upcoming years within the Highway 40/SR-248 interchange to improve capacity, reduce queuing, conduct planning for the Rail Trail SR-248 overpass, and realign aspects of the Old Highway 40 intersection.

### Corridor History

The milestone history below will help set the stage for the study session. The planning environment has changed over the last 15 years, including a new City Council, new UDOT Region 2 leadership, and new UDOT mobility goals and solutions. Summarized below are several historical summaries regarding SR-248 to provide context:

**2009:** Park City conducted [a corridor study](#) that looked at four cross-section alternatives for SR-248 and ultimately recommended a four-lane cross-section (with HOV/Bus Lanes) from Wyatt Earp to Old Dump Road (Richardson Flat Rd). The plan was to work with UDOT to obtain environmental clearance, add the project to UDOT's funding plan, identify cost estimates, develop engineering and final design, and then move to construction in 2011. Coming out of this plan, an environmental clearance recommendation is what started the Environmental Assessment (EA) in 2017-2020.

**2014:** UDOT completed a Concept Report aimed at improving the capacity and bike facilities along SR-248 between SR-224, and US-40. This included the potential widening of most of the roadway to a 5-lane configuration, with bike lanes in both directions. The Concept Report supported conducting an Environmental Assessment (EA) and proceeding with the design phase for the High School Tunnel, (2017-2020).

**2015:** Park City and UDOT jointly assess SR-248 and produced a Technical Memorandum noting that the existing traffic conditions on SR-248 operate generally within an acceptable range of delay/LOS (LOS D or better), with the exception of the Bonanza Drive intersection during the PM peak hour. At this location, the volume of northbound to eastbound right-turning vehicles is high, as well as the eastbound through movement on SR-248 (both movements headed from Park City to US-40). The volumes for these two movements are the main contributing factors to the LOS E/F during this peak hour.

The future scenarios showed a significant worsening compared to the existing conditions, especially at the SR-224/SR-248 and US-40/SR-248 intersections. Other locations within the model showed improvement due to the metering effect of intersections failing. If capacity improvements are made at the two underperforming locations, it was anticipated that the delay would move to other intersections.

**2017-2020:** In partnership with UDOT, the EA study ([June 20, 2019 Council Meeting](#)) was conducted to address corridor operations. The EA goals were to alleviate and manage congestion on SR-248 and the SR-248/SR-224 intersection, comply with UDOT engineering standards, and manage access, with secondary goals to improve

bike, pedestrian, and transit options, reduce vehicle miles traveled, and increase the volume of people able to move through the corridor.

The EA eventually recommended a Preferred Alternative, requiring land condemnation and potentially cutting into parts of PC Hill to provide a consistent and widened cross-section with five lanes. Specifically, two vehicle travel lanes would be created in each direction, and a median/center turn lane through the entire corridor. The Preferred Alternative would have:

- Widen the SR-224/SR-248 intersection to provide dual left-turn lanes from southbound SR-224 to eastbound SR-248, as well as created dual right-turn lanes from westbound SR-248 to northbound SR-224;
- Added right-turn bays along the SR-248 corridor where they do not currently exist;
- Added left-turn bays at Comstock Drive, Wyatt Earp Way, and Richardson Flat Road; and
- Added signed and striped bicycle lanes from SR-224 to US-40.
- Required sound mitigation; potentially resulting in large sound walls against the Prospector neighborhood.

To construct the preferred alternative, the UDOT [Statewide Transportation Improvement Program \(STIP\)](#) had \$10M programmed in phase 1 of the six-year plan. When the community did not support the preferred alternative, Park City and Summit County passed a local resolution ([July 12, 2019, City Council Meeting](#)) against the project and memorialized commitments to transit-first solutions instead.

A portion of the funding from the UDOT STIP was repurposed to advance UDOT's construction work completed in 2021, consisting of pavement rehab, bus on-shoulder westbound express lanes, and pedestrian safety improvements. The verbal agreement between both agencies resulted in a commitment to transit and evaluate the corridor following the short-term investments.

**2023:** Park City conducted an Emerging Disruptors Study to analyze a variety of new technologies and strategies to enhance mobility in topic workshops with community and stakeholder representatives. Two of the workshops considered reversible arterial [flex lanes](#) and dedicated bus/HOV lanes. Council discussed the study at the [November 16, 2023, City Council Meeting](#), [the 2023 Council Retreat](#), with the final report presented at the [January 16, 2024, City Council Meeting](#).

Councilmembers expressed interest in better defining the transportation problems along entry corridors and determining if there were significant enough needs to deploy an emerging disruptor concept given their relatively pervasive impacts. Council asked if the arterial flex lanes could be utilized to advance a dedicated bus/HOV design. Transportation confirmed that this could be a design consideration, recommending both reversible arterial flex lanes and dedicated bus/HOV lanes to advance in coordination with regional partners.

## **Other Relevant Park City Transportation Planning Projects**

**Park City Forward:** Adopted as a supplement to the General Plan by City Council on September 15, 2022, [Park City Forward](#) identified two SR-248 corridor projects. The first was a Phase I SR-248 High-Capacity Transit project that increased bus transit functionality along the corridor without a detailed EIS or EA analysis. Much of the recommendation was achieved with the transit express shoulder lanes, but additional improvements along the corridor could still be developed. The second was a Big Concept SR-248 Corridor Mobility Improvement Project. This project identified significant transportation/transit improvements along the SR-248 Corridor, including concepts outside of the existing right-of-way. The two-project approach was used by Park City Forward to advance both short-term improvements and more intensive/impactful transportation/transit processes. In 2023, UDOT placed SR248 on the Rural Long Range Transportation Plan Project List, falling under the description of capacity, transit, bike, ped, and shoulder improvements.

**Short-Range Transit Plan:** Completed in 2023, the [Short-Range Transit Plan \(SRTP\)](#) recommended new transit service along the SR-248 corridor and high-frequency/express routes to park-and-ride lots. As a result of standing up the Richardson Flats Park and Ride and increased frequency on core neighborhood routes, annual ridership continues to trend upwards, approaching pre-pandemic levels for the first time in several years. With the addition of the express routes to the resorts, the number of automobiles parked at the Richardson Flats lot has increased by 211% year over year. While the new Richardson Flat transit service was successful, support for strategies for ensuring more reliable service along SR248 was heard during the SRTP process.

**Summit County / Park City Regional Park and Ride Study:** The location and function of park-and-ride lots are currently being evaluated in coordination with Summit County. A high-level project overview and progress report was presented at the [March 22, 2024, Joint Council Meeting](#). The study will estimate future park-and-ride capacity needs and identify suitable zones for expansion and/or consolidation. Project recommendations will be based on existing conditions and extensive community/stakeholder outreach. The project team will present to City and County Councils in Spring 2024.

## **Study Session Structure**

### **Define Corridor Needs**

Staff will give an overview of existing conditions and travel trends throughout the corridor and lead a discussion about current and future needs.

### **Goals Discussion**

The study session will then focus on collectively defining corridor goals to prepare Council for the 'Process Paths' discussion. Please consider the following questions in advance of this discussion:

1. Define what problems we are trying to solve on SR-248;
2. Review Council options and constraints for potential paths forward;
3. Provide direction on next steps for moving the process forward.

## Process Paths Discussion

Three potential Process Paths have been identified to consider, with a goal to agree upon one path to advance or identify missing information needed to decide. These paths have been defined through detailed coordination between PCMC, technical experts, and preliminary conversations with UDOT leadership as feasible. Paths A and B will require the project to move from the [UDOT Rural Long Range Transportation Plan](#) to [Statewide Transportation Improvement Program \(STIP\)](#).

The three Process Paths identified are described below and the session will include a discussion around the approximate timeline(s) for completing Path A or Path B, potential risks associated including, but not limited to, funding eligibility and competitiveness, outcomes, corridor operations, agency, and stakeholder partnerships.

	CONTEXT	PROS	CONS
<b>Path A</b> Conduct an alternative analysis combined with an FTA-compliant NEPA process to be eligible for federal funds.	Study the NEED to develop solutions, including mode ( <i>examples: light rail, BRT, or enhanced bus</i> ), alignment of service ( <i>examples: center versus side running, station locations, etc.</i> ), and potential impacts/tradeoffs of preferred solutions ( <i>example: corridor widening for transit-only lanes or within ROW reversible transit lanes</i> ).	<p>FTA's funding programs are highly competitive, which sets PCMC up to have a competitive project.</p> <p>It can be a scalable effort (focused study on key alternatives) to streamline the timeline and process.</p> <p>Helps to align the transit vision for the corridor and community.</p> <p>Will confirm the alternative through a data-driven evaluation process to best meet NEED.</p>	<p>It takes time and funding to study, but it can be streamlined to incorporate into future work phases (e.g., future environmental study).</p> <p>The recommended solution may be different than originally envisioned.</p>
<b>Path B</b> Agree as a Council that BRT is the preferred mode with an understanding that this will not be eligible for federal funds.	<p>Advance BRT as the preferred transit mode to coordinate with HVT/224 project; work with UDOT to design a transit solution similar to SR-224.</p> <p><i>Based on previous high-level analysis by staff through the Emerging Disruptors and other efforts, this would consider center versus side-running bus service and any flex lanes.</i></p>	<p>Getting to a shovel-ready project is likely quicker if the alignment and operations (e.g., center running versus side running) are reached swiftly.</p> <p>Demonstrates immediate action to the community.</p> <p>Already a lot of momentum for BRT and enhanced bus transition solutions for the region. A seamless mode transition for the customer from one major corridor to the other.</p>	<p>Evaluation of alternatives is still required as to how it will impact (pos and neg) the system.</p> <p>Bypassing some of the planning process can lead to less-than-optimal solutions.</p> <p>Significant unknowns could extend the timeline, including ROW acquisition, widening, or environmental impacts.</p> <p>NEPA is required to be eligible for federal funds.</p>
<b>Path C</b> Chose a No Action Alternative	Maintain the corridor as designed and operated today. Would need to look at policy changes to mitigate traffic, such as parking reductions to lessen in-town traffic.	<p>Park City finalizes its vision for the corridor.</p> <p>No additional capital funds expended.</p> <p>PCMC budgets and labor can be utilized for other transportation initiatives.</p>	<p>Reduces long-term corridor viability and flexibility.</p> <p>Does not accommodate future transit services on SR-248.</p> <p>May negatively impact the quality of life for neighborhood residents, employees, and visitors.</p> <p>May trigger UDOT to maintain operational throughput on the corridor inconsistent with Park City values.</p>

The Study Session will discuss the following questions:

1. Discuss path's A, B, and C.
2. Is Council willing to extend the timeline to conduct a planning/corridor alignment study (Path A), node, and operations today and into the future?
3. Does Council support Path B knowing State and Federal funding may challenging to secure.
4. Is Council willing to conduct a transit study that analyzes other mode forms of transit in terms of ridership, feasibility, or cost?
5. Does Council want to consider corridor widening to improve operational efficiencies and create more dedicated space for transit?
6. Is Council comfortable with SR-248 as it functions today if Path C is chosen, knowing corridor pressure will likely continue in coming years?

### **Project Charter Development**

Based on Council direction, we will develop a Project Charter to memorialize City Council decisions and goals with UDOT during any of the selected process paths. A Project Charter is a tool used on multi-agency studies or projects in the transportation field to:

1. Define what consensus means for the planning process and potential outcome(s), for example:
  - a. An agreement to complete consensus on the process and outcome.
  - b. An agreement that partial consensus on the outcome is okay if the process is defensible.
  - c. What do we do if there is no consensus?
2. Identify key agency partners crucial to advancing decisions and seeing the process through.
  - a. Depending on the desired Process Path, what do we need from UDOT to be successful? What does UDOT need this corridor to do?
3. Clarify the partners' commitments for finding durable solutions that stick.
  - a. Define roles and responsibilities for action, potential funding partnerships, and who will be the agency that owns the next steps required to get shovels in the ground.



## City Council Staff Communications Report

**Subject:** ERP Software Replacement Update  
**Author:** Mindy Finlinson, Finance Manager  
**Department:** Finance  
**Date:** April 25, 2024

### Summary

On [July 27, 2023](#), the City Council approved the Enterprise Resource Planning (ERP) software contract with Tyler Technologies to replace the current financial reporting system and associated modules and customer interfaces. Park City's existing software is a 17+ year old system, which will be sunsetting in March 2027. The implementation of the new software, Enterprise ERP, started in March 2024 and will be a 2-3 year project from start to finish.

[Enterprise ERP](#) is a powerful enterprise resource planning and accountability solution that integrates financials, payroll, purchasing, fixed assets, revenue streams, civic services, and community engagement. If deployed correctly, the system can help break down departmental data and customer service silos, streamline regulatory processes, and eliminate duplicate data entry.

Below is a detailed timeline of the planned implementation:

- **Phase 1: Enterprise ERP Financials**

April 2024 – 12 month duration

- Accounting
- Accounts Payable
- Budgeting
- Capital Assets
- Cash Management
- Contract Management
- eProcurement
- Inventory
- Project & Grant Accounting
- Purchasing
- Accounts Receivable
- General Billing
- Cashiering
- ACFR Statement Builder
- Enterprise Forms Processing
- Content Manager Core Upgrade
- Enterprise Analytics and Reporting w Executive Insights

- **Phase 2: Enterprise ERP Utility Billing**

November 2024 – 12 month duration

- Utility Billing CIS
- Utility Billing Meter Interface
- Resident Access
- Central Property File

- **Phase 3: Enterprise Permitting & Licensing**

April 2025 – 12 month duration

○ Business Management Suite	○ Decision Engine
○ Civic Access – Business Management	○ eReviews
○ Community Development Suite	○ Workforce Mobile
○ Civic Access – Community Development	○ GIS
	○ Enterprise Permitting & Licensing Core Foundation Bundle

The following demos have been scheduled:

- Enterprise Asset Management – April 8th
- Enterprise Human Resources Management – Currently under review for API integrations capabilities with existing HR systems (including: Kudos, Clear Company, Absorb)
- 2024 (awaiting latest release date from Tyler Technologies)

Additional implementations will be slotted into the above schedule and should not extend the overall estimated 2-3 year timeline. We are proactively working across departments to demonstrate the value in using an integrated system and removing the use of disparate systems when possible.

Concurrently, the IT Department is working on a standardized software policy to offer better internal support, provide a more consistent operating experience for users, and proactively protect and identify cyber security.

## Staff Communication

**Subject:** Sales Tax, Budget Monitoring, and Operating Insights  
**Author:** Budget Team  
**Department:** Budget  
**Date:** April 11, 2024  
**Type of Item:** Informational

### January Sales Tax Update

Overall, Park City's economy slowed moderately in January as the City's sales taxes, excluding Transit and Transient Room taxes, were down -4.8% from January FY23. On the lodging front, Transient Room taxes exhibited a greater reduction, down -13% from January FY23. Transit sales taxes posted a consistent decrease of -4.9% from last January as well. Fortunately, our revenue forecasting model predicted most of the moderate decline, and we remain confident our projections are aligned with actuals.

In the City's General Fund, this resulted in a similarly sized -4.6% reduction in overall sales tax revenues from the previous January. Year-to-date, General Fund sales tax revenues are 1.4% above the City's cumulative year-to-date budget due to our conservative projection and forecasting principles (higher sales tax revenues were collected than forecasted from July through November).

We also projected lower sales taxes in FY24 compared to FY23, which is why the budget variance is so low. In addition, we are somewhat optimistic that February and March sales tax numbers will come in closer to FY23 due to an increase in mobile-tracking data (from our forecasting model) for these months:

Mobile Tracking Visits Data (PCMR Base, DV Base, Main Street)	
Month	% Variance From 2023
Dec	-9%
Jan	-3%
Feb	1%
Mar	2%

As a reminder, sales tax revenues make up 38% of the General Fund budget; while sizable and greater proportionally than most communities, there are other revenue resources to offset a modest decline in sales taxes. In fact, other revenues are outpacing last year's numbers (e.g., BPE fees up \$700k, franchise tax up \$300k, etc.). Thus, even if we were to experience a slight

loss in sales tax revenue this fiscal year, the rest of the General Fund's revenues could make up the difference due to continued economic strength overall and pricing power.

Trends in the City's Capital and Transportation Funds, which also receive sales tax revenues, broadly mirrored the trends seen in the General Fund.

We will regularly assess various leading indicators in collaboration with the PC Chamber of Commerce to ensure our forecasting for the FY25 budget and revenues are adequately scrutinized and reflect the most recent economic trends.

## **February State Compliance Monthly Budget Reporting**

The attachments to this report show monthly revenue and expenditure reports detailed by fund and major object type. There may be discrepancies in YTD actuals vs. estimated budget in some cases due to program seasonality, the timing of payments, capital projects, and bond transactions.

Notable observations are similar to the last monthly report:

### **Revenues**

- Most property tax payments have been received but will continue trickling in over the next few months. We expect to come in at budget once all payments are received.
- Year-to-date Planning, Building, and Engineering fees are tracking \$1.2M over the estimated budget and \$700k above YTD FY23, mainly due to a few large residential projects in the first few months of the fiscal year. As a reminder, this revenue is extremely variable.
- County revenue is tracking above budget in the Capital Improvement Fund due to the Trails and Open Space department receiving an important RAP grant for the Rail Trail improvements and a new ditch bank mower, and a Restaurant Tax grant for winter grooming and trailhead improvements. These funds will be fully expended by the Fall of 2024.
- The Water Department is tracking above budget in miscellaneous revenue due to higher returns on our interest-bearing accounts, as the department is holding large balances to pay for the construction of 3Kings water treatment plant. Though the interest is helpful, this is not an ongoing revenue source and is only possible due to the bonds issued to fund the capital project.
- Golf Fees surpassed the annual FY24 budget, up \$490k YTD and above FY23 YTD levels. Historically, we budgeted these revenues conservatively. Beginning in FY25, revenues will be budgeted closer to actuals, as Golf Fees have surpassed the budget for several years. We are using these resources to strategically initiate a multi-year capital improvement plan as part of this year's budgeting process.
- Variance in Federal revenue within the Transportation Fund due to timing and

payment of federal grant projects.

- County revenue in the Transportation Fund is tracking higher than budgeted due to 3<sup>rd</sup> Quarter reimbursement funds from Summit County. In FY24, we have had increased expenses, such as SR248 and the bus stop projects, which are eligible for reimbursement funds. We continue to monitor the County's use and collection of this resource closely.

### ***Expenditures***

- Most personnel budgets are tracking under, as expected, due to vacancies, recruitment, and attrition in FY24, and our budgeting methodology of using maximum position range and benefits and then reducing the budgeted amounts as an accounting mechanism to balance vacancies, actual earnings, and benefits.
- Materials, services, and supplies are tracking over in the General Fund due to purchasing preparatory and/or one-time expenses such as uniforms, plow/snow removal-related expenses, and IT software renewals, which will not continue in the year's second half. We will continue to monitor as the year advances.
- Utility budgets will true up as the year progresses.
- Variances in Capital expenditures in various funds due to project timelines, invoicing, completion dates, and carry-forward amounts.

**Exhibit A:** Revenue Summary by Object and Type

**Exhibit B:** Expense Summary by Object and Type

**Exhibit C:** FY24 January Sales Tax

**Exhibit A - Revenue Summary by Object and Type**

YTD Revenue - Feb 2024	FY22	FY23	YTD Actuals	YTD Monthly Budget Estm	Variance \$	Variance %	Original Budget
<b>- 011 GENERAL FUND</b>							
Property Taxes	12,225,190	7,455,323	12,098,852	12,225,190	-126,338	-1%	13,109,914
Sales Tax	9,210,631	9,665,187	9,770,180	9,369,909	400,271	4%	18,759,861
Franchise Tax	1,658,814	1,796,727	2,118,369	1,531,248	587,121	38%	3,591,845
Licenses	303,406	386,002	396,657	359,154	37,503	10%	412,920
Planning Building & Engineering Fees	2,540,202	2,994,390	3,698,265	2,454,859	1,243,406	51%	4,137,954
Special Event Fees	75,534	85,175	104,129	172,287	-68,159	-40%	322,924
Federal Revenue	15,366	35,500	19,740	28,664	-8,924	-31%	48,362
State Revenue	70,614	69,633	69,728	57,274	12,454	22%	68,086
County/SP District Revenue		15,000		21,827	-21,827	-100%	21,827
Cemetery Charges for Services	14,306	16,516	26,448	139,199	-112,751	-81%	228,269
Recreation	1,566,426	1,601,539	1,596,258	1,605,932	-9,673	-1%	2,715,675
Ice	-3,573	0			0		
Other Service Revenue	29,364	33,380	51,468	25,710	25,758	100%	56,768
Library Fees	11,630	9,775	12,294		12,294		
Misc. Revenues	170,938	258,085	104,796	150,474	-45,678	-30%	686,242
Interfund Transactions (Admin)	1,490,200	1,773,336	1,973,072	1,898,422	74,650	4%	4,011,403
Special Revenues & Resources	547,212	556,715	197,001		197,001		
<b>Total 011 GENERAL FUND</b>	<b>29,926,259</b>	<b>26,752,283</b>	<b>32,237,256</b>	<b>30,040,148</b>	<b>2,197,107</b>	<b>7%</b>	<b>48,172,050</b>
<b>- 012 QUINNS RECREATION COMPLEX</b>							
Recreation	1,656	7,119	1,862	4,336	-2,474	-57%	4,806
Ice	524,321	618,815	702,680	443,990	258,690	58%	716,838
Misc. Revenues	353	-19	307	808	-501	-62%	1,212
<b>Total 012 QUINNS RECREATION COMPLEX</b>	<b>526,330</b>	<b>625,915</b>	<b>704,849</b>	<b>449,134</b>	<b>255,715</b>	<b>57%</b>	<b>722,856</b>
<b>- 022 DRUG CONFISCATIONS</b>							
State Revenue	2,356	750	11,035		11,035		
<b>Total 022 DRUG CONFISCATIONS</b>	<b>2,356</b>	<b>750</b>	<b>11,035</b>		<b>11,035</b>		
<b>- 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND</b>							
Property Taxes	3,845,102	3,644,862	5,209,634	3,526,450	1,683,184	48%	4,252,000
<b>Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND</b>	<b>3,845,102</b>	<b>3,644,862</b>	<b>5,209,634</b>	<b>3,526,450</b>	<b>1,683,184</b>	<b>48%</b>	<b>4,252,000</b>
<b>- 024 MAIN STREET RDA SPECIAL REVENUE FUND</b>							
Property Taxes	1,283,454	1,371	2,842	2,474	368	15%	11,319
<b>Total 024 MAIN STREET RDA SPECIAL REVENUE FUND</b>	<b>1,283,454</b>	<b>1,371</b>	<b>2,842</b>	<b>2,474</b>	<b>368</b>	<b>15%</b>	<b>11,319</b>
<b>- 031 CAPITAL IMPROVEMENT FUND</b>							
Sales Tax	4,949,242	5,030,366	5,123,636	4,818,070	305,566	6%	16,329,673
Planning Building & Engineering Fees	226,023	429,161	308,625	298,135	10,490	4%	419,695
Federal Revenue				19,652	-19,652	-100%	29,478
State Revenue	340,932	244,407	373,874	41,516	332,359	801%	62,171
County/SP District Revenue	1,785,652	35,000	698,228	33,333	664,895	1995%	50,000
Misc. Revenues	83,961	372,113	245,009	134,105	110,904	83%	3,503,219
Special Revenues & Resources	250,391	281,524	221,509		221,509		
Bond Proceeds				20,000,000	-20,000,000	-100%	30,000,000
<b>Total 031 CAPITAL IMPROVEMENT FUND</b>	<b>7,636,202</b>	<b>6,392,572</b>	<b>6,970,882</b>	<b>25,344,811</b>	<b>-18,373,929</b>	<b>-72%</b>	<b>50,394,236</b>

YTD Revenue - Feb 2024	FY22	FY23	YTD Actuals	YTD Monthly Budget Estm	Variance \$	Variance %	Original Budget
- 033 REDEVELOPMENT AGENCY-LOWER PRK							
Interfund Transactions (CIP/Debt)	2,061,688	2,061,688	2,061,688	2,061,680	8	0%	3,092,532
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	2,061,688	2,061,688	2,061,688	2,061,680	8	0%	3,092,532
- 034 REDEVELOPMENT AGENCY-MAIN ST							
Interfund Transactions (CIP/Debt)	466,664	466,664			0		
Total 034 REDEVELOPMENT AGENCY-MAIN ST	466,664	466,664			0		
- 038 EQUIPMENT REPLACEMENT CIP							
Misc. Revenues		8,360	112,383		112,383		
Interfund Transactions (CIP/Debt)	1,057,064	1,057,064	1,257,064	1,257,062	2	0%	1,885,600
Total 038 EQUIPMENT REPLACEMENT CIP	1,057,064	1,065,424	1,369,447	1,257,062	112,385	9%	1,885,600
- 051 WATER FUND							
Planning Building & Engineering Fees	976,773	608,785	771,331	515,891	255,439	50%	750,000
Water Charges for Services	12,894,651	13,437,534	15,060,767	14,130,146	930,621	7%	22,487,920
Misc. Revenues	85,635	528,691	490,940	212,843	278,097	131%	388,887
Bond Proceeds				8,318,245	-8,318,245	-100%	12,477,367
Total 051 WATER FUND	13,957,059	14,575,009	16,323,037	23,177,125	-6,854,088	-30%	36,104,174
- 052 STORM WATER FUND							
Water Charges for Services	1,020,583	1,039,164	1,093,461	1,153,632	-60,171	-5%	2,000,000
Total 052 STORM WATER FUND	1,020,583	1,039,164	1,093,461	1,153,632	-60,171	-5%	2,000,000
- 055 GOLF COURSE FUND							
Recreation	1,286,945	1,350,980	1,477,581	987,595	489,986	50%	1,406,143
Misc. Revenues	12,640	13,143	3,326	20,738	-17,412	-84%	40,128
Interfund Transactions (CIP/Debt)	16,664	16,664	16,664	16,664	0	0%	25,000
Total 055 GOLF COURSE FUND	1,316,250	1,380,787	1,497,571	1,024,997	472,574	46%	1,471,271
- 057 TRANSPORTATION & PARKING FUND							
Sales Tax	4,683,598	5,644,158	6,133,353	5,405,574	727,778	13%	15,425,176
Licenses	898,121	953,892	1,037,968	962,019	75,949	8%	981,896
Federal Revenue	5,659,321	3,396,636		4,034,449	-4,034,449	-100%	21,713,819
County/SP District Revenue		59,671	2,950,093		2,950,093		
Transit Charges for Services	6,183	16,200	85,692	37,152	48,541	131%	85,740
Misc. Revenues	40,266	34,139	75,970	40,674	35,296	87%	270,552
Special Revenues & Resources	190,273	143,473	159,776	49,782	109,994	221%	216,418
Total 057 TRANSPORTATION & PARKING FUND	11,477,760	10,248,170	10,442,851	10,529,650	-86,798	-1%	38,693,601
- 058 PARKING FUND							
Special Event Fees	195	18,387	36,236		36,236		
Fines & Forfeitures	1,662,467	2,283,425	2,661,628	2,433,914	227,714	9%	2,995,080
Misc. Revenues	-40	-3	150		150		
Total 058 PARKING FUND	1,662,622	2,301,809	2,698,014	2,433,914	264,100	11%	2,995,080
- 062 FLEET SERVICES FUND							
Interfund Transactions (Admin)	1,571,150	1,830,280	2,236,008	1,830,280	405,728	22%	3,354,000
Total 062 FLEET SERVICES FUND	1,571,150	1,830,280	2,236,008	1,830,280	405,728	22%	3,354,000
- 064 SELF INSURANCE FUND							
Misc. Revenues	183,336	234,395	300,000	233,338	66,662	29%	450,000
Interfund Transactions (Admin)	1,055,640	1,129,320	1,231,632	1,231,621	11	0%	1,847,445

YTD Revenue - Feb 2024	FY22	FY23	YTD Actuals	YTD Monthly Budget Estm	Variance \$	Variance %	Original Budget
Total 064 SELF INSURANCE FUND	1,238,976	1,363,715	1,531,632	1,464,958	66,674	5%	2,297,445
- 070 SALES TAX REV BOND - DEBT SVS FUND							
Misc. Revenues	64,053	508,047	995,816		995,816		
Interfund Transactions (CIP/Debt)	4,641,480	4,645,864	4,643,544	4,643,525	19	0%	6,965,316
Total 070 SALES TAX REV BOND - DEBT SVS FUND	4,705,533	5,153,911	5,639,360	4,643,525	995,834	21%	6,965,316
- 071 DEBT SERVICE FUND							
Property Taxes	9,509,688	9,509,688	9,478,438	9,478,438	0	0%	9,478,438
Misc. Revenues	1,214	14,212	17,507		17,507		
Total 071 DEBT SERVICE FUND	9,510,902	9,523,900	9,495,945	9,478,438	17,507	0%	9,478,438
- Grand Total							
TOTAL	93,265,953	88,428,275	99,525,512	113,843,818	-14,318,307	-13%	211,889,918
Total without Bond Proceeds and Debt Service	79,049,518	73,750,463	84,390,207	71,403,610	12,986,597	18%	

**Exhibit B - Expense Summary by Object and Type**

YTD Expenses - Feb 2024	FY22	FY23	YTD Actuals	YTD Estm Monthly Budget	Variance \$	Variance %	Original Budget
<b>- 011 GENERAL FUND</b>							
PERSONNEL SERVICES	15,825,506	18,808,551	20,521,106	22,156,989	-1,635,883	-7%	33,994,582
MATERIALS, SUPPLIES AND SERVICES	678,150	909,696	971,526	563,899	407,626	72%	1,544,459
UTILITIES	427,423	561,185	594,602	1,213,504	-618,903	-51%	1,925,714
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	2,679,905	3,053,726	3,244,733	3,586,012	-341,279	-10%	5,977,261
PARTS/MAINTENANCE SUPPLIES	747,647	1,181,957	1,225,070	1,203,399	21,671	2%	1,861,453
SPECIAL SERV CONTRACT/MISC CHARGES	560,508	460,411	990,481	1,558,574	-568,092	-36%	2,102,100
CAPITAL OUTLAY	148,380	374,820	469,008	465,557	3,451	1%	785,322
INTERFUND TRANSFER	2,056,520	2,293,192	2,789,456	2,636,255	153,201	6%	4,184,157
<b>Total 011 GENERAL FUND</b>	<b>23,124,039</b>	<b>27,643,538</b>	<b>30,805,981</b>	<b>33,384,189</b>	<b>-2,578,208</b>	<b>-8%</b>	<b>52,375,048</b>
<b>- 012 QUINNS RECREATION COMPLEX</b>							
PERSONNEL SERVICES	621,817	663,802	710,094	811,069	-100,975	-12%	1,244,390
MATERIALS, SUPPLIES AND SERVICES	30,328	45,952	29,813	48,538	-18,725	-39%	68,940
UTILITIES	82,830	100,776	96,092	84,297	11,795	14%	147,017
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	45,381	47,791	71,711	78,804	-7,092	-9%	120,410
PARTS/MAINTENANCE SUPPLIES	34,997	30,245	30,771	37,560	-6,788	-18%	57,020
SPECIAL SERV CONTRACT/MISC CHARGES	14,496	17,943	18,292	16,249	2,043	13%	23,000
CAPITAL OUTLAY				667	-667	-100%	1,000
<b>Total 012 QUINNS RECREATION COMPLEX</b>	<b>829,850</b>	<b>906,508</b>	<b>956,773</b>	<b>1,077,183</b>	<b>-120,410</b>	<b>-11%</b>	<b>1,661,777</b>
<b>- 022 DRUG CONFISCATIONS</b>							
CAPITAL OUTLAY	3,021	750	1,065		1,065		
<b>Total 022 DRUG CONFISCATIONS</b>	<b>3,021</b>	<b>750</b>	<b>1,065</b>		<b>1,065</b>		
<b>- 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND</b>							
MATERIALS, SUPPLIES AND SERVICES				10,000	-10,000	-100%	10,000
UTILITIES	1,188	2,246	4,145	40,536	-36,391	-90%	9,109
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	4,830	11,400	38,600	26,039	12,561	48%	70,000
SPECIAL SERV CONTRACT/MISC CHARGES				378,667	-378,667	-100%	568,000
INTERFUND TRANSFER	2,061,688	2,061,688	2,061,688	1,858,936	202,752	11%	3,092,532
<b>Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND</b>	<b>2,067,706</b>	<b>2,075,334</b>	<b>2,104,433</b>	<b>2,314,179</b>	<b>-209,746</b>	<b>-9%</b>	<b>3,749,641</b>
<b>- 024 MAIN STREET RDA SPECIAL REVENUE FUND</b>							
CONTRACT SVCS/CONSULTING/SOFTWARE LIC		6,830		19,070	-19,070	-100%	50,000
SPECIAL SERV CONTRACT/MISC CHARGES				270,000	-270,000	-100%	405,000
INTERFUND TRANSFER	466,664	466,664			0		
<b>Total 024 MAIN STREET RDA SPECIAL REVENUE FUND</b>	<b>466,664</b>	<b>473,494</b>		<b>289,070</b>	<b>-289,070</b>	<b>-100%</b>	<b>455,000</b>
<b>- 031 CAPITAL IMPROVEMENT FUND</b>							
PERSONNEL SERVICES	12,973	13,135	1,873		1,873		
CAPITAL OUTLAY	3,182,266	6,057,593	7,954,620	31,964,349	-24,009,729	-75%	48,675,370
INTERFUND TRANSFER	2,783,088	2,784,720	2,782,984	3,022,476	-239,492	-8%	4,174,476
<b>Total 031 CAPITAL IMPROVEMENT FUND</b>	<b>5,978,327</b>	<b>8,855,448</b>	<b>10,739,477</b>	<b>34,986,825</b>	<b>-24,247,348</b>	<b>-69%</b>	<b>52,849,846</b>
<b>- 033 REDEVELOPMENT AGENCY-LOWER PRK</b>							
CAPITAL OUTLAY	19,311	24,908	1,371,345	120,089	1,251,256	1042%	445,000
INTERFUND TRANSFER	1,858,392	1,861,144	1,860,560	1,515,759	344,801	23%	2,790,840
<b>Total 033 REDEVELOPMENT AGENCY-LOWER PRK</b>	<b>1,877,703</b>	<b>1,886,052</b>	<b>3,231,905</b>	<b>1,635,847</b>	<b>1,596,057</b>	<b>98%</b>	<b>3,235,840</b>

YTD Expenses - Feb 2024	FY22	FY23	YTD Actuals	YTD Estm Monthly Budget	Variance \$	Variance %	Original Budget
- 034 REDEVELOPMENT AGENCY-MAIN ST							
CAPITAL OUTLAY		19,940	231,386	100,000	131,386	131%	150,000
Total 034 REDEVELOPMENT AGENCY-MAIN ST		19,940	231,386	100,000	131,386	131%	150,000
- 038 EQUIPMENT REPLACEMENT CIP							
CAPITAL OUTLAY	816,749	1,297,364	1,772,446	1,283,771	488,676	38%	1,964,600
Total 038 EQUIPMENT REPLACEMENT CIP	816,749	1,297,364	1,772,446	1,283,771	488,676	38%	1,964,600
- 051 WATER FUND							
PERSONNEL SERVICES	2,197,046	2,608,818	3,290,400	3,215,932	74,468	2%	4,934,076
MATERIALS, SUPPLIES AND SERVICES	300,568	486,293	445,038	339,553	105,485	31%	565,020
UTILITIES	378,682	536,371	536,988	801,795	-264,807	-33%	1,413,719
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	1,461,298	1,141,561	1,230,079	1,192,651	37,428	3%	1,977,206
PARTS/MAINTENANCE SUPPLIES	859,296	988,188	1,262,106	918,190	343,916	37%	1,475,550
SPECIAL SERV CONTRACT/MISC CHARGES	113,243	143,601	219,185	115,098	104,087	90%	183,200
CAPITAL OUTLAY	22,648,127	10,878,200	6,335,212	6,808,821	-473,609	-7%	10,177,805
DEBT SERVICE	3,811,401	6,908,528	7,064,944	5,406,733	1,658,211	31%	9,403,863
INTERFUND TRANSFER	728,288	894,832	1,024,560	1,719,799	-695,239	-40%	2,588,649
Total 051 WATER FUND	32,497,948	24,586,391	21,408,511	20,518,573	889,938	4%	32,719,089
- 052 STORM WATER FUND							
PERSONNEL SERVICES	449,228	600,681	362,417	431,903	-69,485	-16%	662,651
MATERIALS, SUPPLIES AND SERVICES	11,206	11,060	16,821	29,361	-12,540	-43%	63,000
UTILITIES	29,004	19,068	25,884	24,908	977	4%	43,621
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	23,440	22,706	67,103	89,191	-22,088	-25%	149,625
PARTS/MAINTENANCE SUPPLIES	9,912	7,315	11,302	31,641	-20,339	-64%	41,406
CAPITAL OUTLAY	30,440	-98,573	394,322	622,825	-228,503	-37%	1,261,500
INTERFUND TRANSFER	90,304	104,920	115,936	113,160	2,776	2%	173,903
Total 052 STORM WATER FUND	643,534	667,176	993,785	1,342,987	-349,201	-26%	2,395,706
- 055 GOLF COURSE FUND							
PERSONNEL SERVICES	530,481	537,543	622,105	724,013	-101,908	-14%	1,110,825
MATERIALS, SUPPLIES AND SERVICES	35,369	31,802	33,482	47,696	-14,214	-30%	73,700
UTILITIES	82,371	60,904	30,966	203,055	-172,089	-85%	135,320
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	51,085	52,555	55,189	62,612	-7,424	-12%	99,825
PARTS/MAINTENANCE SUPPLIES	325,413	160,156	164,631	160,681	3,950	2%	334,800
SPECIAL SERV CONTRACT/MISC CHARGES	33,194	34,135	33,212	37,319	-4,107	-11%	43,500
CAPITAL OUTLAY	13,985	3,155	10,569	151,557	-140,988	-93%	282,928
INTERFUND TRANSFER	94,920	112,064	119,968	120,002	-34	0%	179,945
Total 055 GOLF COURSE FUND	1,166,818	992,314	1,070,122	1,506,936	-436,814	-29%	2,260,843
- 057 TRANSPORTATION & PARKING FUND							
PERSONNEL SERVICES	4,517,365	6,072,506	7,373,510	7,652,763	-279,253	-4%	11,741,329
MATERIALS, SUPPLIES AND SERVICES	90,353	167,746	174,830	212,887	-38,057	-18%	332,422
UTILITIES	178,010	211,948	226,576	236,566	-9,990	-4%	409,320
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	302,514	323,020	710,198	1,213,687	-503,489	-41%	2,856,960
PARTS/MAINTENANCE SUPPLIES	24,626	42,720	22,500	22,900	-400	-2%	37,000
SPECIAL SERV CONTRACT/MISC CHARGES	21,831	36,194	22,343	15,002	7,340	49%	16,500
CAPITAL OUTLAY	713,098	476,485	6,970,945	11,219,059	-4,248,114	-38%	17,973,836

YTD Expenses - Feb 2024	FY22	FY23	YTD Actuals	YTD Estm Monthly Budget	Variance \$	Variance %	Original Budget
INTERFUND TRANSFER	2,204,336	2,395,160	2,581,880	2,554,130	27,750	1%	3,872,831
Total 057 TRANSPORTATION & PARKING FUND	8,052,133	9,725,779	18,082,782	23,126,995	-5,044,213	-22%	37,240,198
- 058 PARKING FUND							
PERSONNEL SERVICES	494,599	663,031	791,407	829,219	-37,812	-5%	1,272,238
MATERIALS, SUPPLIES AND SERVICES	213,941	185,491	261,389	362,735	-101,346	-28%	472,500
UTILITIES	5,106	4,806	5,296	2,719	2,577	95%	10,000
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	91,984	32,192	8,674	67,633	-58,959	-87%	148,000
PARTS/MAINTENANCE SUPPLIES	6,866	10,116	5,995	30,182	-24,187	-80%	57,000
SPECIAL SERV CONTRACT/MISC CHARGES	83,126	66,703	85,241	43,506	41,735	96%	65,000
CAPITAL OUTLAY		65,987		253,333	-253,333	-100%	380,000
INTERFUND TRANSFER	11,000	6,496	82,640	81,655	985	1%	123,963
Total 058 PARKING FUND	906,621	1,034,822	1,240,641	1,670,982	-430,341	-26%	2,528,701
- 062 FLEET SERVICES FUND							
PERSONNEL SERVICES	612,359	747,967	799,423	849,261	-49,838	-6%	1,302,988
MATERIALS, SUPPLIES AND SERVICES	37,101	64,900	19,887	45,337	-25,450	-56%	63,950
UTILITIES	517,428	797,890	576,361	644,968	-68,608	-11%	1,002,900
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	4,154	2,790	4,539	3,324	1,215	37%	8,000
PARTS/MAINTENANCE SUPPLIES	423,780	485,797	539,535	469,792	69,743	15%	770,200
CAPITAL OUTLAY		4,621		1,288	-1,288	-100%	6,205
Total 062 FLEET SERVICES FUND	1,594,822	2,103,965	1,939,746	2,013,972	-74,226	-4%	3,154,243
- 064 SELF INSURANCE FUND							
MATERIALS, SUPPLIES AND SERVICES	24,882	27,048	43,943	36,752	7,192	20%	50,500
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	374,790	517,107	354,099	522,027	-167,928	-32%	1,047,829
SPECIAL SERV CONTRACT/MISC CHARGES	845,340	1,009,680	772,373	952,723	-180,350	-19%	1,075,500
Total 064 SELF INSURANCE FUND	1,245,012	1,553,835	1,170,415	1,511,501	-341,086	-23%	2,173,829
- 070 SALES TAX REV BOND - DEBT SVS FUND							
DEBT SERVICE	2,639,708	2,611,018	2,577,717	4,811,760	-2,234,043	-46%	6,975,316
Total 070 SALES TAX REV BOND - DEBT SVS FUND	2,639,708	2,611,018	2,577,717	4,811,760	-2,234,043	-46%	6,975,316
- 071 DEBT SERVICE FUND							
DEBT SERVICE	7,344,344	7,288,008	7,234,682	8,623,555	-1,388,874	-16%	9,478,438
Total 071 DEBT SERVICE FUND	7,344,344	7,288,008	7,234,682	8,623,555	-1,388,874	-16%	9,478,438
- Grand Total							
TOTAL	91,254,999	93,721,735	105,561,866	140,198,325	-34,636,460	-25%	215,368,114
Total without Bond, Debt Service and Capital transactions	49,884,172	57,808,933	63,173,606	68,364,961	-5,191,354	-8%	

# January Sales Tax Update

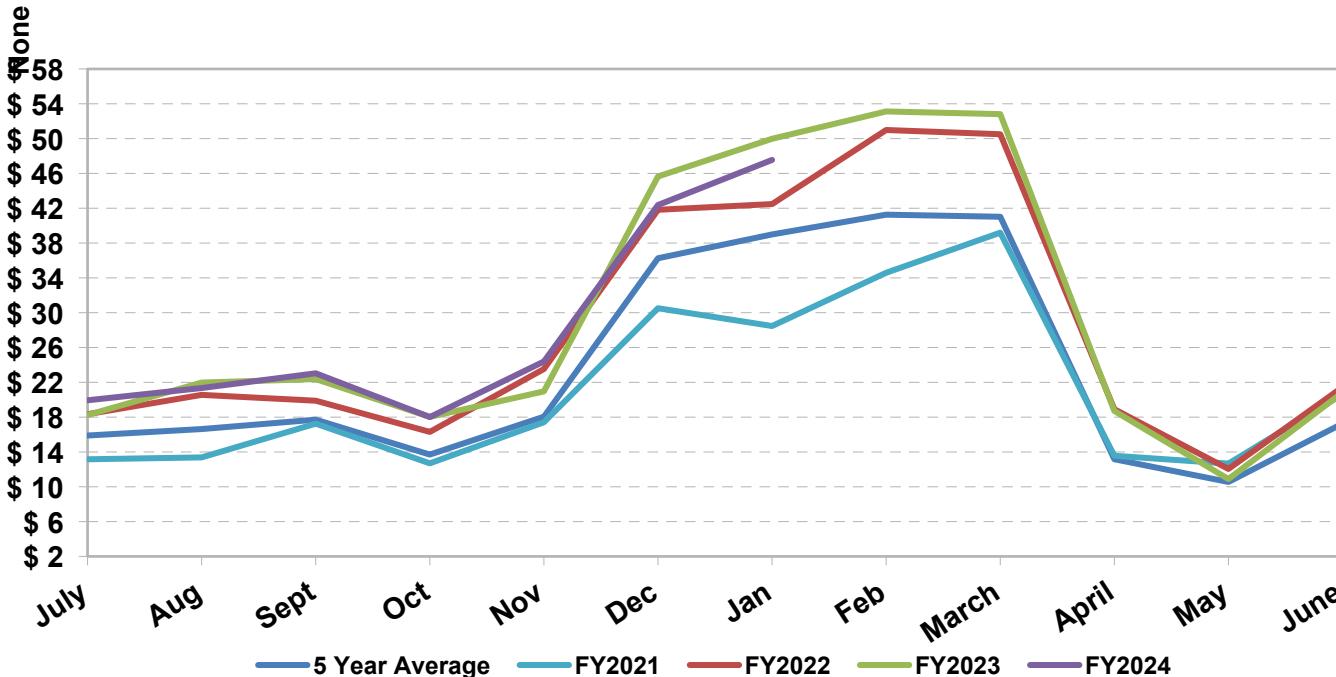
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# Citywide

# Sales Tax Revenues through January



\*Does not Include TRT or Transit Tax

- Sales Taxes excluding TRT and Transit Sales Tax -4.8% vs. January FY23
- Transit Sales Tax -4.9% vs. January FY23
- TRT -13% vs. January FY23



# General Fund

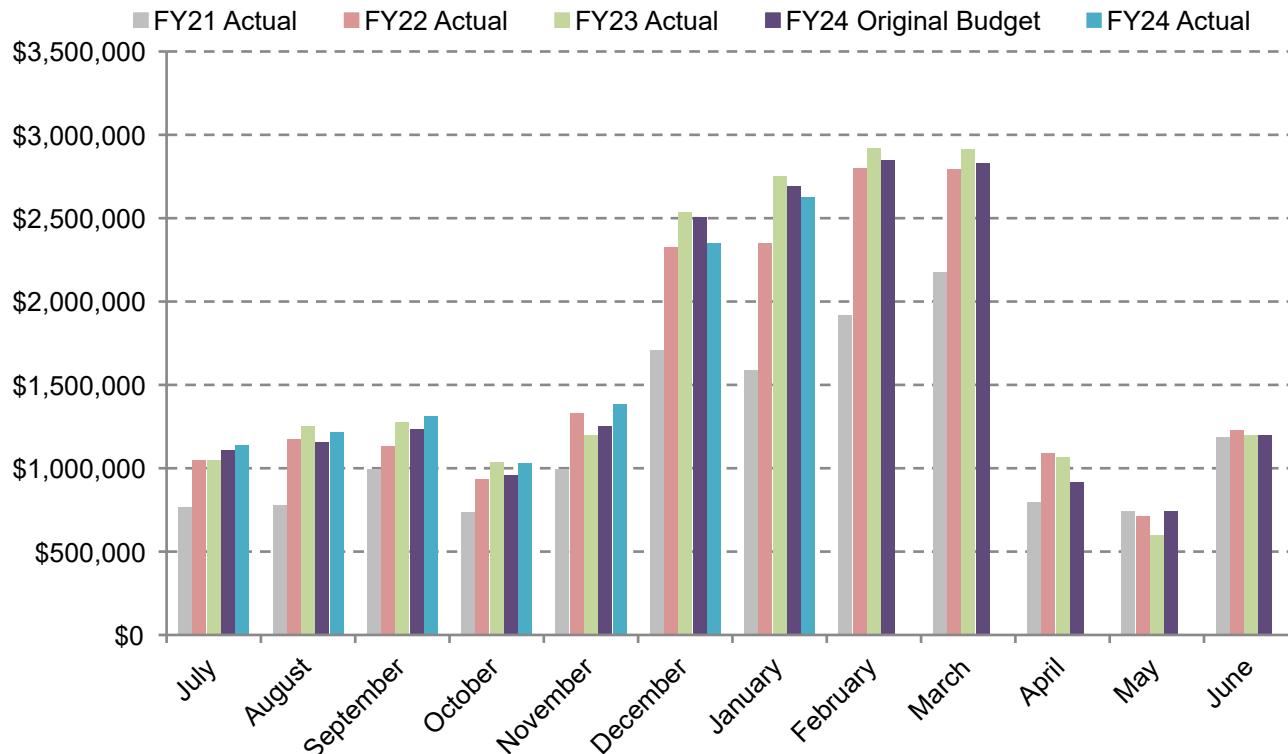
# Sales Tax Summary – General Fund

General Fund - Sales Tax Summary - Monthly						
Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual	FY24 v FY23, % Variance
July	\$767,523	\$1,047,907	\$1,046,389	\$1,104,701	\$1,135,532	8.5%
August	\$777,490	\$1,171,314	\$1,251,903	\$1,155,754	\$1,216,142	-2.9%
September	\$991,597	\$1,132,565	\$1,274,032	\$1,229,799	\$1,308,072	2.7%
October	\$735,086	\$933,913	\$1,034,057	\$954,474	\$1,030,019	-0.4%
November	\$995,487	\$1,327,690	\$1,195,346	\$1,253,138	\$1,385,504	15.9%
December	\$1,709,314	\$2,326,097	\$2,534,848	\$2,502,995	\$2,345,693	-7.5%
January	\$1,587,251	\$2,345,867	\$2,747,945	\$2,690,939	\$2,621,487	-4.6%
February	\$1,915,684	\$2,797,934	\$2,918,323	\$2,846,745	\$0	
March	\$2,175,133	\$2,789,466	\$2,914,949	\$2,830,360	\$0	
April	\$792,166	\$1,086,580	\$1,065,205	\$917,717	\$0	
May	\$742,106	\$707,914	\$594,757	\$738,461	\$0	
June	\$1,186,465	\$1,228,604	\$1,194,996	\$1,198,892	\$0	
<b>Total</b>	<b>\$14,375,301</b>	<b>\$18,895,853</b>	<b>\$19,772,750</b>	<b>\$19,423,976</b>	<b>\$11,042,450</b>	

General Fund - Sales Tax Summary - Cumulative						
Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual	FY24 v FY23, % Variance
July	\$767,523	\$1,047,907	\$1,046,389	\$1,104,701	\$1,135,532	8.5%
August	\$1,545,014	\$2,219,221	\$2,298,293	\$2,260,455	\$2,351,675	2.3%
September	\$2,536,611	\$3,351,787	\$3,572,325	\$3,490,254	\$3,659,747	2.4%
October	\$3,271,697	\$4,285,700	\$4,606,381	\$4,444,727	\$4,689,766	1.8%
November	\$4,267,183	\$5,613,390	\$5,801,728	\$5,697,865	\$6,075,271	4.7%
December	\$5,976,497	\$7,939,487	\$8,336,576	\$8,200,861	\$8,420,963	1.0%
January	\$7,563,748	\$10,285,355	\$11,084,521	\$10,891,800	\$11,042,450	-0.4%
February	\$9,479,432	\$13,083,289	\$14,002,844	\$13,738,545	\$0	
March	\$11,654,565	\$15,872,754	\$16,917,793	\$16,568,906	\$0	
April	\$12,446,731	\$16,959,335	\$17,982,997	\$17,486,623	\$0	
May	\$13,188,836	\$17,667,248	\$18,577,754	\$18,225,084	\$0	
<b>June</b>	<b>\$14,375,301</b>	<b>\$18,895,853</b>	<b>\$19,772,750</b>	<b>\$19,423,976</b>	<b>\$11,042,450</b>	

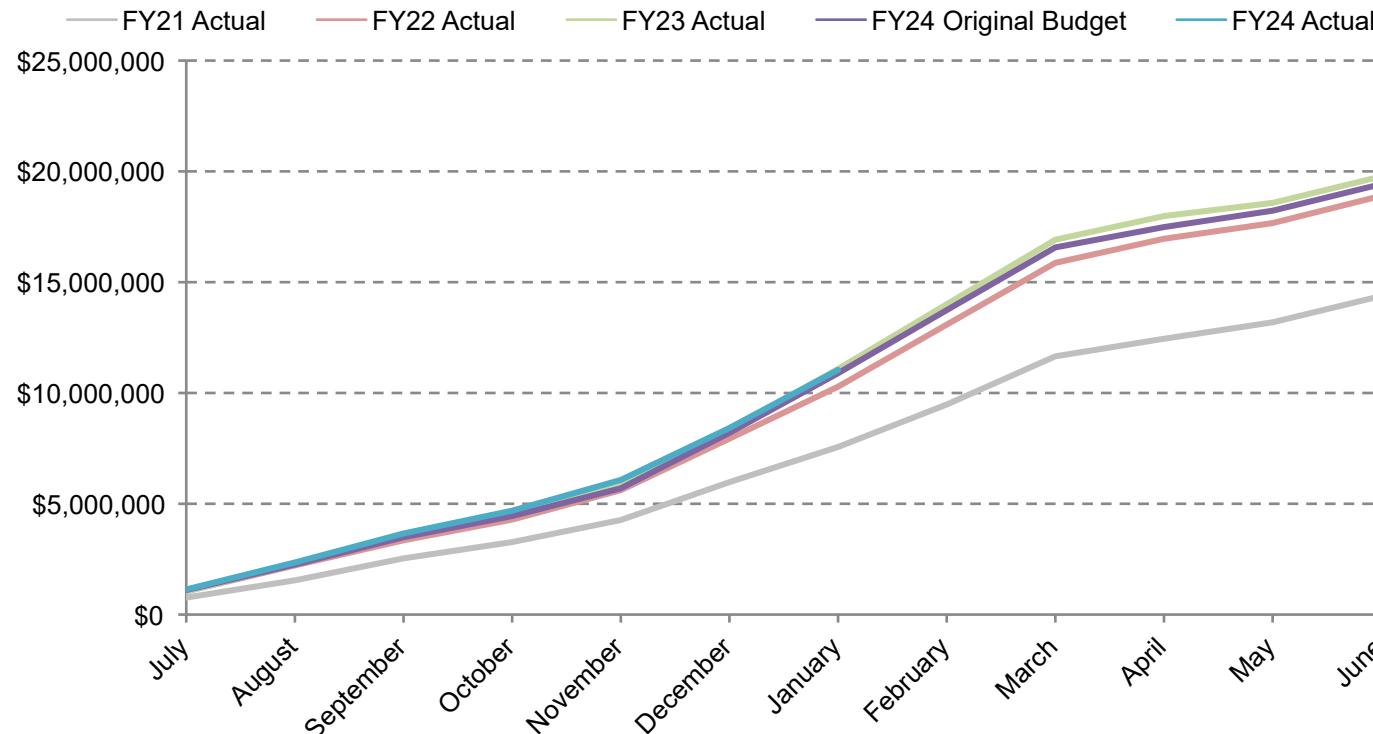
# Sales Tax Summary – General Fund

## General Fund Historical Sales Tax Revenues & Budgets Over Time by Month



# Sales Tax Summary – General Fund

## General Fund - FY24 Cumulative Annual Sales Tax Revenues Through Different Lenses





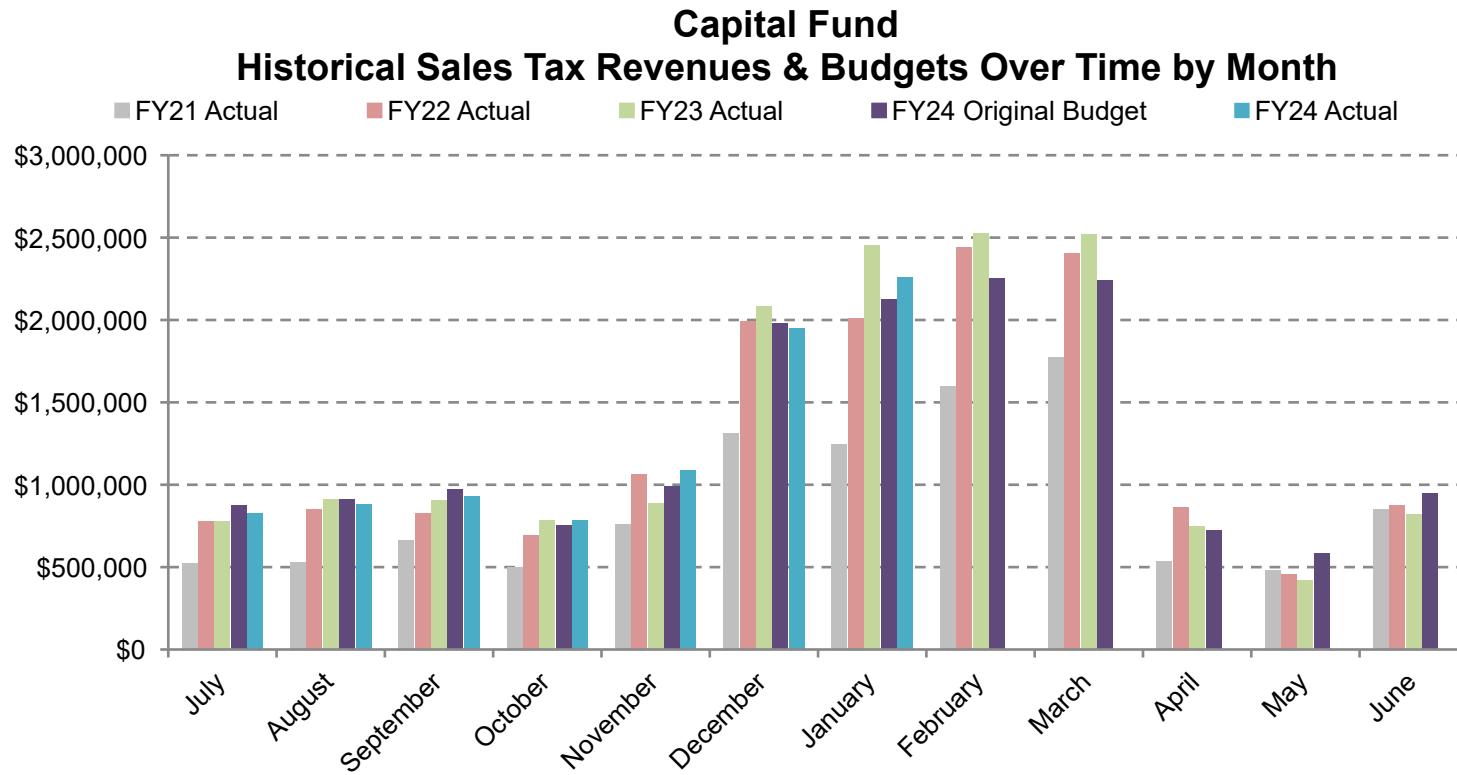
# Capital Fund

# Sales Tax Summary – Capital Fund

Capital Fund - Sales Tax Summary - Monthly						
Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual	FY23 v FY24 % Variance
July	\$522,650	\$780,132	\$781,125	\$874,360	\$829,804	6.2%
August	\$529,137	\$855,278	\$912,695	\$914,768	\$886,006	-2.9%
September	\$666,174	\$829,049	\$908,812	\$973,374	\$932,445	2.6%
October	\$502,670	\$694,081	\$783,529	\$755,457	\$785,353	0.2%
November	\$760,386	\$1,065,376	\$890,056	\$991,847	\$1,089,951	22.5%
December	\$1,313,631	\$1,996,471	\$2,082,759	\$1,981,096	\$1,949,295	-6.4%
January	\$1,246,723	\$2,009,355	\$2,452,052	\$2,129,852	\$2,262,560	-7.7%
February	\$1,601,025	\$2,443,664	\$2,525,462	\$2,253,171	\$0	
March	\$1,775,065	\$2,403,776	\$2,523,645	\$2,240,202	\$0	
April	\$535,486	\$861,933	\$747,250	\$726,364	\$0	
May	\$485,197	\$458,895	\$419,073	\$584,485	\$0	
June	\$852,122	\$874,901	\$823,927	\$948,912	\$0	
<b>Total</b>	<b>\$10,790,265</b>	<b>\$15,272,911</b>	<b>\$15,850,386</b>	<b>\$15,373,887</b>	<b>\$8,735,413</b>	

Capital Fund - Sales Tax Summary - Cumulative						
Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual	FY23 v FY24 % Variance
July	\$522,650	\$780,132	\$781,125	\$874,360	\$829,804	6.2%
August	\$1,051,787	\$1,635,410	\$1,693,821	\$1,789,128	\$1,715,810	1.3%
September	\$1,717,961	\$2,464,459	\$2,602,633	\$2,762,502	\$2,648,254	1.8%
October	\$2,220,631	\$3,158,539	\$3,386,163	\$3,517,958	\$3,433,607	1.4%
November	\$2,981,017	\$4,223,915	\$4,276,219	\$4,509,805	\$4,523,558	5.8%
December	\$4,294,649	\$6,220,386	\$6,358,977	\$6,490,901	\$6,472,854	1.8%
January	\$5,541,371	\$8,229,741	\$8,811,029	\$8,620,753	\$8,735,413	-0.9%
February	\$7,142,396	\$10,673,406	\$11,336,491	\$10,873,924	\$0	
March	\$8,917,460	\$13,077,182	\$13,860,136	\$13,114,127	\$0	
April	\$9,452,946	\$13,939,115	\$14,607,386	\$13,840,491	\$0	
May	\$9,938,143	\$14,398,010	\$15,026,459	\$14,424,976	\$0	
June	\$10,790,265	\$15,272,911	\$15,850,386	\$15,373,887	\$0	

# Sales Tax Summary – Capital Fund

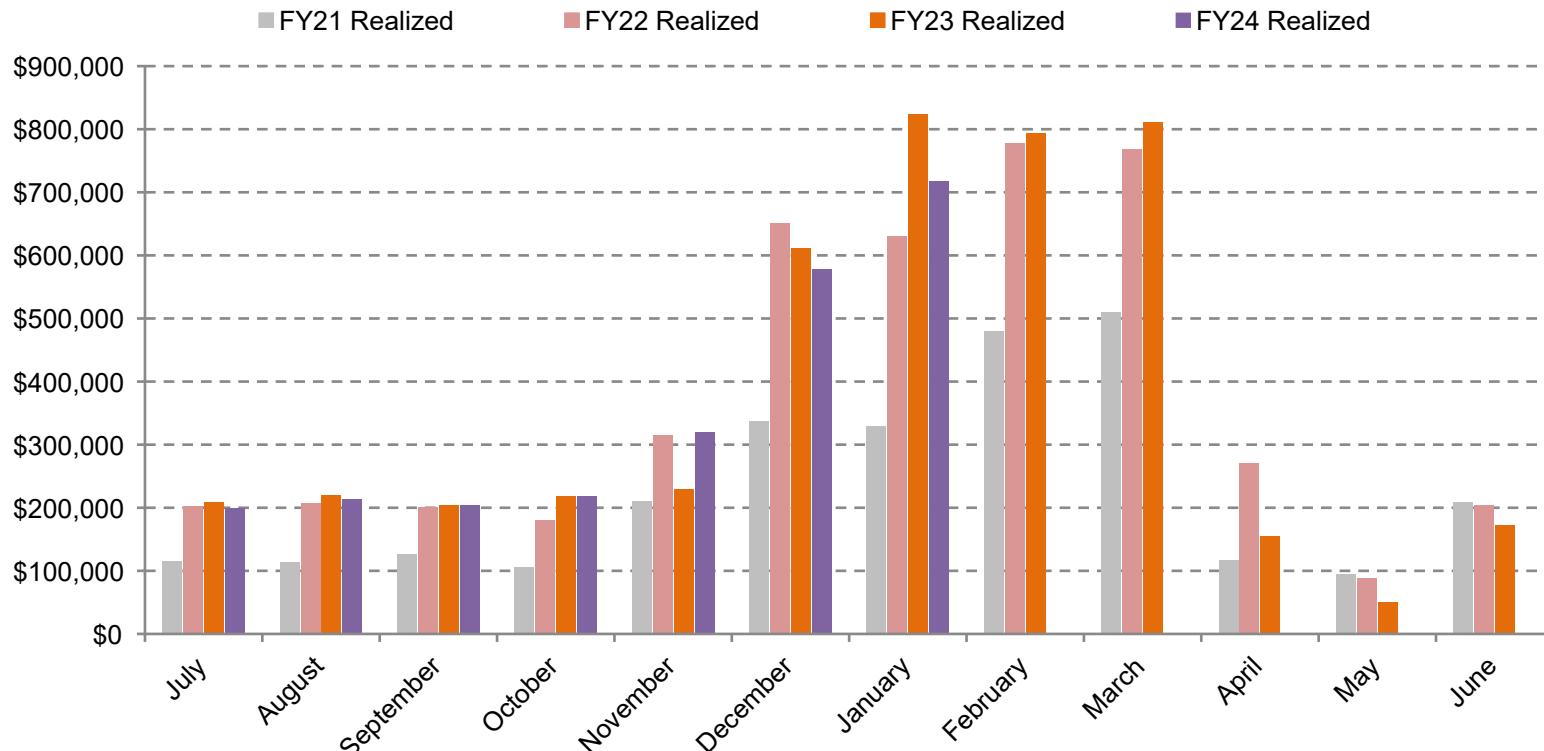


# Sales Tax Summary – Transient Room Tax

Transient Room Tax						
Monthly	FY21 Realized	FY22 Realized	FY23 Realized	FY24 Realized	FY24 vs. FY23, \$ Variance	FY24 vs. FY23, % Variance
July	\$114,918	\$201,780	\$207,936	\$199,624	(\$8,312)	-4.00%
August	\$112,872	\$206,192	\$219,874	\$212,683	(\$7,191)	-3.27%
September	\$125,348	\$200,321	\$203,178	\$203,721	\$543	0.27%
October	\$104,921	\$179,897	\$217,406	\$217,701	\$296	0.14%
November	\$210,795	\$315,172	\$229,493	\$319,441	\$89,948	39%
December	\$336,374	\$650,240	\$611,583	\$577,710	(\$33,873)	-6%
January	\$328,467	\$630,062	\$823,076	\$717,139	(\$105,938)	-13%
February	\$479,315	\$778,153	\$793,379	\$0	(\$793,379)	-100%
March	\$509,063	\$767,199	\$811,367	\$0	(\$811,367)	-100%
April	\$116,391	\$270,230	\$154,497	\$0	(\$154,497)	-100%
May	\$94,854	\$87,896	\$50,265	\$0	(\$50,265)	-100%
June	\$208,432	\$203,021	\$172,713	\$0	(\$172,713)	-100%
<b>Total</b>	<b>\$2,741,751</b>	<b>\$4,490,163</b>	<b>\$4,494,766</b>	<b>\$2,448,018</b>	<b>(\$2,046,748)</b>	<b>-46%</b>

# Sales Tax Summary – Transient Room Tax

## Transient Room Tax Historical Revenues Over Time by Month





# Transportation Fund

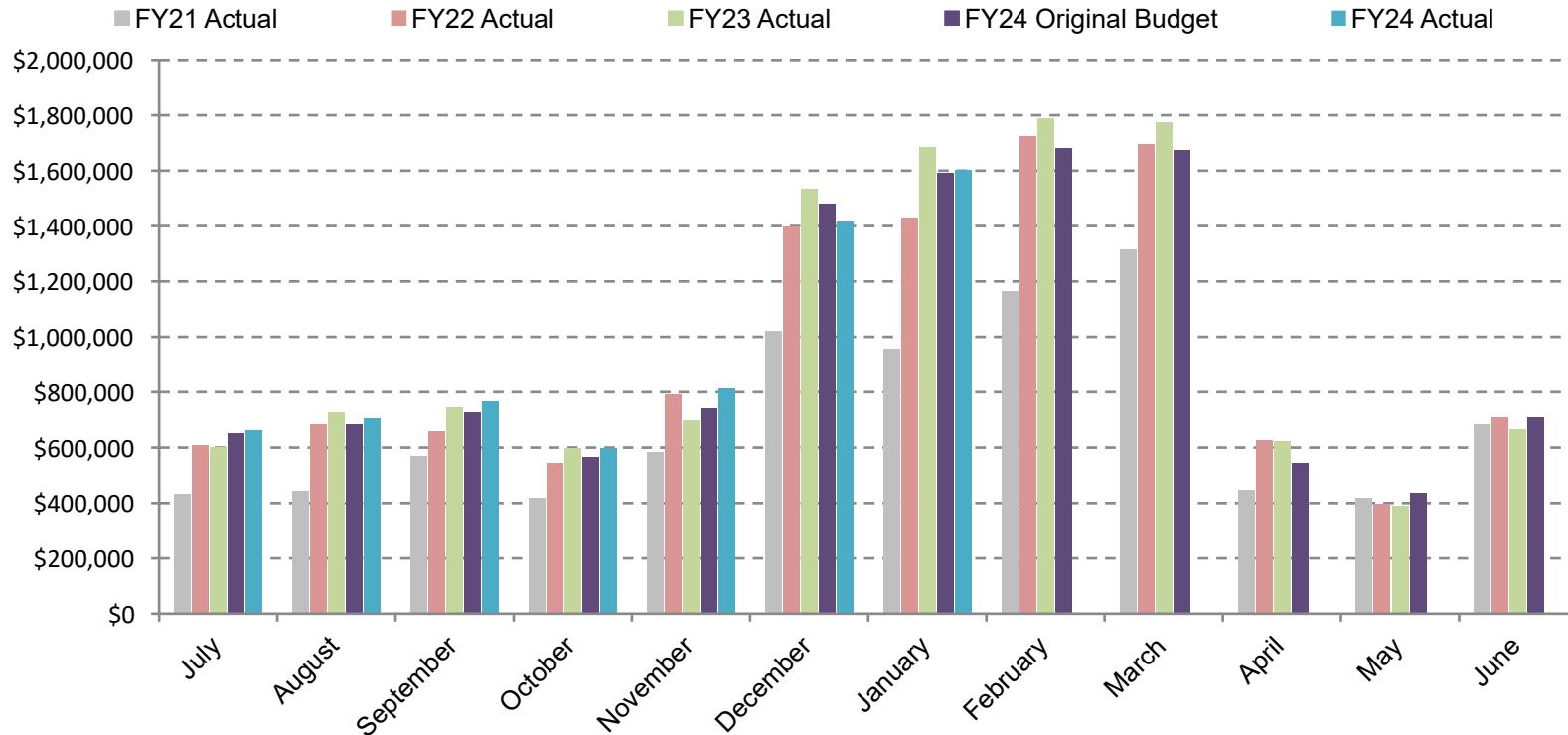
# Sales Tax Summary – Transportation Fund

Transportation Fund - Sales Tax Summary - Monthly						
Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual	FY23 v FY24 % Variance
July	\$431,048	\$608,068	\$602,675	\$652,677	\$661,242	9.7%
August	\$441,580	\$684,973	\$725,764	\$682,840	\$704,641	-2.9%
September	\$570,321	\$658,907	\$745,081	\$726,587	\$764,144	2.6%
October	\$419,670	\$543,457	\$597,809	\$563,920	\$598,531	0.1%
November	\$583,067	\$789,506	\$697,635	\$740,376	\$810,870	16.2%
December	\$1,019,746	\$1,398,686	\$1,534,675	\$1,478,814	\$1,414,574	-7.8%
January	\$955,215	\$1,429,096	\$1,684,835	\$1,589,855	\$1,602,773	-4.9%
February	\$1,164,026	\$1,723,761	\$1,789,446	\$1,681,908	\$0	
March	\$1,316,569	\$1,695,248	\$1,773,311	\$1,672,227	\$0	
April	\$446,180	\$626,520	\$623,780	\$542,204	\$0	
May	\$416,661	\$398,109	\$387,835	\$436,296	\$0	
June	\$684,361	\$709,106	\$665,815	\$708,327	\$0	
<b>Total</b>	<b>\$8,448,444</b>	<b>\$11,265,438</b>	<b>\$11,828,660</b>	<b>\$11,476,031</b>	<b>\$6,556,775</b>	

Transportation Fund - Sales Tax Summary - Cumulative						
Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual	FY23 v FY24 % Variance
July	\$431,048	\$608,068	\$602,675	\$652,677	\$661,242	9.7%
August	\$872,628	\$1,293,041	\$1,328,439	\$1,335,517	\$1,365,883	2.8%
September	\$1,442,949	\$1,951,949	\$2,073,520	\$2,062,104	\$2,130,027	2.7%
October	\$1,862,619	\$2,495,405	\$2,671,329	\$2,626,024	\$2,728,558	2.1%
November	\$2,445,687	\$3,284,912	\$3,368,963	\$3,366,400	\$3,539,428	5.1%
December	\$3,465,433	\$4,683,598	\$4,903,638	\$4,845,215	\$4,954,002	1.0%
January	\$4,420,648	\$6,112,694	\$6,588,472	\$6,435,070	\$6,556,775	-0.5%
February	\$5,584,674	\$7,836,455	\$8,377,918	\$8,116,977	\$0	
March	\$6,901,243	\$9,531,703	\$10,151,230	\$9,789,205	\$0	
April	\$7,347,422	\$10,158,223	\$10,775,009	\$10,331,408	\$0	
May	\$7,764,084	\$10,556,332	\$11,162,845	\$10,767,704	\$0	
June	\$8,448,444	\$11,265,438	\$11,828,660	\$11,476,031	\$0	

# Sales Tax Summary – Transportation Fund

## Transportation Fund Historical Sales Tax Revenues & Budgets Over Time by Month

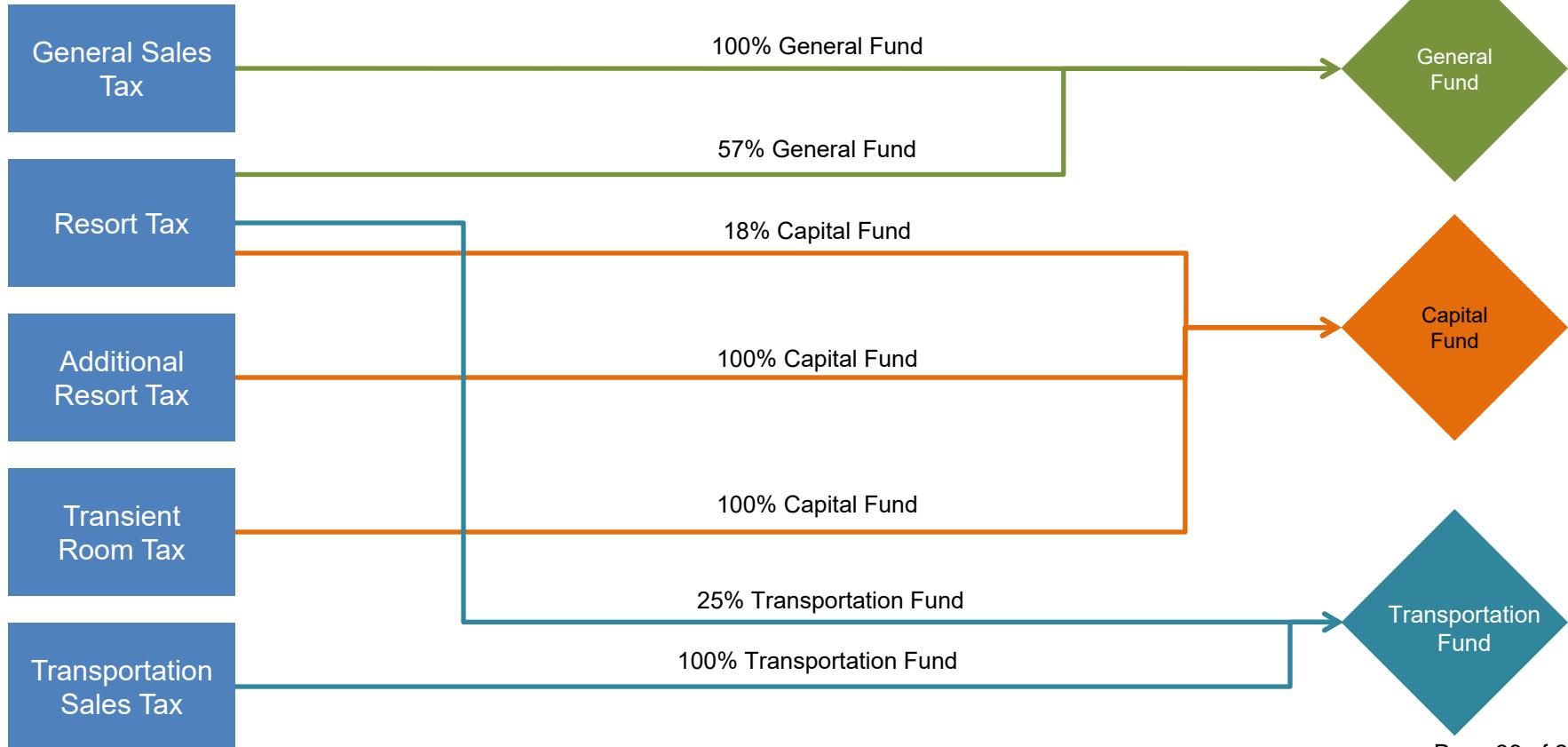




# Appendix

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# Where Do Our Sales Taxes Go?





1

2

3 **PARK CITY COUNCIL MEETING MINUTES - DRAFT**

4 **445 MARSAC AVENUE**

5 **PARK CITY, UTAH 84060**

6

7 **March 14, 2024**

8

9 The Council of Park City, Summit County, Utah, met in open meeting on March 14,  
10 2024, at 3:15 p.m. in the City Council Chambers.

11

12 Council Member Toly moved to close the meeting to discuss litigation at 3:15 p.m.  
13 Council Member Dickey seconded the motion.

14 **RESULT: APPROVED**

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

16

17 **CLOSED SESSION**

18

19 Council Member Ciraco moved to adjourn from Closed Meeting at 3:45 p.m. Council  
20 Member Dickey seconded the motion.

21 **RESULT: APPROVED**

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

23

24 **WORK SESSION**

25

26 **Discuss Recreation, Ice, and Golf Fee Recommendations:**

27 Ken Fisher, Recreation Manager, noted the Park City Recreation Sled Derby won the  
28 Outstanding Special Event of the Year Award from the Utah Recreation and Parks  
29 Association. He related that until 2003 there was a fee differential for those living within  
30 the City limits. When Basin Rec built their building, the fee differential was terminated.  
31 He stated having the same fees no matter which facility was used helped build  
32 community. The interlocal agreement confirmed the entities would not have a fee  
33 differential. He hoped for Council direction as a new agreement was being discussed.  
34

35 Fisher stated 82% of MARC users lived in 84060 and 84098. Of that 82%, 62% of the  
36 users lived in 84060. He defined "resident" as anyone living in the Park City School  
37 District boundaries and indicated some services had discounts for residents. He  
38 discussed options for resident discounts, including the addition of a new visitor rate for  
39 MARC monthly passes, a nonresident fee increase higher than the resident fee  
40 increase, expanding early access for popular programs to those residing in 84060, and  
41 having racquet sports only available for local residents.

PARK CITY COUNCIL MEETING - DRAFT

SUMMIT COUNTY, UTAH

March 14, 2024

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1 Council Member Toly indicated Basin Rec had one rate for all their passes. Council  
2 Member Parigian asked who would pay if four people used a court. Fisher stated the  
3 person booking the court would pay the appropriate rate. Council Member Parigian  
4 asked if more revenue was needed to support the MARC. Fisher stated it would be  
5 prudent to clarify if the fee differential discussion was a revenue issue or an access  
6 issue, and indicated the City's goal was for revenue to cover 70% of the MARC  
7 expenses. He noted revenue had been flat the last two years, but expenses were rising.  
8

9 Council Member Ciraco suggested using the terms "City resident" and "non-resident"  
10 instead of "local resident." He stated it would be helpful to know how much revenue was  
11 needed. He indicated Basin Rec was a partner with the City and asked how much land  
12 they acquired recently, because knowing their financial situation would help inform the  
13 City's decision.

14  
15 Council Member Dickey asked for clarification on the visitor pass proposal. Fisher  
16 explained the different passes. Council Member Dickey asked what the racquet sports  
17 pass included. Fisher stated it allowed users to book courts up to two weeks in  
18 advance. The facility passes didn't include tennis and pickleball. Council Member Rubell  
19 liked the suggested changes.

20  
21 The Council supported the recommended moderate changes. Council Member Toly  
22 favored using the school district boundary for classifying residents. Council Member  
23 Parigian wanted the local rate to stay the same. The Council asked to see the rate  
24 proposal. Council Member Dickey didn't want the revenue to decrease. Council Member  
25 Ciraco asked how much expenses had increased, to which Fisher stated they had  
26 increased \$300,000 per year for the last two years. Council Member Parigian favored  
27 subsidizing a larger portion of the Recreation Department to help out local residents.  
28 Fisher noted local rates were for 84060 and 84098.  
29

30 Amanda Angevine, Ice Arena General Manager, reviewed the history of the ice arena  
31 and indicated it opened in 2006 and was the only ice facility currently in the Wasatch  
32 Back. She noted Black Rock Ridge was ready to open an additional ice rink. She  
33 announced various awards received by groups and individuals who used the ice arena.  
34

35 Angevine reviewed the interlocal agreement with Basin Rec. This agreement required  
36 local rates for City and Basin residents. Residents received a discount for public  
37 skating. She stated 68% of users were residents. Options to increase benefits for  
38 residents included early access for City residents to popular programs and having a  
39 non-resident fee increase that would be higher than the resident fee increase.  
40

41 Council Member Dickey supported the recommended actions and asked about the  
42 portion of the interlocal agreement (ILA) that treated the County the same when the City  
43 paid for all the capital. Angevine stated the Basin agreed to increase their annual  
44 contribution from \$50,000 to \$66,000 annually. A condition assessment was being done  
45 to get projections on actual costs of maintaining the facility, and staff was working to

PARK CITY COUNCIL MEETING - DRAFT

SUMMIT COUNTY, UTAH

March 14, 2024

Page | 3

1 bring the projection back to Council. She thought the outcome of that discussion would  
2 determine a new annual contribution in an amended ILA.

3  
4 Council Member Rubell supported the recommended options. He did not want to treat  
5 Wasatch County as local. Council Member Ciraco supported the recommended options  
6 and agreed that Wasatch County shouldn't get the local discounts. He asked if the  
7 Basin's offer to increase their annual contribution was to cover annual operating costs.  
8 Angevine stated the \$66,000 was arbitrary. She felt it was more efficient to have a one-  
9 time lump sum instead with an annual increase. The City approved the \$175,000 lump  
10 sum and a \$66,000 annual increase but the Basin did not feel comfortable with the lump  
11 sum because it was not written into the ILA. Council Member Ciraco thought the Basin  
12 was making some significant investments on their own and the City's request in this  
13 partnership was reasonable.

14  
15 Council Member Dickey asked why Wasatch County was treated like a resident.  
16 Angevine stated when the arena opened, they wanted more users. Their participation  
17 was minimal so it wouldn't affect the revenue by much. She noted the user groups were  
18 regional so this was their home rink and charging them significantly more would be a  
19 customer service challenge. They set visitor rates based on other resort areas and the  
20 Wasatch Back was next door and was considered local.

21  
22 Mayor Worel asked if the Basin's \$66,000 contribution was all used for capital, to which  
23 Angevine affirmed. Council Member Toly asked if Black Rock Ridge would be open to  
24 the public. Angevine knew there would be a public skate, but she didn't know the scope  
25 of public access. Council Member Toly thought that information was needed before the  
26 City arena considered adjustments. She asked if the ice arena should have a cost  
27 recovery of 70% so it matched the MARC. Angevine indicated the ice arena wasn't held  
28 to a 70% cost recovery but the goal was to cover 100% of expenses. As wages and  
29 expenses increased, the cost recovery had decreased.

30  
31 Council Member Rubell suggested different rates for users in Wasatch County, based  
32 on general skate versus league members. Angevine stated she would look at those  
33 numbers to see how that would impact revenue. Council Member Parigian stated  
34 Wasatch County didn't have a rink so they considered this their home rink. He  
35 supported the recommended options. Angevine stated she would change the definition  
36 of resident to exclude Wasatch County when she presented her proposed fee schedule  
37 for Council consideration. Council Member Dickey requested to keep teams and  
38 leagues in the resident fee category. He didn't want to discourage people from skating  
39 and asked to look at fees in public skate and ice rental to see if there was an impact.

40  
41 Council Member Toly didn't mind Wasatch County participating as locals unless the fee  
42 would increase for locals because of the out-of-area participants. Angevine reviewed  
43 other rinks in the valley were increasing their rates and she felt the market could handle  
44 the proposed fee increases.

1 Vaughn Robinson, Golf Manager, stated Golf was an enterprise fund so all revenues  
2 went to cover expenses. They had a local resident rate (those living within the school  
3 district, league members, and guests of local residents), a Utah resident rate, and a  
4 non-resident rate. He indicated 77% of users were local residents and 23% were  
5 visitors. Options for prioritizing resident access included giving early access to online  
6 tee time reservations for 84060 residents and limiting the number of tournaments for  
7 outside groups.

8  
9 Council Member Toly asked if there was a no-show fee. Robinson stated he couldn't  
10 charge a fee because no service had been performed. Council Member Toly asked  
11 Robinson to investigate that. Robinson stated no-shows were not a frequent  
12 occurrence. There was discussion on requiring a credit card to book a tee time. Council  
13 Member Parigian supported the aggressive option in addition to the moderate options.  
14 He wanted more of the burden on non-residents. Robinson felt if the fees increased too  
15 much, the City would lose visitors to other courses.

16  
17 Council Member Ciraco asked if the focus should be on the differential or if the focus  
18 should be based on the fees for other golf courses. Robinson wanted to keep the non-  
19 resident fee in mind and noted the golf fee was currently more than the fee at Wasatch  
20 Mountain State Park or other nearby courses.

21  
22 Council Member Rubell supported the recommended options. He suggested having a  
23 twilight rate for residents. He didn't know why there was a Utah rate. He wanted to  
24 prioritize a resource and offer a lower price to taxpayers. He thought consideration  
25 should be given to only offering the season pass to Park City residents.

26  
27 Council Member Dickey asked what the cost recovery for golf was, to which Robinson  
28 stated 100%. Council Member Dickey noted in the future Golf would be charged for  
29 water so the rates would look different soon. He supported the recommended options.  
30 He liked Council Member Toly's suggestions as well. Robinson summarized he would  
31 look into the season pass to see the impacts of discounts for 84060. He would also look  
32 at the twilight rates and doing a differential on those rates, but indicated those rates  
33 were already low. Council Member Rubell asked for ways to prioritize resident access.

34  
35 **Discuss IT Infrastructure Initiatives:**

36 Scott Robertson, Mindy Finlinson, and Sarah Mangano were present for this item.  
37 Robertson stated Future Core would replace the current aging ERP and financial  
38 system. It would affect business processes and included extracting data from the old  
39 system, testing, verifying, training, and a lot of coordination. The process would repeat  
40 each year for the next three years as each module came online. This would ensure a  
41 better customer service experience and improve transparency.

42  
43 Robertson stated there was a request for email accounts for part time and seasonal  
44 employees who didn't normally get an email account when they were hired. This  
45 required licensing and an automation component that would make the City compliant.

1 He requested fiber infrastructure to continue to meet the high-speed demands of  
2 technology. This request would be required for the City to function for the next 20 years  
3 of growth.

4  
5 Mayor Worel asked how the email was not in compliance. Robertson explained email  
6 accounts would automate compliance and stated when an account was created, certain  
7 rights were given. Council Member Ciraco supported long-term infrastructure. He asked  
8 how the fiber would be used and who could use it. Robertson stated there would be a  
9 platform for Engineering, Water, Transit and IT. They would insert the fiber into the  
10 streets. There was also an interest from cell providers for access to the fiber network.  
11 By planning for the demand, the City could give lease opportunities for other entities  
12 and swaps. Council Member Ciraco asked if a public utility would normally do the fiber  
13 infrastructure. Robertson stated this was necessary to service the City's own needs, but  
14 we could also lease the framework out.

15  
16 Council Member Dickey asked if another entity would pay the fiber cost or if the City  
17 would pay that. Robertson stated they could explore what a Google Fiber would look  
18 like. The City didn't have a lot of density and there were a lot of mountains so there was  
19 reluctance by other entities to invest in this area. Council Member Dickey stated 5G  
20 would eliminate the need for a wired network, and asked if the fiber would work in  
21 conjunction with 5G. Robertson stated there needed to be fiber infrastructure to support  
22 5G.

23  
24 Council Member Rubell supported investing in infrastructure and thought avenues  
25 should be explored for lowering the cost to the City. He asked if there were silo  
26 departments that could come into the ERP. Finlinson indicated Finance would be the  
27 first phase of implementation. Then Building, Planning, and Engineering (BPE) as well  
28 as utility billing would be brought in. Then Human Resources would be brought in for  
29 payroll processing, followed by Fleet and finally Recreation. The budget module would  
30 be purchased and used if the Budget Department wanted to switch from their current  
31 software. Council Member Rubell asked for a policy discussion on forcing the issue and  
32 not leaving this to department discretion to opt in or opt out. The goal was to evolve and  
33 modernize the City's capabilities. The Council agreed to come back for a policy  
34 discussion.

35  
36 Council Member Parigian hoped to lower the \$20 million cost and asked how the current  
37 infrastructure saved the City money. Robertson stated without the infrastructure, the  
38 connections would be paid to the utility companies, and it added up. Council Member  
39 Parigian asked if the City could recoup the \$20 million cost of the proposed fiber  
40 installation. Robertson indicated there was an opportunity for grants and those could be  
41 explored. He thought UDOT might need some fiber for their cameras or similar  
42 situations. There were good cost recovery options. Conduits could be shared and that  
43 would save money, so there were many opportunities. Mayor Worel summarized there  
44 was support for investing in the City's infrastructure and seeing who else could be  
45 involved, as well as having a policy discussion on the ERP.

1 **REGULAR MEETING**

2

3 **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	
Cate Brabson, Deputy City Attorney	
Michelle Kellogg, City Recorder	
None	<b>Excused</b>

5

6 **II. PRESENTATION**

7

8 **1. Library Annual Update:**

9 Adriane Juarez and Becca Lael, Library, and Seth Beal and Patricia Stokes, Library  
10 Board, were present for this item. Juarez stated Park City was one of nine libraries in  
11 the state that received the Quality Library Award. She thanked the community for loving  
12 the library. Beal recognized the board members for their service. Juarez thanked the  
13 Friends of the Library Board for their fundraising efforts. She gave statistics on the use  
14 of the programs, attendance, and items borrowed. Juarez indicated the library hours  
15 shifted in 2023 which resulted in greater attendance. She reviewed the Library Strategic  
16 Plan, which focused on user experience, inclusivity, community relationships and  
17 lifelong learning.

18 Beal stated the board had been evaluating where the library was and what made it  
19 successful. He asserted the library was incredible and it was the ultimate gathering spot  
20 for the community. The board issued a questionnaire for library visitors and community  
21 organizations. They also mailed it to each library patron. They got 700 responses and  
22 saw an overwhelming positive response. Some responses for ways to improve included  
23 requests for more adult programs, more inventory, more quiet spaces, and more  
24 community get togethers. Beal stated they used these responses to create a new  
25 strategic plan. The Council thanked the board and staff for their efforts in making the  
26 library a success. Mayor Worel asked about the goal to perform a 10-year facility  
27 analysis. Juarez stated there was wear and tear around the facility from so much usage.  
28 They had used the facilities team to help maintain it. More space was needed, and they  
29 had a plan to freshen it up and maximize the space.

30

31

32 **III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**

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**1    Council Questions and Comments:**

**2**Council Member Rubell stated the Council continued to prioritize residents, as was  
**3**shown in the recreation facilities, Transit service in the summer months, and bus stop  
**4**improvements. He thanked staff for implementing Council's direction.

**5**Council Member Parigian stated the Library had a new program called Sagers and  
**6**Seekers, which connected older people with younger people and they swapped  
**7**experiences. The program would start April 1<sup>st</sup>. He also noted the Recreation Advisory  
**8**Board (RAB) was recommending that the Council consider a public/private partnership  
**9**for a pickleball facility. He asked if Council wanted a discussion on considering this  
**10**partnership. The Council agreed to have that conversation. Matt Dias, City Manager,  
**11**stated he would ask the Recreation team and the Council liaisons to have a  
**12**conversation on a process and it would come back as a staff communications report or  
**13**a work session item.

**14    Staff Communications Reports:**

**15    1. January Budget Monitoring and December Sales Tax Report:**

**16    2. PCMC Needs-Based Childcare Scholarship Program Review:**

**17    3. PC Transit 2024 Spring/Summer/Fall Service Plan:**

**18    IV. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON**  
**19    THE AGENDA)**

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

**23    V. CONSIDERATION OF MINUTES**

**24    1. Consideration to Approve the City Council Meeting Minutes from March 1,**  
**25    2024:**

**26**Council Member Ciraco moved to approve the City Council meeting minutes from March  
**27**1, 2024. Council Member Toly seconded the motion.

**28    **RESULT: APPROVED****

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

**30    VI. CONSENT AGENDA**

**31    1. Request to Authorize the City Manager to Execute a Design Professional**  
**32    Services Agreement with MODSTREET, Inc. in a Form Approved by the City**

1 **Attorney Not to Exceed \$484,250 to Fabricate and Deliver New and Improved Bus**  
2 **Shelters:**

3 Council Member Parigian asked to make the shelter designs unique to the  
4 neighborhood. It was indicated that was being considered.

5  
6 Council Member Ciraco moved to approve the Consent Agenda. Council Member  
7 Dickey seconded the motion.

8 **RESULT: APPROVED**

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

10 **VII. NEW BUSINESS**

11 **1. Consideration to Proceed with the Negotiation of a Pre-Development**  
12 **Agreement in a Form Approved by the City Attorney's Office with Servitas**  
13 **Regarding the Development of the Mine Bench Lot Owned by Park City Municipal**  
14 **Corporation:**

15 Browne Sebright and Jason Glidden, Housing Department, presented this item.  
16 Sebright asked if the Council wanted to continue discussing the development of the  
17 Mine Bench parcel.

18 Mayor Worel opened public input.

19 Kathryn Deckert 84060 stated she hiked and biked in that area and she asserted the  
20 road did not need any more traffic. She related wildlife incidents with vehicles, and she  
21 thought apartments would increase that traffic. She thought the Mine Bench property  
22 was considered open space. If it was developed, the trees would be cut down. She  
23 supported affordable housing but that was not the right place for it.

24 Tyler Mugford 84060 supported the Mine Bench project and stated it made sense. He  
25 used to live in Aspen, Colorado, and they were committed to building community. Now  
26 he lived in Park City and he knew not many employees lived in this community.

27 Joseph Mato, Montage General Manager, indicated he lived here five years and he  
28 loved it. He asserted the impact would be huge if there was no affordable housing. He  
29 thought the housing at Mine Bench would be amazing and it would build community.

30 Thomas Wadsworth representing Goldman Hirsch, stated he was involved in the RFP  
31 process. The biggest struggle businesses had was attracting and retaining workforce.  
32 This project was not just workforce housing, but it also included housing for people who  
33 would grow in their careers. It was important to have this housing and he noted it would  
34 reduce traffic congestion on the road. There would be competition for workforce as  
35 Mayflower and other developments were completed, so this was another reason for this  
36 housing.

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1 Russ Olsen representing Stein Eriksen Lodge, stated workforce housing and traffic  
2 were challenges for the community. His employees used to all live in Park City and now  
3 very few lived here. He indicated he currently subsidized housing to make it affordable  
4 for seasonal employees. He thought a Mine Bench development was a good  
5 opportunity to move employees closer to their jobs.

6  
7 Clive Bush 84060, indicated there was a need for affordable housing but he didn't think  
8 this was the right place for it. The proposal was to build on the open space behind the  
9 Mine Bench open space was cherished by the residents. This location was pristine open  
10 space, and it had a single track running through it. He reviewed the history of the land.  
11 This proposal took away the connected open space. He discussed how the City  
12 acquired the property and noted one reason was that the property would not be in the  
13 hands of third parties. There were better places to put affordable housing.

14  
15 Peter Marth submitted a prepared statement (attached) and stated this was a bad spot  
16 for housing since this was open space. People didn't know the history of the property  
17 and they wanted affordable housing. He encouraged everyone to read the Flagstaff  
18 agreement. He urged the Council to end the discussion tonight.

19  
20 Greg Gendran 84060 indicated the long-term strategic plan for Park City included  
21 priorities for traffic. Building employee housing at Mine Bench would reduce traffic.  
22 Carbon emissions was another priority. The traffic congestion had to be tackled because  
23 the peak traffic caused the emissions. Social equity was a priority, but the employees  
24 who served guests couldn't live here. There would never be a perfect place for  
25 affordable housing. This was a discussion that could continue to be molded. He thanked  
26 staff for their time on this project.

27  
28 Jennifer Wesselhoff, Chamber President and CEO, 84060, stated they were invested in  
29 the vibrancy of the community, and she knew the need for affordable housing. This  
30 approach was unique because it was located mid-mountain. The project was committed  
31 to supporting essential workers. This project was a model public/private partnership.  
32 She was sure a balance could be struck between housing development and  
33 conservation. She felt this would alleviate traffic concerns. She regularly heard of  
34 concerns about attracting workforce. The competition would increase as new  
35 developments were completed. This project had the support of longtime businesses in  
36 the community. She encouraged the Council to explore the project.

37  
38 David Cannon 84070, representing Larry H. Miller Real Estate, advocated for affordable  
39 housing in general and applauded the City for looking at City-owned assets. As the  
40 owner of 1,000 acres at Richardson Flat, they would like to work with City staff and  
41 leaders on options and solutions for bringing affordable housing to the area, especially  
42 to less sensitive areas. This area was closer to freeway traffic and Main Street.

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1    John Neill 84105, representing Storied Deer Valley, a co-declarant of Empire Pass and  
2    Talisker, stated they had the 99-year land lease for the Mine Bench buildings. He  
3    supported the study to review this piece of land.

4  
5    Megan McKenna 84060 Housing Advocate, supported looking at Mine Bench for  
6    housing. She stated the comments against development were valid. She saw  
7    employees on the bus with her when she went to that area. There was a need for  
8    workforce and she felt this housing was a good solution.

9  
10   Peter Tomai 84098, advocated for affordable housing. He asserted location mattered.  
11   He reviewed the history of resorts in that area. This project would capture many  
12   employees that served at the resorts. He advocated for open space as well and noted  
13   he used that area so he encouraged a site study, but he hoped the project could move  
14   forward.

15  
16   Mayor Worel closed the public input and stated the question for the Council's  
17   consideration was if they were supportive of putting development on the Mine Bench.

18  
19   Council Member Dickey was open to putting the right development that served the right  
20   need on the Mine Bench parcel. Council Member Rubell stated the proposal was not  
21   necessarily talking about the Mine Bench and he was fine moving on and getting to the  
22   original intent of the direction. Mayor Worel asked if Council Member Rubell favored  
23   development in that area. Council Member Rubell indicated he was interested in  
24   development on the Mine Bench that was part of the original Council direction.

25  
26   Council Member Ciraco did not support the current proposal. Council Member Toly  
27   indicated there was a workforce crisis in the City. She liked the configuration, that the  
28   City was collaborating with the hotels, but she didn't like the number of parking spots.  
29   She felt the housing should be in the core of town. She supported the project but not  
30   necessarily at that location. She wanted to use Servitas as this continued. Council  
31   Member Parigian stated businesses wanted workforce housing, but they didn't consider  
32   it on their development. Now they wanted to take open space for the housing. He  
33   wanted to discuss the project more and have his questions answered before he could  
34   make a decision.

35  
36   Sebright summarized the background of this property. The prior Council directed staff to  
37   issue an RFP for this property. The proximity of the location was critical to resort  
38   employees. They favored using a public/private partnership for this project. Servitas was  
39   chosen from the submitted RFPs and they specialized in student housing. They outlined  
40   pre-development agreement terms covering affordable housing, ground lease terms,  
41   revenue generation, and pre-development risk participation. There would be three  
42   stages in the development and the City could terminate the project after each stage if  
43   they so desired. He compared this project with the City's other affordable housing  
44   project, EngineHouse.

45

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1 Mayor Worel reviewed the previous Council knew the problems around developing on  
2 this site and noted the direction at that time was that the Council was open to all  
3 proposals that might make development viable, which led to the issuance of the RFP.  
4

5 Council Member Ciraco stated 100 units would be rented at 30% AMI and noted most  
6 workers made a minimum of \$40,000. He asked why the targeted AMI was lower than  
7 the lowest average wage. Sebright stated Servitas wanted to have higher rents and staff  
8 requested the lower rents. He indicated those rents were flexible. Council Member  
9 Ciraco asked if an entitlement could be created for resort properties to build workforce  
10 housing. Glidden stated that would need to be balanced with community benefit and  
11 noted this project had huge community benefit.  
12

13 Council Member Rubell indicated businesses had different requests regarding their  
14 housing obligations. He asked when the units would be used the most and requested  
15 the highest daily use of the hotels. Sebright didn't have the number. Council Member  
16 Rubell thought it would be a big number. He indicated part of the discussion on having a  
17 developer take responsibility for the entitlement process was that the City wouldn't be  
18 part of the risk sharing. He asked why risk sharing was proposed. Glidden stated with  
19 this proposal the City would see a return on the project, so the City needed to take on  
20 some risk. Sebright indicated public/private partnerships (PPP) required both parties to  
21 participate somehow. Council Member Rubell noted the Council wanted the contribution  
22 to be the land and not monetary. He asked if the RFP was communicated to the  
23 developers or hotels prior to this meeting. Glidden stated they were notified there would  
24 be a meeting and they could give public comments. Council Member Rubell stated he  
25 thought the development would be on the disturbed portion of the site. The two leases  
26 referenced were by the association that would benefit from it and the other stated the  
27 parking for the private club could be relocated. Sebright stated the 99-year leases were  
28 written so that the City could provide optional sites if possible. He also noted the  
29 previous Council gave direction to open the entire site for possible development.  
30 Proposals were issued for both parts of the site, but the selection committee chose this  
31 proposal as the best site.  
32

33 Council Member Rubell indicated the proposal included 220 parking spaces and 660  
34 beds and asked if any traffic studies had been performed since this development would  
35 not be near amenities. Glidden indicated there would be further investigation on how it  
36 would impact traffic. Council Member Rubell asked for Transit to be looked at too since  
37 it was likely the service would have to be increased. He asked how the General Plan  
38 applied to this project. Sebright stated the General Plan had a section on this  
39 neighborhood, but it didn't specifically mention this property.  
40

41 Council Member Parigian asked why there would only be studios and four-bedroom  
42 units and asked if anyone would pay market rate for these units. Sebright stated this  
43 was a concept configuration and it would change based on actual research and data.  
44 Council Member Parigian asked if any of the units would be allocated to the businesses.  
45 Sebright stated master leasing was on the table but that was not being addressed at

1 this point. Council Member Parigian asked how many units would be released into the  
2 community. Sebright stated hundreds of bedrooms in the City, Summit County and  
3 Wasatch County would be released. Council Member Parigian stated the risk would be  
4 on the City since the risk of Servitas was all in-house. Glidden stated the architects and  
5 engagement team were not in-house. Council Member Parigian asked for a deeper  
6 analysis of the risk held by Servitas.

7  
8 Council Member Toly thought 220 parking spots were too much. The City should limit  
9 the amount of cars going up and down the area. She asked about the trail relocation.  
10 Sebright stated the trails would be relocated and crosswalks would be added. The trails  
11 would be functional during construction. Council Member Toly asked how many dump  
12 trucks would be going on that road daily. Glidden indicated he would look at mitigating  
13 that in construction. Council Member Toly considered the four-bedroom units as a  
14 communal unit where single people each took a room. She asked if this was the only  
15 location in the area Servitas could develop or were there other sites. Glidden stated the  
16 lower sites had more problems, such as soils and leases, but they were not opposed  
17 with developing the lower site.

18  
19 Council Member Dickey stated a lot of the questions would be answered by the  
20 feasibility study. He thought this was a simple answer. This project was very affordable  
21 and would produce revenue. It exceeded his expectations, and he was willing to spend  
22 the money and take the risk. He heard about affordability and traffic from residents, and  
23 this project would help. There would still be open space and he supported taking the  
24 next step.

25  
26 Council Member Rubell favored using RFPs as a tool in decision-making. The financials  
27 of the proposal were compelling, but he didn't see the value proposition given the  
28 impact. He thought the disturbed portion of site was suitable for development, but going  
29 into the open space was a nonstarter since it was protected by agreement. There was  
30 also transit by agreement. A precedent would be set for other requests for rezoning in  
31 that area if this was approved. Just because it could be a place for housing didn't mean  
32 it was the right place for housing. He wanted to work with the hotels and other  
33 businesses, but he wanted to do it right. He did not support moving forward at this point.

34  
35 Council Member Parigian did not support the project on this spot and stated the  
36 businesses wouldn't put it on their land and now they wanted housing on City property.  
37 Council Member Toly supported having another conversation on this. Glidden clarified  
38 the request was to negotiate a pre-development agreement, which could include  
39 developing on the lower site. Council Member Ciraco stated his decision was not about  
40 housing, but about the specific location. He wanted to think about the Flagstaff  
41 agreement to see if there was some opportunity, but this site should not be disturbed.  
42 There was no walkability to amenities for those living up there. He wanted to see  
43 financials on a more feasible site. He did not support moving forward.

1 Mayor Worel indicated she was hopeful the City could work with the hotels on finding a  
2 more suitable site for affordable housing.

4 **2. Consideration to Approve Ordinance 2024-06, an Ordinance Amending**  
5 **Sections 14-1-2, 14-1-3, And 14-1-4 of the Park City Code to Remove the Forestry**  
6 **Board and Reallocate its Authority to the Forestry Manager:**

7 Heinrich Deters, Trails and Open Space Manager, and Mike McComb, Emergency  
8 Manager and Forestry Manager, were present for this item. Deters stated this ordinance  
9 would remove the Forestry Board as a public body. But when it reviewed Planning  
10 applications, people would be able to attend those meetings and weigh in on the  
11 proposals. The intent of these amendments was for efficiency.

12  
13 Council Member Rubell asked if the water wise and fire wise plans fell under the  
14 Forestry Board. McComb stated those plans would come before the board.

15  
16 Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed  
17 the public hearing.

18  
19 Council Member Ciraco moved to approve Ordinance 2024-06, an ordinance amending  
20 Sections 14-1-2, 14-1-3, and 14-1-4 of the Park City Code to remove the Forestry Board  
21 and reallocate its authority to the Forestry Manager. Council Member Dickey seconded  
22 the motion.

23 **RESULT: APPROVED**

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

25  
26 **VIII. OLD BUSINESS**

27  
28 **1. Discuss Employee Compensation Study:**

29 Sarah Mangano and Amy Villarreal, Human Resources Department, presented this  
30 item. Villarreal reviewed the history of the City's compensation policy and how COVID  
31 changed it. In 2020, inflation skyrocketed, there was a mass exodus in the job market, a  
32 fierce competition for talent, and the advent of remote work. Although the Council  
33 approved two large salary increases, inflation continued. Mangano indicated last year  
34 she requested another compensation study to ensure the compensation was accurate  
35 and that the philosophy should remain at the 75<sup>th</sup> percentile for pay. She stated 40 Utah  
36 communities and resort communities were surveyed to determine a benchmark. The  
37 salary bands were reduced to 14 and the pay within those bands was increased by 5%-  
38 10%.

39  
40 Council Member Parigian asked if an employee would outgrow the salary band if they  
41 worked for 20 years, to which Mangano affirmed, and noted the market would dictate  
42 the pay but at some point, a job's compensation would be capped. Council Member  
43 Parigian asked if the wages were based on City AMI or Summit County AMI. Mangano  
44 stated they compared wages with Summit County entities.

1  
2 Council Member Rubell asked if the City's philosophy was to attract talent based on the  
3 salary and benefits or if it was tied to the benefits of living in this town. He thought there  
4 were stipends and other benefits that could be offered to attract employees. Mangano  
5 stated there was a housing stipend for those living within the City. There were also  
6 transit incentives. She looked at compensating employees for their commute time but  
7 that was costly. She wanted to look at this wholistically. Council Member Rubell asked if  
8 tying compensation to living in town could be looked at as they went through the budget  
9 process for next year. He asked how performance was tied to compensation and he  
10 requested a staff communication explaining the rating process for base compensation  
11 and bonuses. Mangano stated the City paid employees for performance. They changed  
12 the internal review process from annually to quarterly, which helped to better assess  
13 performance and compensation. Council Member Rubell asked for an explanation on  
14 that and the consequences for non-performance.

15  
16 Mayor Worel opened public input.  
17

18 Megan McKenna supported the compensation philosophy both as a housing advocate  
19 and a taxpayer. She hoped employers could support their staff. Compensation was  
20 critical in the housing crisis. She also reviewed staff helped the community get through  
21 COVID and a challenging winter and she appreciated them.

22  
23 Mayor Worel closed public input.  
24

25 Matt Dias thanked Mangano and her team and he thanked the Council for authorizing  
26 the study. He indicated the proactive work had made a big difference in the talent  
27 attracted and retained.

28  
29 Council Member Toly stated housing was another factor, in addition to compensation,  
30 that attracted employees and she hoped the City could continue working on that. She  
31 also noted people came to the City because of the environment and culture. She  
32 supported the compensation philosophy. Council Members Parigian and Rubell were in  
33 support as well. Council Member Ciraco asked to look at other levers as well to improve  
34 the environment. He and Council Member Dickey supported the compensation  
35 philosophy. Council Member Dickey stated securing housing would continue to get  
36 harder. He thought this was important work and the City needed to continue to look for  
37 ways to improve.

38  
39 **2. Bonanza 5-Acre Site Feasibility Study Request for Direction:**  
40 Jen McGrath, Deputy City Manager, presented this item and indicated she was asked to  
41 look for ways to accelerate the timeline for the Bonanza area project. She presented  
42 four options:  
43

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1 Option One – Draft the RFP immediately, utilizing the information from the community  
2 outreach process and the conversations with the Council and Planning Commission.  
3 The current zoning would be used.

4  
5 Option Two – Draft the RFP immediately, utilizing the information from the community  
6 outreach process and the conversations with the Council and Planning Commission.  
7 The proposed land use recommendations from the Small Area planning process would  
8 be useds.

9  
10 Option Three – Draft an RSOQ immediately, seeking a development team to partner  
11 with to achieve our desired mixed-use development vision. Once proposals are  
12 received, PCMC can either select one team to work with on approach, methodology,  
13 timeline, design, final team composition, costs, or select a small number of teams to  
14 move forward in the process. A subsequent RFP would be released only to the teams  
15 selected under the RSOQ.

16  
17 Option Four – Proceed on the current path to complete the Small Area Plan process  
18 quickly and have the Council adopt those recommendations before publishing the  
19 RFP/RSOQ.

20  
21 Mayor Worel opened public input.

22  
23 Aldy Milliken, Kimball Art Center (KAC) Executive Director, stated he participated in the  
24 studies and he encouraged staff to continue on the course outlined and not to rush the  
25 process. Many residents were looking forward to the product that MKSK was drafting.  
26 He noted KAC was hoping for a contract. Mayor Worel indicated they met with the KAC  
27 and Sundance liaisons and they would be meeting again. Council Member Dickey  
28 asked Milliken why he didn't like Option Three. Milliken indicated he didn't understand it  
29 but noted it could work.

30  
31 Jocelyn Scudder, Arts Council, stated she preferred Option Four to continue on the  
32 current course. If Council wanted to speed up the process by issuing an RSOQ, she  
33 requested that spaces be added for artists.

34  
35 Mitch Bedke, President of Park City Artists Association and member of the 5-acre study  
36 group, stated the community spoke out in favor of a center that had art in it. He was fine  
37 speeding up the process, but he wanted local artists to be part of the design and not to  
38 be shut out.

39  
40 Mayor Worel closed public input.

41  
42 McGrath explained Option Three. A Request for Statement of Qualifications (RSOQ)  
43 would be issued to seek a development team to partner with as the City laid out its  
44 vision for the area. Council Member Parigian asked if a RSOQ was adding another layer

1 to the process. McGrath indicated the respondents would be the pool of private partners  
2 the City would choose from to partner with in the development.

3  
4 Council Member Rubell asked where a request for information (RFI) fit into the options.  
5 McGrath stated the City could enter into a contract with a team or narrow it down. Cate  
6 Brabson, Deputy City Attorney, stated a RFQ and RSOQ were the same thing. RSOQ  
7 had to be used for design professionals and design was the driving factor, not price.  
8 Then the City would pick the preferred professional and negotiate a price. You could  
9 also use a RSOQ to identify a group of qualified professionals and then issue a RFP to  
10 only the selected professionals. Council Member Rubell asked if the RSOQ could be  
11 open ended and if it could combine Options One and Two, and ask what their  
12 experience was in those areas. Brabson stated there was some flexibility but there were  
13 constraints.

14  
15 All the Council supported Option Three. Council Member Parigian asked how that would  
16 accelerate the process. McGrath stated staff would have the site information available  
17 to help them with their responses. Council Member Toly stated she spoke with people  
18 involved in the process who were part of the study groups. She wanted the work done  
19 to be included as part of Option Three. McGrath affirmed the timing would line up with  
20 issuing an RFP and finishing the small area process. Council Member Toly asked how a  
21 selection committee would be formed. McGrath stated it would consist of staff and  
22 people outside of the community.

23  
24 McGrath asked if the Council wanted to see the RSOQ before it was issued. The  
25 Council wanted it to be reviewed by the full Council. Dias asked if it should be in a  
26 meeting or individually. They thought individual consultation was good. McGrath thought  
27 it would be a challenge getting consensus when the Council members were not all in  
28 the same room. Dias stated the Council would see it, but the liaisons would work to get  
29 consensus.

30  
31 McGrath indicated she scheduled a final meeting with the 5-acre site advisory  
32 committee and asked if that should continue and if she should show them the RSOQ. It  
33 was indicated the committee should review the responses and react to those. Council  
34 Member Toly asked if the group's work was done. Council Member Rubell stated they  
35 would respond to the feedback.

36  
37 **IX. ADJOURNMENT**

38  
39 With no further business, the meeting was adjourned.

---

40  
41  
42 Michelle Kellogg, City Recorder

# FOR PUBLIC RECORD.



Compose Email Chat Google Photos Google Keep Google Sheets

## Mine Bench Disaster-You MUST BE KIDDING!!!

1 message

[REDACTED] Wed, Mar 13, 2024 at 9:16 AM

[REDACTED]

ONCE AGAIN!!!! It is my duty as a long-term citizen to bring into the light how this piece of key open space came to be to begin with. It is beyond valuable as undeveloped Open Space. Without context or a History lesson, it would be a challenge for anyone here to stand up in public and support eliminating our cherished open space we fought so hard for when far superior and less impactful places exist for building AH. We are stunned YOU have ignored the result of 5 public hearings saying NO GO!! There is no defendable public benefit to building anything of any kind on what little remains of our critical Open Space and Wildlife Habitat, particularly above Old Town. Rezoning for development clearly requires that you ignore all the most important information on why it is there to begin with. Stop ignoring these facts. I encourage you to vote NO on removing our open space and to stop ignoring what this community has made very clear to you and your predecessors over and over again. During the Flagstaff development agreement fight, (30+meetings) there was an overwhelming, community-driven demand for this specific area to forever remain Open Space, period. One of those reasons was because it is also critical wildlife habitat and corridor with an established trail system that is not even mentioned in the staff report. The biggest reason it is zoned Open Space today is because it was expected to be protected forever, an unassailable community asset promised to us in exchange for the right to develop the rest of the watershed in Empire Canyon. Shame on you all for ignoring not only this, but the year after year overwhelming opposition to this unwanted project then allowing it to return once again tonight knowing it's a no-go to begin with. None of you ran for office saying you will develop our cherished open space, nor did you take office to protect business interests rather than the overall communities interests and future. The benefits and value it inherently contributes today as paid for, city-owned Recreational

Open Space and Wildlife Habitat is not measurable. Bold thinking and logic is completely missing in action in plain sight should you proceed. The fact that this once again is coming up before a City Council meeting after 5 negative ~~public hearings~~ suggests that WE are clearly in favor of considering forever eliminating a city-owned recreational open space/entry corridor parcel that the entire community fought tooth and nail to preserve and protect to begin with. You have got to be kidding. I will have more to add at the Thursday meeting....

...thank you! Peter J Marth. [REDACTED]



# RECREATION USE AND FEES

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## PRIORITIZING LOCAL RESIDENTS

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# SUMMARY

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- Overview of PCMC recreational programs and facilities
- Options for further prioritizing local resident access
- Council input to guide recreation fee policies for FY25 Budget



# RECREATION DEPARTMENT OVERVIEW

## *Mission Statement*

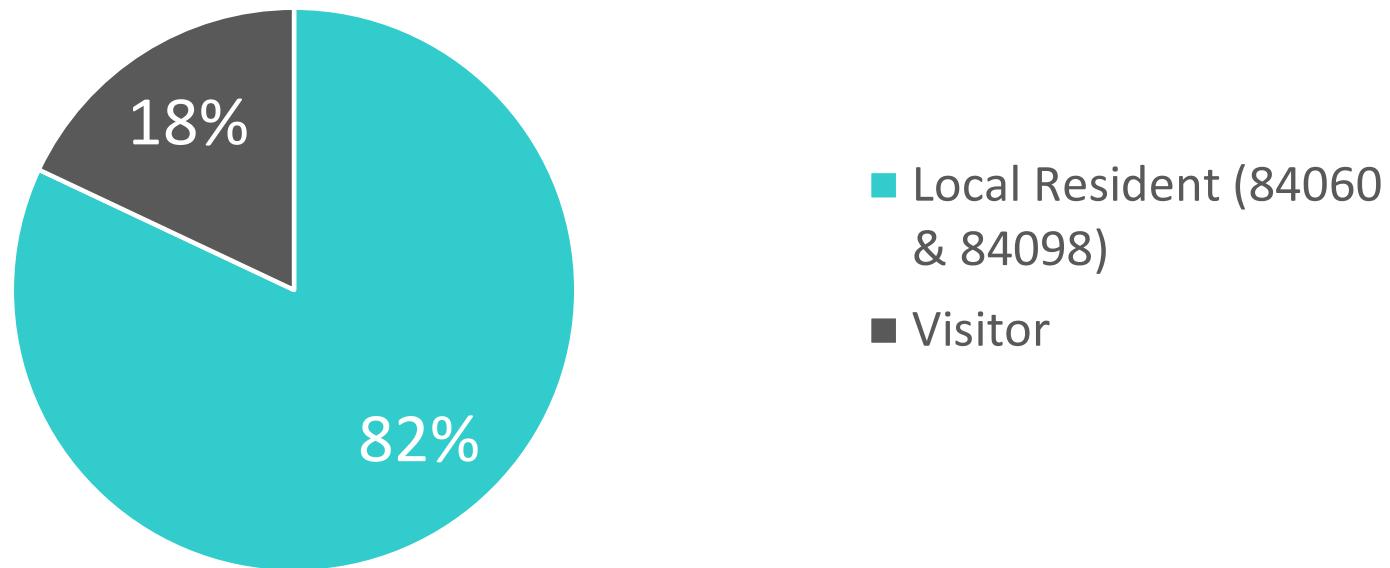
*Enriching the lives in our community through exceptional people, programs and facilities.*

- History of Park City Recreation
- Community benefit of recreation services
- Interlocal Agreement- PCMC, PCSD, Basin Recreation
  - Goal of shared use of facilities
  - Streamlined offerings and customer service
  - Resident rates for programs within school district boundary



# RECREATION USAGE: RESIDENTS & VISITORS

MARC Facility Passes, January 2024



# RECREATION: WHO IS A RESIDENT?

- Local resident rates for PCSD (per ILA with Basin Rec)
- Local resident discount for daily drop-in passes, facility punch passes, tennis and pickleball courts, fields, pavilions, cemetery services, and gymnasium rentals
- Guests of local residents may receive resident rate
- Those who may not live but work within 84060. Many are city employees.



# RECREATION USAGE: RESIDENTS & VISITORS

MARC Facility Passes by Zip Code, January 2024

	84060	84068	84098	84017	84036	84032	Other	Total
Facility Passes	1,420	69	384	21	155	58	171	2,278
	62%	3%	17%	1%	7%	3%	8%	
Punch Cards	1,823	84	637	15	149	33	168	2,909
	63%	3%	22%	1%	5%	1%	6%	



# RECREATION: OPTIONS FOR RESIDENT ACCESS

Status Quo	Moderate	Aggressive
<ul style="list-style-type: none"><li>Local residents include 84060 &amp; 84098</li><li>Separate non-resident fee for drop-in, MARC punch passes, and courts</li><li>Incremental annual fee increases across the board</li></ul>	<ul style="list-style-type: none"><li>Local residents include 84060 &amp; 84098</li><li>Add a new visitor rate for MARC monthly passes</li><li>Non-resident fee increase is higher than resident fee increase</li><li>Expand early access to 84060 residents for popular programs</li><li>Racquet Sports pass only available to local residents</li></ul>	<ul style="list-style-type: none"><li>Local residents only include 84060 (break the ILA)</li><li>Implement higher non-resident fees for leagues and programs</li><li>Limit access to courts for non-residents</li></ul>

# RECREATION: SUMMARY OF FEE PROPOSALS

- Non-resident fee increase is higher than resident fee increase
  - Example: Adult Drop-in Fee: FY24 to FY25

	FY24	FY25 (proposed)
Resident	\$9	\$10
Visitor	\$15	\$20

- Expand early access to 84060 residents for popular programs
  - Example: Red Ball tennis program sold out in under one minute
- Racquet Sports pass only available to local residents
  - This would further prioritize a resident's ability for court reservations

# ICE ARENA OVERVIEW

## *Mission Statement*

*Engage the community in ice sports and support their passion for recreation, competition and learning on ice*

- Opened in February 2006
- Year-round programming
- Approximately 5,300 activity hours/yr



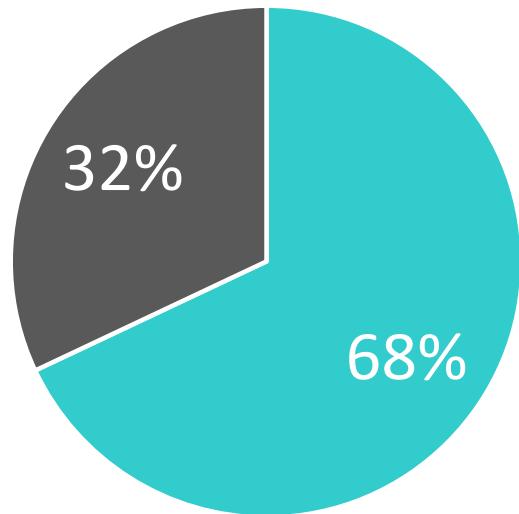
# ICE: WHO IS A RESIDENT?

- Local resident rates for Summit & Wasatch Counties
  - ILA requires local rates for City and Basin residents
- Local resident discount for public skate and ice rental
- Guests of local residents may receive resident rate for public skate



# ICE ARENA USAGE: RESIDENTS & VISITORS

Ice Programs, FY2023



- Local Residents  
(Summit &  
Wasatch)
- Visitor



# ICE ARENA USAGE: RESIDENTS & VISITORS

Ice Arena Use by Residency, FY 2023

<b>Public Skate</b>		
<b>Local Resident (Wasatch Back)</b>	4,630	80%
<b>Non-Resident</b>	1,189	20%
<b>Ice Programs</b>		
<b>Park City (84060 &amp; 84068)</b>	3,874	19%
<b>Snyderville Basin (84098)</b>	10,057	49%
<b>Other areas of Summit Co.</b>	1,131	6%
<b>Wasatch Co.</b>	2,055	10%
<b>Other areas in Utah</b>	2,180	11%
<b>Out of State</b>	1,223	6%
<b>Total</b>	20,520	100%



# ICE: OPTIONS FOR RESIDENT ACCESS

Status Quo	Moderate	Aggressive
<ul style="list-style-type: none"><li>• Local residents include all Wasatch Back</li><li>• Non-resident fees for public skate and ice rental</li><li>• Incremental fee increases across the board</li></ul>	<ul style="list-style-type: none"><li>• Early access to City residents for popular programs</li><li>• Non-resident fee increase is higher than resident fee increase</li></ul>	<ul style="list-style-type: none"><li>• Local resident rate for public skate only includes City residents (break the ILA)</li><li>• Add an additional visitor fee for drop-in programs</li></ul>

# ICE: SUMMARY OF FEE PROPOSALS

	FY 2024		FY 2025	
<b>Ice Arena Admission Fees</b>	<b>Local Rate</b>	<b>Visitor Rate</b>	<b>Local Rate</b>	<b>Visitor Rate</b>
Public Skate - 5 years and under	Free	Free	Free	Free
Public Skate - youth and adult	\$6.50	\$12.00	\$7.00	\$14.00
Cheap Skate - includes skate rental	\$6.50	\$12.00	\$7.00	\$14.00
Group Rates (20+) includes skate rental	\$6.50	\$12.00	\$7.00	\$14.00
School Rate - includes skate rental	\$6.50	\$12.00	\$7.00	\$14.00

	FY 2024	FY 2025
<b>Hourly Ice</b>		
Tax Exempt User Groups**/Employees	\$210.00	\$225.00
Local Rate (Summit or Wasatch County Resident)	\$235.00	\$245.00
Non-Resident, Not-for-Profit	\$275.00	\$300.00
Camp	\$310.00	\$320.00
For-Profit	\$450.00	\$465.00

# GOLF COURSE OVERVIEW

- Enterprise Fund...user fee sustained vs tax dollars
- Key piece in creating a Recreation Community
- Provide an affordable amenity for Residents
  - Driven through Utah Resident, Non-Resident, Lodging/Advance booking fee types

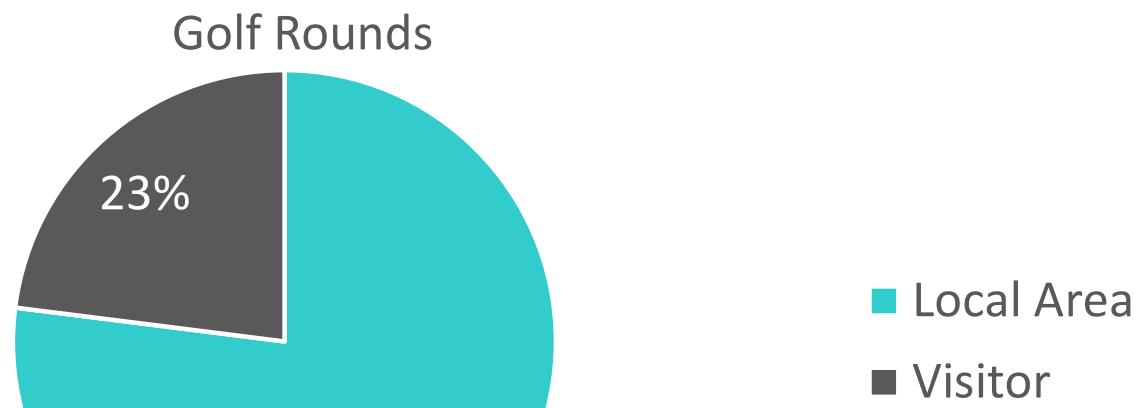


# GOLF: Who Is a Resident?

- Local resident rates for 84060 and 84098
- Mens & Ladies Leagues and golfers after 3:00 p.m.
- Guests of local residents may receive resident rate



# GOLF USAGE: RESIDENTS & VISITORS



# GOLF USAGE: RESIDENTS & VISITORS

	Local Resident	Utah Resident	Non-Resident	Advanced Booking
#	33,897	2,626	5,076	2,021
%	77%	6%	12%	5%
<b>Fee (for 18 holes)</b>	\$42	\$57	\$67	\$100



# OPTIONS FOR PRIORITIZING RESIDENT ACCESS

Status Quo	Moderate	Aggressive
<ul style="list-style-type: none"><li>• Local residents include 84060 &amp; 84098</li><li>• Separate rate for residents, Utah residents, &amp; non-residents</li><li>• Incremental fee increases across the board</li></ul>	<ul style="list-style-type: none"><li>• Early access to online tee time reservations for 84060 residents</li><li>• Limit the number of tournaments from outside groups</li></ul>	<ul style="list-style-type: none"><li>• Increase the gap between non-resident and resident fees (non-residents currently pay \$25 per round more than residents)</li></ul>

# Infrastructure Initiatives

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# Future Core

Centralized financial and department software (Enterprise ERP). The backbone of our digital business operation will enable us to:

- Host multiple business operations
- Modernize many disparate systems
- Ensure a more integrated and efficient workflow
- Increase tracking and accountability,
- Improve patron satisfaction
- Expand transparency

Budget Needed: \$830K over next two years

# DATA INTEGRATION



## DATA & INSIGHTS

# PAYMENTS PORTAL



## STREAMLINE PAYMENTS

A single portal for payments from a third party, Tyler, or any invoice with or without a back-end system.



To keep track of upcoming bills, link your account

First, which type of bill do you want to link?

Utility bills



*Quickly link billing accounts with the click of a button.*



## UNIFY THE PAYER EXPERIENCE

A consistent shopping cart, fee handling, check-out, and receipting experience across all bills due or miscellaneous invoices paid.

Let's find the account

What's the last name on the account?

What's the utility account number on the account?

Back

Search

*Easily locate each billing account with key information.*



## SIMPLIFY RECONCILIATION

Simplify reconciliation processes and gain payment insights, regardless of where a bill was generated.



That worked! We found your account.

Give this account a name that makes it easy to recognize

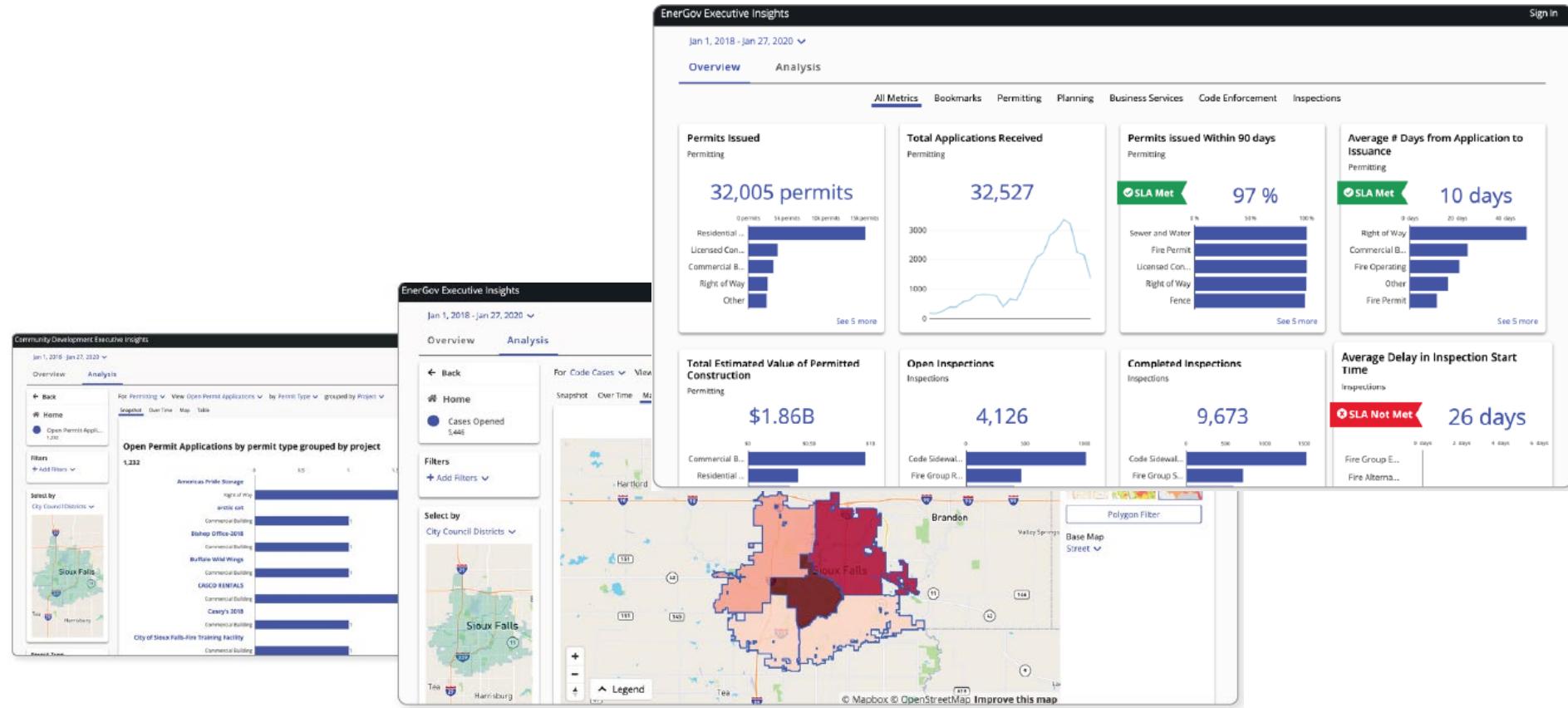
Account nickname

Cancel

Link account

*Assign nicknames for each account for future tracking.*

# DATA & INSIGHTS



## Project-level View of Open Permit Applications & Concentration of Permit Applications Across the City

# DATA & INSIGHTS



## Enterprise Data Platform

A modern, secure, cloud-based infrastructure with self-service access is key to data-driven governance. Enterprise Data Platform is an integrated solution designed to put data at the center of every government initiative, policy, and decision.



## Open Data Platform

Facilitate transparency, accountability, and public-private partnerships by sharing aspects of your internal data with external constituents.



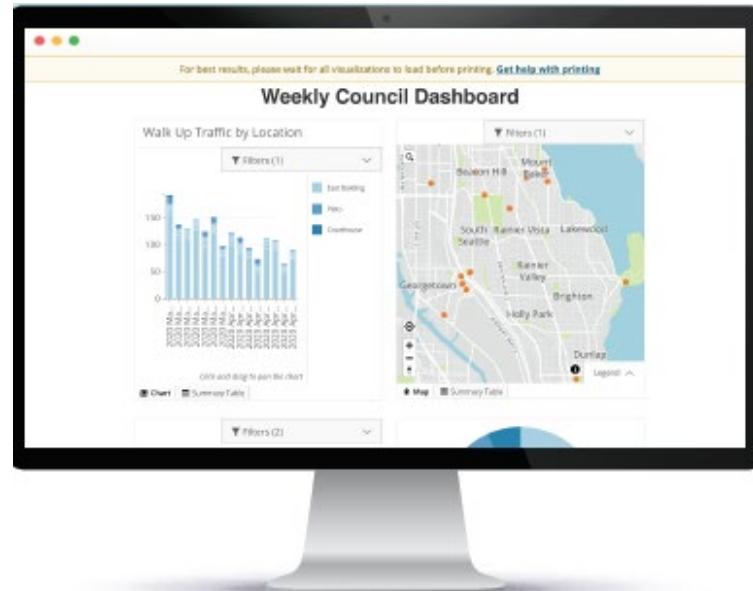
## Performance Insights

Evaluate and monitor the effectiveness of your programs using the most up-to-date data while fostering public buy-in from taxpayers for your successes. Improve internal accountability by publishing shared goals while supporting efficient service delivery by making decisions based on fact.



## Finance Insights

Connect data silos into a single access point for authoritative and up-to-date data that can illustrate trends, improve financial oversight, reduce costs, and engage public officials.



# Future Core Phases and Timeline

Phase	Functional Areas	Software Modules		Average Duration	Target Start
1	Enterprise ERP Financials	<ul style="list-style-type: none"> <li>• Accounting</li> <li>• Accounts Payable</li> <li>• Budgeting</li> <li>• Capital Assets</li> <li>• Cash Management</li> </ul>	<ul style="list-style-type: none"> <li>• Contract Management</li> <li>• Inventory</li> <li>• Project &amp; Grant Accounting</li> <li>• Accounts Receivable</li> </ul>	12 months	Apr-24
	System Wide	<ul style="list-style-type: none"> <li>• Enterprise Forms Processing</li> <li>• Content Manager Core Upgrade</li> </ul>	<ul style="list-style-type: none"> <li>• Enterprise Analytics and Reporting w Executive Insights</li> </ul>	Included in Phase 1	
2	Enterprise Permitting & Licensing	<ul style="list-style-type: none"> <li>• Business Management Suite</li> <li>• Community Development Suite</li> <li>• Enterprise Permitting &amp; Licensing Core Foundation Bundle</li> </ul>	<ul style="list-style-type: none"> <li>• eReviews</li> <li>• Workforce Mobile</li> <li>• GIS</li> </ul>	12 months	Oct-24
	Enterprise ERP Utility Billing	<ul style="list-style-type: none"> <li>• Utility Billing CIS</li> <li>• Utility Billing Meter Interface</li> </ul>	<ul style="list-style-type: none"> <li>• Resident Access</li> <li>• Central Property File</li> </ul>	12 months	*TBD
Additional Implementations & Demos TBD		<ul style="list-style-type: none"> <li>• Budget</li> <li>• HR - Payroll Processing</li> <li>• Recreation (MARC, Ice, Golf)</li> <li>• Fleet - Asset Management</li> </ul>			

# Email For All

- This initiative provides access to technology and communication tools across the organization. Enhancing connectivity and collaboration.
- Licenses for email, Office 365, automation, and cybersecurity training. (~\$800 user/yr.)
- Estimated total annual total \$140K

# Fiber Infrastructure

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"Fiber Infrastructure" underscores the importance of supporting our growing digital demands, ensuring high-speed and reliability while meeting a vision of future connectivity.

Fiber is the plumbing of the 21<sup>st</sup> century.

- Estimated \$20M investment in 2028
- Suggest building it out as smaller multi-year increments
- A shared resource between various departments (Water, Transit, General)
- Seeking funding sources, including federal grants
- Anticipate putting out an RFSQ to obtain information from entities already providing community fiber backbones to help inform future public policy decision-making.

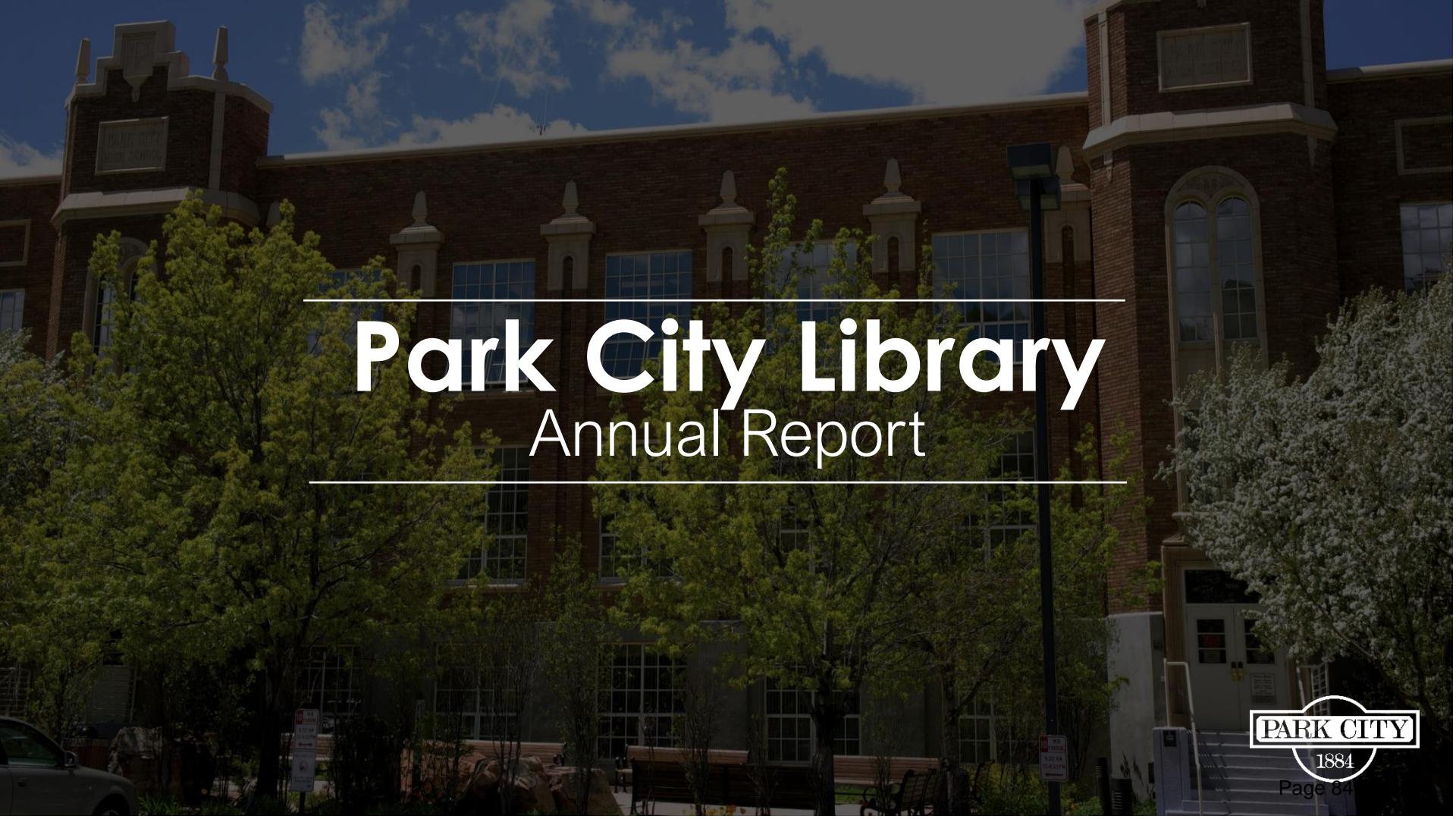
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# Q & A

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Technology adoption continues to add new expectations, risks, and opportunities as organizations modernize over time. These projects (particularly Fiber Infrastructure), have longer-term impacts and challenges than traditional City functions.

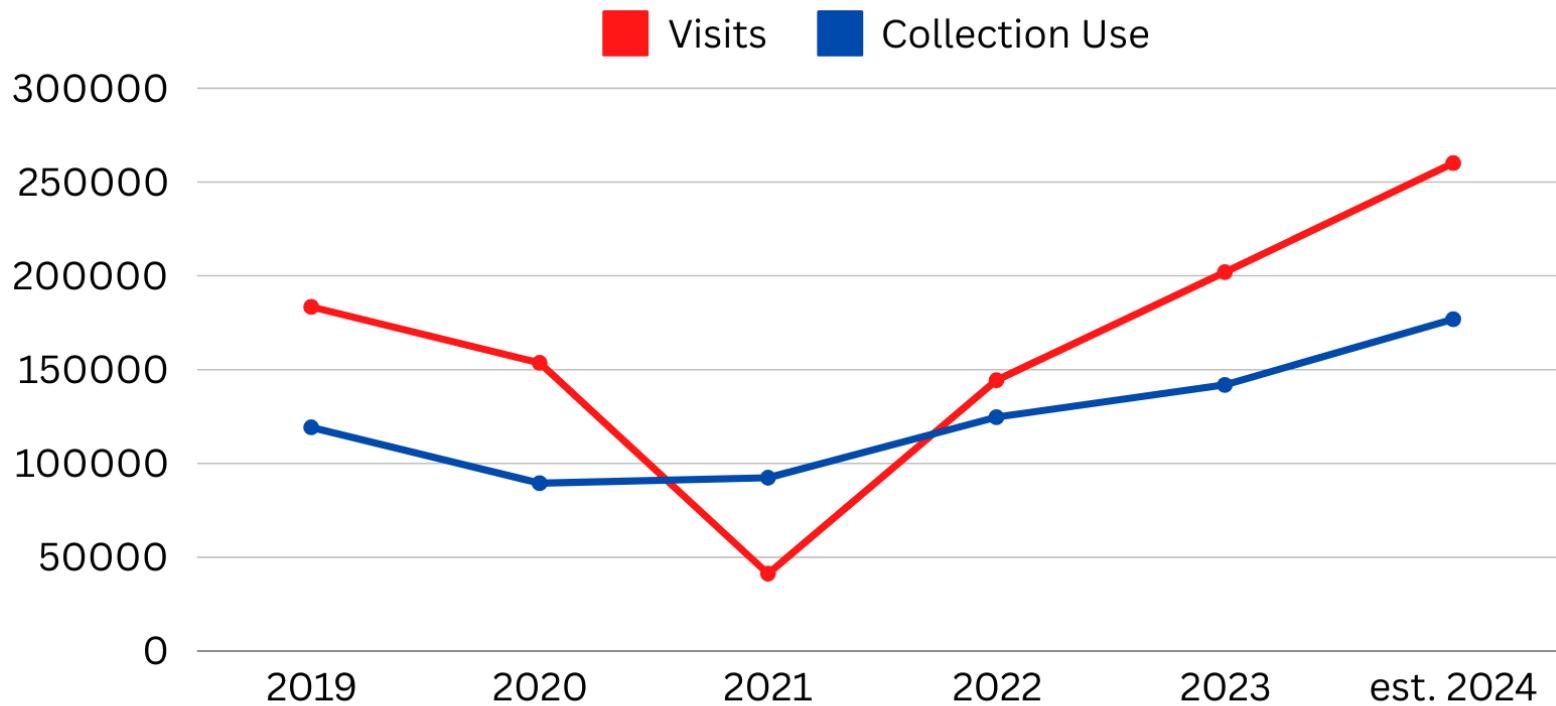
What questions or additional information does Council need to consider the long-term and wholistic needs to position the City for the next several decades?



# Park City Library

## Annual Report

# Library Growth



# Community Survey

## NPS Results

2. On a scale from 0-10, how likely are you to recommend the Park City library to a friend or neighbor?

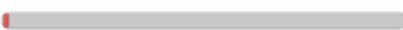
 Park City Library Survey

NPS® Score: 87.3



Promoters  89% 614

Passives  9.3% 64

Detractors  1.7% 12

Totals: 690

# Community Survey

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## Representative Comments

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*PC Library is the **best library** I've ever had access to. The people who work there, programming, facility itself are all amazing.*

# Community Survey

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## Representative Comments

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*I love everything about Park City Library. I love the incredible amenities – from the sleds and tennis balls available to the 3D printer and the voiceover booth! The library is cozy and beautiful and very welcoming. It's inclusive and its outreach is SO wonderful and appreciated. The activities are thoughtful and fun, and **our community is so lucky to have this library and the staff** that makes it so tremendously fantastic.*

# Community Survey

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## Representative Comments

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*All the extra things you all offer and the audiobooks! Also, how **accessible** you all make it **to the Spanish speaking families** and how your marketing materials are in Spanish.*

# Community Survey

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## Representative Comments

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*The entire vibe! It's a **community center** and part of what makes Park City so special.*

# Community Survey

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Park City Wants More

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**More** adult programs.

*Hold **more** community get togethers.*

**More** inventory.

**More** designated quiet spaces.

**More** adult engagement.

# 7700 MARSAC AVENUE

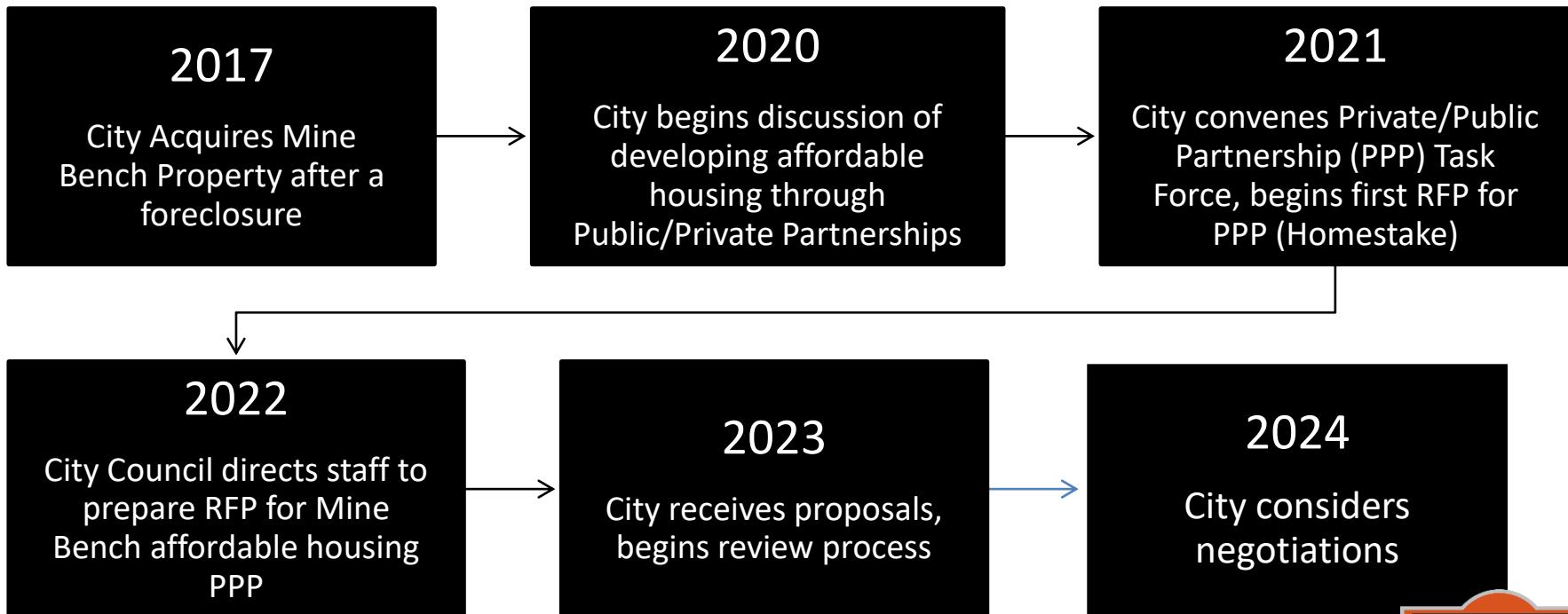
## MINE BENCH PROPERTY

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March 14, 2024

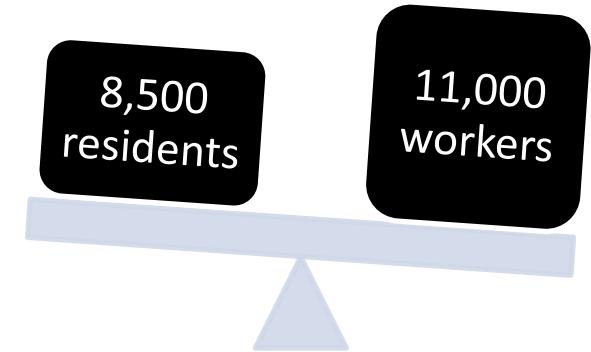


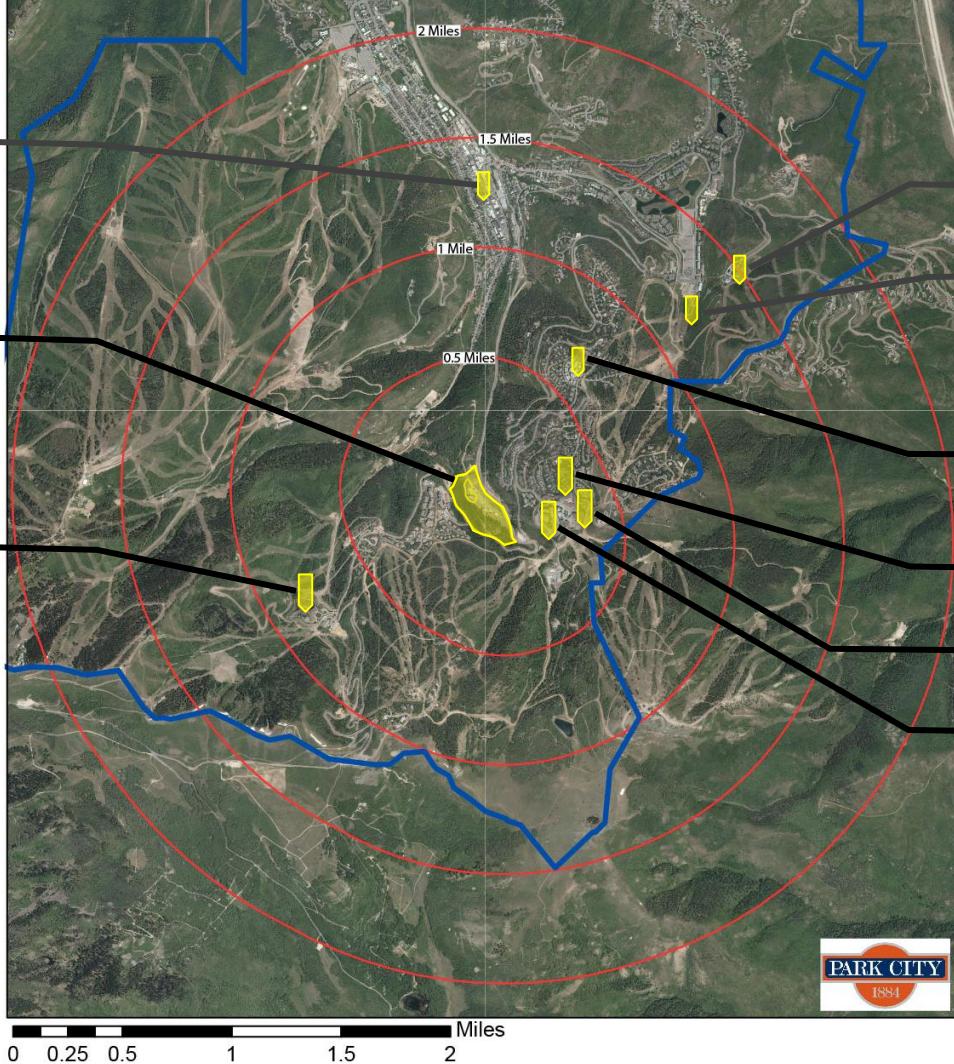
# BACKGROUND



# BACKGROUND

- Park City is the only city in Utah where workers outnumber the population
  - Every day, over 8,000 workers with an average wage of less than \$40,000 (38% of AMI) commute from outside Summit County to jobs within Park City
- Upper Deer Valley is one of the City's major employment centers
  - A limited survey of area businesses shows a housing deficit of 500+ beds





# – REASON FOR PPP APPROACH –

1. Achieve City's Strategic Housing Objectives
2. Financial Optimization of City Resources
3. Risk Mitigation
4. Efficiencies Streamline City's Focus on Core Housing Programs and Policies

# BACKGROUND

- The Mine Bench has been considered for an Affordable Housing PPP since 2020.
- In 2022, Council directed staff to release an RFP for this site with specific recommendations

Property	General Location	Acres	Zoning	Soils	Title Encumbrance per Housing	Within Current City Limits	Adjacent to Transit Route	Challenges	Possible Private/ Public
Ontario Mine Bench	Marsac Ave/SR-224 Silverlake	29.1	ROS	Outside of soils boundary but part of Uintah Mine District	No	Yes	Yes	Soil remediation and rezoning of parcel. Additionally, existing tenant leases and relocation of existing municipal uses may be challenging/costly	Possible but with recognized challenges

# COUNCIL DIRECTION

- Select an experienced developer who can deliver a timely, successful, and financially viable residential development
- Proposals that maximized the number of affordable units.
- Allowance to include dorms in the unit mix
- Target Empire Pass area employees
- Retain units for municipal employees
- Developer to take responsibility for the entitlement process
- Offer both development sites
- Allow for alternative ownership models of the site
- Multi-modal transportation solutions
- Reduce personal vehicle use

# —REQUEST FOR PROPOSALS—

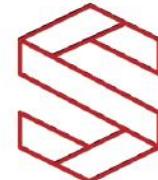
- The Housing Team contacted over 60 local and national firms about the RFP
  - 4 firms submitted proposals
- Selection Advisory Committee included the Town of Vail Housing, HPCA, Salt Lake City RDA, Mountainlands Community Housing, and PCMC Budget, Sustainability, Planning, Housing, and Attorney Office.

# —REQUEST FOR PROPOSALS—

- Servitas was the top-ranked respondent.
  - Servitas is an established, nationally known developer of public-private partnerships (P3s) for affordable, workforce, and student housing projects.

## RENT & UNIT MATRIX

	MONTHLY RENT	BEDROOMS	BATHROOMS	NRSF	UNITS	BEDROOMS	TOTAL NRSF
30% AMI Studio Bedroom Apt	\$703	1	1	287	54	54	15,498
30% AMI 4-Bedroom Apt	\$1,164	4	2	1,071	46	184	49,266
50% AMI STUDIO BEDROOM APT	\$1,404	1	1	287	36	36	10,332
50% AMI 4-BEDROOM APT	\$2,327	4	2	1,071	24	96	25,704
70% AMI STUDIO BEDROOM APT	\$1,565	1	1	287	52	52	14,924
70% AMI 4-BEDROOM APT	\$2,594	4	2	1,071	28	112	29,988
<200% AMI STUDIO BEDROOM APT	\$4,300	1	1	287	36	36	10,332
<200% AMI 4-BEDROOM APT	\$8,500	4	2	1,071	24	96	25,704
TOTAL					300	666	181,748



SERVITAS



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# PRE-DEVELOPMENT AGREEMENT TERMS



## AFFORDABLE HOUSING

- 300 Units
- 660 Beds
- Half of Units Affordable  $\leq$  50% AMI
- Eight Percent of Units Affordable  $\leq$  70% of AMI
- Twenty Percent of Units Market Rate  $\leq$  200% of AMI



## GROUND LEASE TERMS

- 50-year ground lease
- Ground lease terminates upon debt repayment (in 20 years)
- Annual ground rent to City between \$368,000 - \$1,936,991 for 20 years
- Total ground rent for 20 years: \$19.5M



## REVENUE GENERATION

- Ownership of development reverts to PCMC after 20 years
- Project generates annual revenue to City between \$6.6M - \$47.6M for 30 years
- Total revenue for 30 years: \$915.3M



## PRE-DEVELOPMENT RISK PARTICIPATION

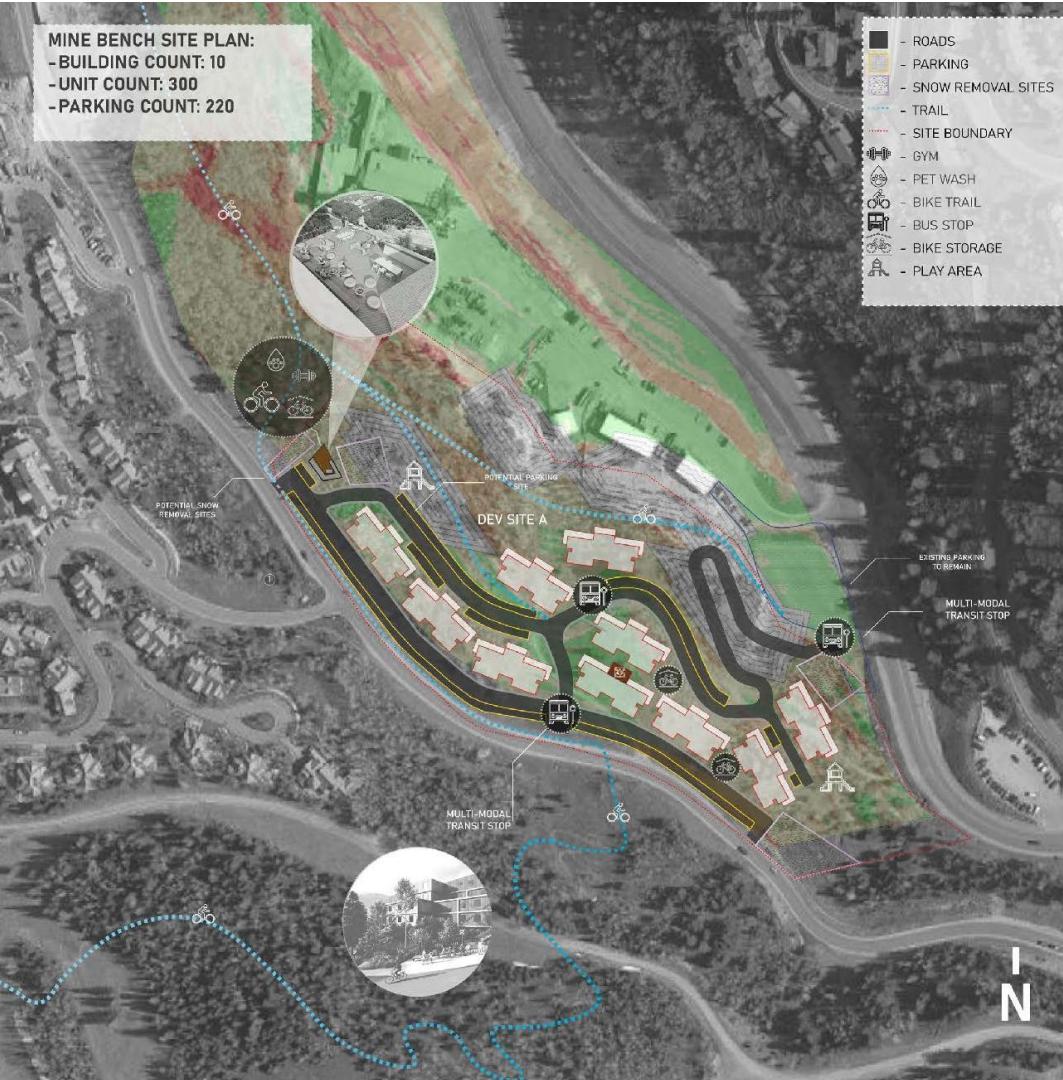
- Park City: 35% (\$3,383,098)
- Servtias: 65% (\$6,384,443)
- All Pre-Development Risk Participation for all parties is reimbursed in full at financial close.

MINE BENCH SITE PLAN:

-BUILDING COUNT: 10

-UNIT COUNT: 300

-PARKING COUNT: 220



# -PROPOSED PRE-DEV STAGES-

## STAGE 1 COMMUNITY ENGAGEMENT & FEASIBILITY STUDY

- Total cost: \$1,791,847
- Servitas participation: \$1,307,847 (73%)
- Park City participation: \$484,000 (27%)
- High political risk,
- Low development risk

## STAGE 2 ENTITLEMENT APPROVALS

- Total cost: \$5,538,832
- Servitas participation: \$3,138,832 (57%)
- Park City participation: \$2,400,000 (43%)
- High political risk
- High development risk

## STAGE 3 PERMITTING & FINANCING

- Total Cost: \$2,437,765
- Servitas participation: \$1,937,765 (79%)
- Park City participation: \$500,000 (21%) + fees
- Low political risk
- High development risk

- Total cost of pre-development stages: \$9,767,541
- Servitas participation: 6,384,443 (65%)
- Park City participation: \$3,383,098 (35%)

# -PRE-DEVELOPMENT STAGE 1-

## STAGE 1 COMMUNITY ENGAGEMENT & FEASIBILITY STUDY

- Total cost: \$1,791,847
- Servitas participation: \$1,307,847 (73%)
- **Park City participation: \$484,000 (27%)**
- High political risk,
- Low development risk

## STAGE 2 ENTITLEMENT APPROVALS

- Total cost: \$5,538,832
- Servitas participation: \$3,138,832 (57%)
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- High development risk

## STAGE 3 PERMITTING & FINANCING

- Total Cost: \$2,437,765
- Servitas participation: \$1,937,765 (79%)
- Park City participation: \$500,000 (21%) + fees
- Low political risk
- High development risk

- We retain the right to **terminate the project** for any reason at the end of Stage 1 with **no additional costs**.

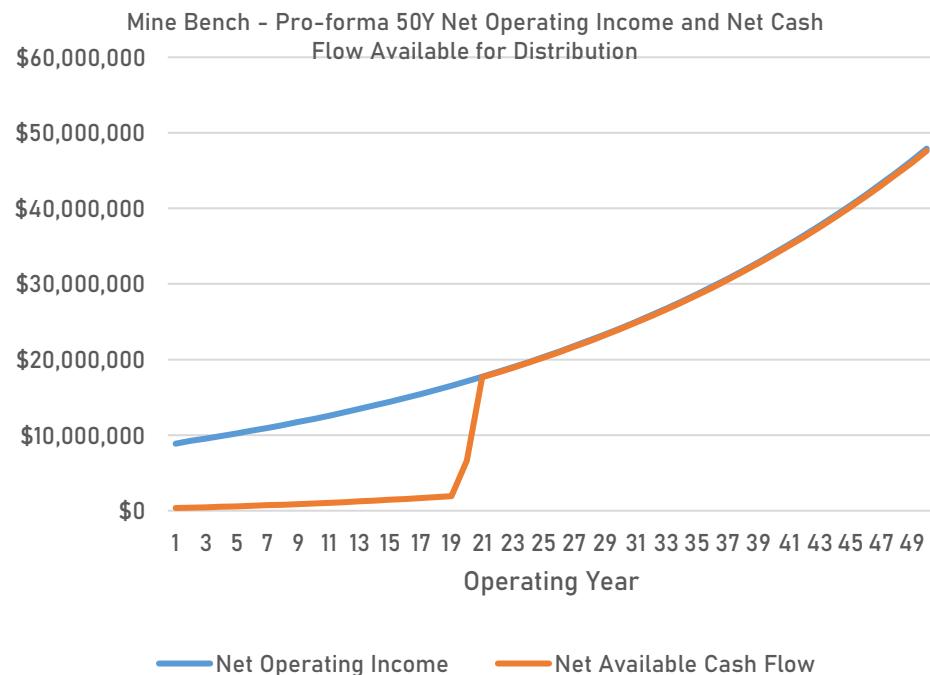
# TERM SHEET ANALYSIS

- Termination for Convenience
  - Termination of the Project for any reason that is *not* Developer Default or Closing Risk.
- Termination for Closing Risk
  - Termination of the Project if the **viability** of the Project is jeopardized through no fault of the Parties.
  - E.g., due to the failure to obtain reasonable construction pricing or failing to obtain financing; to the failure of financing to close; to changes in entitlements, restrictions, or **zoning** affecting the Project; Force Majeure or to **unforeseen** economic events or **uncertainties**, however, explicitly *excluding* political risk.

	<u>Termination for Convenience</u> (Accrued Pre-Development Fee and Accrued Developer's Fee)	<u>Termination for Closing Risk</u> (Accrued Pre-Development Fee)
Stage 1	<b>\$484,000</b>	<b>\$484,000</b>
Stage 2	\$5,107,339	\$2,884,000
Stage 3	\$9,767,541	\$3,384,000

# TERM SHEET ANALYSIS

- The City would deploy \$11,277 per unit per unit dollar at risk, **exceeding the performance of low-income housing tax credits (LIHTC) in Park City.**
- This **efficiency is partly driven by the potential unit count** on the site of 300 units.
- The City would temporarily use \$3.4M to **unlock a new affordable housing asset** with an estimated book value of \$88M.
- This is a **26X multiplier** on City housing project funds.



# —COMPARISON OF PROJECTS—

Comparison of Affordable Housing Projects		
	Servitas	Engine House
Project Size	300 units, 660 bedrooms	123 units, 225 bedrooms
Ground Lease Term	20 years	99 years
Pre-Development Risk Sharing Participation	Park City: 35% Developer: 65%	Park City: 40% Developer: 60%
Annual Lease Payment	\$368,000 - \$1,936,991	\$1
Total Lease Revenue	\$26.1 million	\$99
Affordable Rental Rates	30%– 70% AMI	60% AMI
Cost-Per-Unit to City	\$11,277	\$85,000
Project Value	\$88.1 million	\$51.2 million
Project Ownership	Project reverts to City ownership automatically after 20 years	City has Right of First Offer to purchase the project if it is put up for sale.

# –COMPARISON OF PROJECTS–

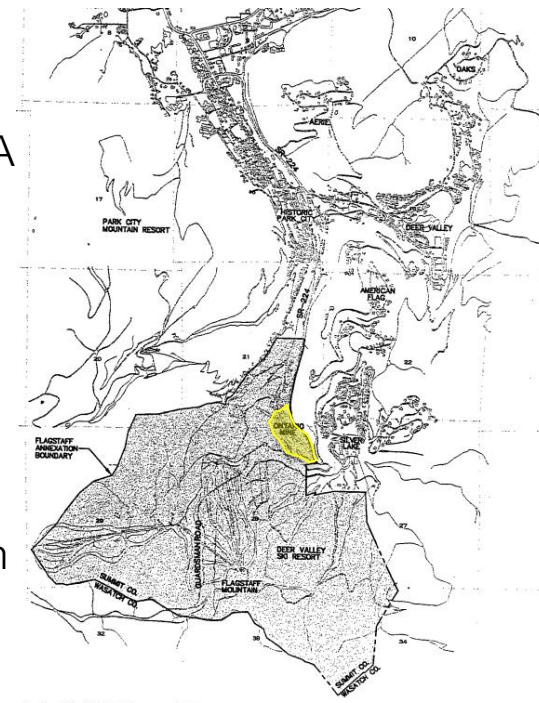
In comparison with the Homestake P3, the Servitas provides:

- Deeper levels of affordability that match Park City's workforce wage
- Substantially higher Annual Lease Payments
- Lower cost-per-unit subsidy from the City's financial contribution
- Automatic transfer of ownership when the project's debt is paid off
- A revenue-generating asset that could replenish the housing fund over time
- A workforce housing solution in a part of town with limited options for on-site housing
- An entitlement process that **does not require** the City to be a co-applicant
- The challenge of developing housing on a **sensitive site**
- A higher level of **pre-development** risk sharing for the City

# -UPPER DEER VALLEY CONTEXT-

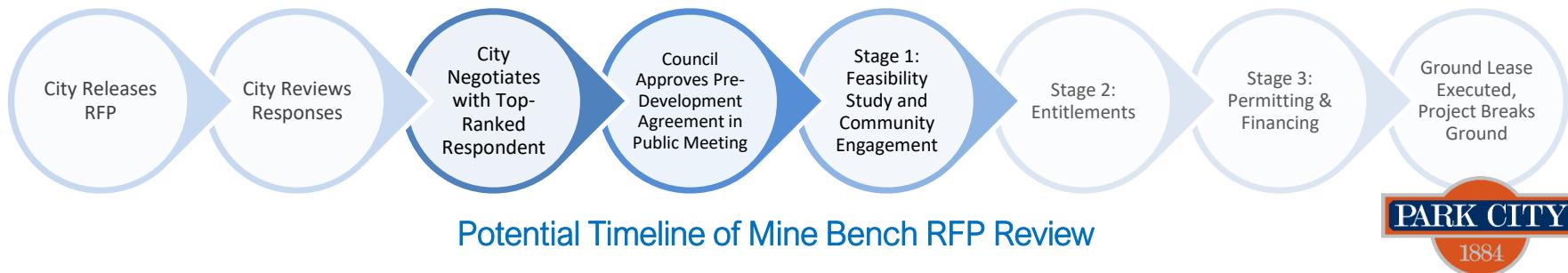
The Mine Bench property is in Empire Pass (Flagstaff DA)

- The Mine Bench does not have any density under the Flagstaff DA
- It requires rezoning with a new density allocation to the total density approved in the Empire Pass area under the Flagstaff DA.
  - Current zoning is Recreation and Open Space and Sensitive Land Overlay.
- Part of the site is significantly disturbed, houses large mining workings, and is allowed continued uses of existing facilities within certain parameters.
  - Two 99-year leases, PCMC public works, and JSSD parcel



# — REQUESTED DIRECTION —

- Review and consider providing direction to the Housing Team on whether or not to negotiate a Pre-Development Agreement with Servitas to enable Servitas to initiate further due diligence, pre-development and initial public planning processes and applications as necessary to determine whether an affordable workforce housing project that includes market-rate units may be feasible on the City's Mine Bench property.



# Compensation Study FY25

## Status Update

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# Objective

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What council will get out of this presentation



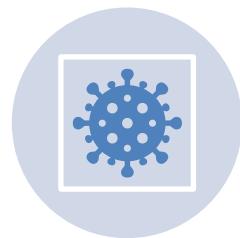
# Timeline

Understanding the evolution of our compensation philosophy



2019

MERCER STUDY



2020-2023

COVID & RAPID INFLATION



2024

NFP STUDY

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# 2019 Mercer Study

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2019 - 2020

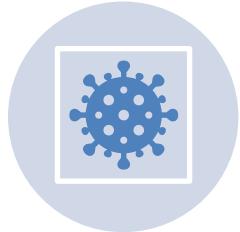


1<sup>st</sup> official  
comprehensive  
compensation  
study for PCMC

## Mercer Results

- Benched marked 160+ unique jobs; creating 160+ unique salary bands
- Only 40+ job bands prior to study
- Prior to the Mercer study, data from the Wasatch Compensation Group was used. This information is considered flat data and not specific to Park City Municipal.

# The Covid Years



The unprecedented response to Coronavirus led to significant pivoting in staffing, work-life priority, inflation, and compensation.



Inflation skyrockets;  
Amazon brings  
starting wages to  
\$20/hr



Mass exodus from  
job market – early  
retirement



Fierce competition  
for talent



Advent of “remote”  
work



City responded by  
targeting the 75<sup>th</sup>  
percentile of  
Mercer ranges



Two inflationary  
increases of 10.3%  
FY22 and 5.5% FY23  
respectively

# FY24 Comp Study



NFP  
Compensation  
Consulting

## Council Approved Comp Study

- Best practices:
  - Every 3-5 years
  - Times of Significant Market Changes

## Needs

- Ensure prior adjustments were appropriate
- Consider cost of housing vs. cost of commuting
- Elevated professional skills for staff

## RFP

- 9 respondents
- Selected NFP
- Leader in Utah municipal market
- 5-7 Utah studies per year
- National presence



## NFP Compensation Consulting

### BENEFITS

Compensation strategies that align with the market and your total rewards philosophy.

Benefits packages that meet your needs and objectives, including executive benefits and rewards.

### PERFORMANCE LAB

Business and individual solutions and employer liability.

### COMPENSATION

Culture and organizational measurement and development to create high-performing teams.

### RETIREMENT

### PROPERTY & CASUALTY

A strategy and offerings that help employees plan for the future.

---

# Analysis

---

NFP independently analyzed & surveyed:

- 160 PCMC job descriptions
- 114 unique jobs were surveyed out of the 160
- 40 Utah municipalities & comparable resort towns
- Benchmarked against private sector as appropriate



# Results

Initial findings showed significant geographic economic difference between Park City and other surveyed entities

Utilized 5 cost of living calculators

NFP created 14 salary bands for our 160 jobs

Increased bands by 5-10% to pay competitively.

Included daily expenses – housing, taxes, auto costs, groceries, etc.

Additional 6 bands for Police (hyper-competitive)

Applied aggregate data to survey responses

Level set our compensation to be comparable – accountant in Lehi, UT, Jackson, WY, and Park City all have equitable standard of living

---

# New PCMC Compensation Philosophy

---

*Park City Municipal pays  
competitively for the unique  
nature of the Park City job market.*

---

# Conclusion

---

Does City Council support the new  
compensation philosophy?



1  
2  
3 **PARK CITY AND SUMMIT COUNTY JOINT COUNCIL MEETING MINUTES - DRAFT**  
4 **445 MARSAC AVENUE**  
5 **PARK CITY, UTAH 84060**  
6

7 **March 22, 2024**  
8

9 The Councils of Park City and Summit County, Utah, met in open meeting on March 22,  
10 2024, at 9:00 a.m. in the City Council Chambers.  
11

12 **JOINT CITY COUNCIL AND COUNTY COUNCIL MEETING**  
13

14 **I. ROLL CALL**  
15

Park City Council 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	
None	<b>Excused</b>

Summit County Council Attendee Name	Status
Chair Malena Stevens (via Zoom)	
Council Member Roger Armstrong	
Council Member Canice Harte	
Council Member Chris Robinson	
Shane Scott, County Manager	
Jenn Fowler, County Clerk's Assistant	
Vice Chair Tonja Hanson	<b>Excused</b>

17  
18 **II. DISCUSSION ITEMS**  
19

20 **Zero Food Waste Compact Presentation by Andy Hecht, Park City Community**  
21 **Foundation:**

PARK CITY AND SUMMIT COUNTY JOINT COUNCIL MEETING - **DRAFT**

SUMMIT COUNTY, UTAH

March 22, 2024

Page | 2

1 Hecht shared a presentation promoting zero food waste by diverting all food waste from  
2 the landfill by 2030. They were urging people and entities to compost food waste. He  
3 indicated the schools had begun diverting food waste. He stated the goal was total food  
4 waste diversion. Food should be a resource that was used and should not rot in a  
5 landfill. He displayed the compact and asked the Councils to champion zero food waste  
6 by passing a resolution.

7  
8 Emily Quinton, Summit County Sustainability Program Manager, stated she and Luke  
9 Cartin, Park City Environmental Sustainability Manager, supported the food waste  
10 compact and the other actions the Community Foundation was charting out for the  
11 years to come. She was happy the Community Foundation was stepping into this role  
12 and showing their support. Cartin stated this was something where the City and County  
13 could control the outcome. He indicated the landfill had a limited life and food waste  
14 diversion would help prolong that life. He also reviewed other sustainable efforts being  
15 made in renewable energy and solar panels.

16  
17 Mayor Worel asked if the Community Foundation wanted individual signatures on the  
18 resolutions. Hecht stated they wanted 10-20 large entities to sign onto the compact  
19 before it was released to the general public. Council Member Robinson asked if other  
20 efforts should be made in addition to signing a resolution. Hecht referred him to the  
21 Community Foundation website for suggested actions listed in the strategic plan. Cartin  
22 reviewed the results from Park City's waste characterization study and noted 40% of  
23 residential waste was food. He stated there were facilities that received food waste.  
24 Council Member Robinson asked if there would be a curbside pickup or if residents  
25 would be encouraged to compost at home. Cartin thought a curbside pickup would  
26 produce greater scale.

27  
28 Council Member Toly indicated she was a proponent of the compact and stated this was  
29 just one part of conservation. She noted cardboard and landscaping debris were other  
30 areas that needed to be addressed. Cartin agreed organic material and  
31 paper/cardboard made up the majority of waste. He noted he would come to the City  
32 Council on April 25<sup>th</sup> to discuss waste further.

33  
34 Council Member Ciraco noted the process needed to be easy for people to understand.  
35 Hecht stated all food waste could go into one bin. He asserted behaviors needed to  
36 change and messaging would be critical as this program was implemented Countywide.  
37 Quinton hoped the County Council would follow the City Council's discussions on waste  
38 reduction and that the two entities would be aligned.

39  
40 **Olympics Update by Colin Hilton, Utah Olympic Legacy Foundation**  
41 **President/CEO:**

42 Colin Hilton and Catherine Raney-Norman presented this item. Raney-Norman  
43 reviewed Salt Lake City was positioned as the preferred host last November, and they  
44 had entered into targeted dialogue with the International Olympics Committee (IOC).  
45 They submitted a robust submission to the IOC in February, and the IOC would

PARK CITY AND SUMMIT COUNTY JOINT COUNCIL MEETING - DRAFT

SUMMIT COUNTY, UTAH

March 22, 2024

Page | 3

1 announce the award in July. She thanked the City and County for all the work put into  
2 this.

3  
4 Hilton stated the State of Utah would be the financial guarantor for the Salt Lake  
5 Olympics Committee (SLOC). He indicated the support of the City and County was  
6 critical to the success of the bid. He noted before the 2034 Olympics, an interlocal  
7 agreement would be signed by all parties that would dictate that the City and County  
8 would be paid for all expenses over and above their normal service levels.

9  
10 Hilton explained the vision of the proposal was threefold: Elevate our Communities,  
11 Elevate Sport, and Elevate the Games Experience. First, they were elevating our  
12 communities by using the Games as a catalyst for local initiatives. This could foster  
13 unity amongst the residents and drive sustainable change.

14  
15 Second, they were elevating sport by empowering and expanding youth sport  
16 participation and fostering global unity since many athletes from other countries came to  
17 Utah to train. Hilton noted the Games would re-endow the Utah Olympic Legacy  
18 Foundation so facilities could be maintained and used by youth athletes.

19  
20 Third, they wanted to elevate the Games experience for the athletes and all the  
21 stakeholders. Raney-Norman related the families were the support for athletes and they  
22 wanted to ensure the families could attend by establishing an athletes' families' village.  
23 They would also use technology to relay the Games to families who could not attend.

24  
25 Hilton noted the Wasatch Back venues included the Utah Olympic Park, Park City  
26 Mountain, Deer Valley, and Soldier Hollow. He pushed for continued public transit  
27 improvements and stated the Olympics would use those improvements during the  
28 Games. He encouraged the Councils to think big.

29  
30 Council Member Armstrong noted the Utah Speaker of the House stated they would not  
31 fund a lot of transportation projects for a two-week event. Council Member Armstrong  
32 thought other resources were needed. There also wouldn't be any money for housing or  
33 other infrastructure. He asked if there were other sources of money. Hilton stated the  
34 Olympics wouldn't be the cause for new affordable housing or transportation, but the  
35 need in the area caused those projects to move forward and the Olympics would help  
36 accelerate those projects if they would benefit the Games. If there were transportation  
37 plans, the Olympics could help, but the specifics were needed first. Council Member  
38 Dickey asked if that would be accelerating federal money or more of a soft push with the  
39 state. Hilton stated they needed to see local consensus first, and then they would make  
40 their request to help the entity in question. Council Member Dickey asked about the  
41 mechanics of prioritization. Hilton stated he had a meeting with UDOT and UTA last  
42 week and they discussed key projects in the communities. The SLOC could be an  
43 additional voice to the requests of the local entities.

1 Council Member Ciraco referred to the comment that the state wouldn't spend a lot of  
2 money for a 17-day event. He noted sustainability was a top priority for the IOC, and he  
3 thought communities needed to be identified that had those efforts in place. He asked if  
4 the state would change their mindset on long-term investments if Salt Lake City became  
5 a recurring Olympics site. Hilton indicated he would work with the respective  
6 communities on their wish lists in order to provide projects that wouldn't have happened  
7 if the Games didn't occur.

8  
9 Council Member Parigian requested help with getting park and rides in the area. Hilton  
10 stated he wanted to capture people taking transit from the valley to Park City instead of  
11 having single occupancy vehicles driving into town and parking. Hilton liked the park  
12 and ride system, but asked if there was a park and ride system that would get people to  
13 the ski resorts more effectively. Council Member Parigian stated the City had buses  
14 doing that now. Hilton noted there were good people planning this and he wanted to  
15 support them instead of planning for temporary lots during the Games.

16  
17 **Regional Transportation Convening Update:**

18 Alex Roy, Senior Transportation Planner, and Brandon Brady, Summit County  
19 Transportation Planner, presented this item. Roy reviewed the regional transportation  
20 group was made up of several entities. This group looked at regionally significant transit  
21 projects such as bus rapid transit (BRT), regional interchange improvements, and park  
22 and ride lots. The group identified the prioritized projects and which entities were  
23 leading them. Then they worked together to convene and advance those projects.

24  
25 Council Member Rubell asked who from the City worked on the committee, to which  
26 Mayor Worel stated Council Member Dickey was the liaison. Council Member Rubell  
27 suggested adding Council Member Ciraco as a liaison as well.

28  
29 **Summit County Park & Ride Study Update:**

30 Alex Roy continued that this was a joint study between Summit County and Park City. It  
31 hoped to achieve a regionally supported park and ride plan. This would give the entities  
32 a framework for how to look at park and rides in the area. The objectives included  
33 estimating future park and ride capacity needs, identifying suitable zones to consider for  
34 expansion and/or consolidation, incorporating stakeholder input, and proposing transit,  
35 infrastructure, and programmatic enhancements that would support park and ride  
36 attractiveness. Roy displayed a chart showing park and ride lot usage in the region. A  
37 survey was distributed and 66% of park and ride users parked there for ski days. He  
38 noted most of the recommendations for lots would be within the Summit County  
39 boundaries.

40  
41 Council Member Robinson left and participated via Zoom beginning at 10:45 a.m.

42  
43 Council Member Rubell asked if this was an effort to shift efforts to the future by looking  
44 at what there was and what was wanted. Roy indicated they would assess the need and  
45 then look at how to meet the demand. Council Member Rubell asked if there would be a

PARK CITY AND SUMMIT COUNTY JOINT COUNCIL MEETING - **DRAFT**

SUMMIT COUNTY, UTAH

March 22, 2024

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1 demand analysis. Roy stated they were talking about that internally and they would  
2 come to the Council with some options. Council Member Parigian asked if they were  
3 looking at the accessibility of potential lots, Roy stated access would be the next stage  
4 of the study.

5  
6 Council Member Armstrong indicated they were looking at how to make the park and  
7 rides more convenient and attractive for people while they waited for the bus. Mayor  
8 Worel thought a lot of lessons were learned from the Richardson Flat Park and Ride,  
9 and she was anxious to hear more about the outcomes from that lot. Council Member  
10 Toly asked if there was survey feedback regarding opportunities to buy ski passes at the  
11 park and rides or locker rentals at the resorts. Roy noted he saw a few comments on  
12 skiing amenities. Council Member Toly hoped staff would consider the longer the wait  
13 time, the more probable people would be waiting in idling cars.

14  
15 Council Member Armstrong also supported lockers at the resorts and thought people  
16 would not be as anxious to get home if they were out of their gear. Roy stated his team  
17 was looking at possible transit ski lockers. Council Member Ciraco agreed it would be  
18 convenient to have the lockers at the resorts. He wanted to think about the density of  
19 the transportation system and noted there was a bus driver shortage. He didn't want to  
20 create a problem as another problem was solved. Council Member Rubell didn't know  
21 what the government's role was in providing lockers, but thought it was a great  
22 conversation.

23  
24 **Kimball Junction EIS Update:**

25 Brandon Brady indicated this project would mitigate the traffic congestion at Kimball  
26 Junction, but they didn't want to forget the bikers and pedestrians in the area and so  
27 they added spaces for them too. He reviewed UDOT eliminated Alternative B, and  
28 Summit County was drafting a letter with their suggestions for the project while the  
29 comment period was still open.

30  
31 Brady displayed Alternative A+C which would combine the two preferred alternatives  
32 presented by UDOT. There would be an earlier off ramp for vehicles going to the outlet  
33 mall, the lanes on SR224 would be expanded to three on the north and south sides, and  
34 the underpass was reconfigured to be an overpass.

35  
36 They also had an Alternative B+, which would eliminate a lane and crossover at Olympic  
37 Boulevard. There would be an overpass over half of the street that was larger than the  
38 rest of the crossing that could be used to sit or take a dog.

39  
40 Alternative C+ only included the overpass instead of the underpass and added park and  
41 rides in the vicinity. They would submit these alternatives to UDOT and hopefully get the  
42 project on the schedule to get it completed before the Olympics.

43  
44 Council Member Rubell stated this project was not in Park City, but it impacted the City.  
45 He asked at what level of detail was the City being asked to support this project. Mayor

PARK CITY AND SUMMIT COUNTY JOINT COUNCIL MEETING - DRAFT

SUMMIT COUNTY, UTAH

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1 Worel stated it was ultimately the County's jurisdiction. Council Member Harte indicated  
2 they hoped for all voices at the table to work collaboratively to support it. Council  
3 Member Armstrong noted there had to be consensus with the other jurisdictions in  
4 Summit County and there needed to be public buy-in.

5  
6 Council Member Harte stressed this was the opportunity to insert ideas. The Olympics  
7 were coming up and UDOT was moving towards a solution. This was an example of a  
8 regional project. This was the time to discuss positive solutions or concerns. Council  
9 Member Dickey stated he trusted Summit County to reach the best solution, and noted  
10 it was important to the residents and workforce so it was important to join with the  
11 County on the letter of support.

12  
13 Council Member Armstrong thought there needed to be double left turn lanes. Mayor  
14 Worel noted she wanted to use the collective voice of the region to support individual  
15 entities' transportation projects. Council Member Armstrong explained they needed to  
16 look at the transit center in that area as well. He had a significant conversation with the  
17 legislature to get this on the State Transportation Improvement Program (STIP). They  
18 said there needed to be more growth in the area and then they would look at it again.

19  
20 Council Member Harte explained the process for the project, and he speculated parts of  
21 the project were still in flux. Council Member Armstrong noted any changes proposed to  
22 UDOT would delay the project. Mayor Worel asked Brady when the construction could  
23 start, to which he stated a minimum of three to four years. He hoped construction would  
24 start by 2029. Council Member Ciraco thought there would be a similar situation in the  
25 future on SR248 and he would welcome the County's input on any project in that area.

26  
27 Council Member Rubell asked if UDOT had asked for alternate solutions or if Summit  
28 County was just offering alternatives. Council Member Armstrong stated there was a  
29 public comment period through March 27<sup>th</sup> so the County wanted to submit these  
30 alternatives as feedback.

31  
32 Council Member Harte indicated some of the alternatives were considered by UDOT as  
33 betterments since they improved upon the original proposal. Mayor Worel asked if the  
34 County wanted the City to wait until there was a final proposal. Chair Stevens thought  
35 the regional transportation convening group was useful and she thought it was  
36 important to show collaboration was taking place with this project. She felt a general  
37 letter of support would be useful in the next step of the decision-making process.  
38 Council Member Robinson agreed and indicated they valued Park City's opinion on the  
39 alternatives. It was important to have a united front on what they thought the right  
40 alternative was. He hoped to draft a letter of support that the entities could sign. He felt  
41 the further this project went, the harder it would be to change the concepts.

42  
43 Council Member Armstrong thought the project would alleviate traffic on SR224 and  
44 noted the severe congestion that currently existed. He indicated the Mayflower project  
45 was coming and people would opt to go there instead of sitting in traffic congestion to

PARK CITY AND SUMMIT COUNTY JOINT COUNCIL MEETING - **DRAFT**

SUMMIT COUNTY, UTAH

March 22, 2024

Page | 7

1 go to Park City. Council Member Ciraco favored submitting a letter of support for this  
2 phase of the process. Mayor Worel indicated the Regional Transportation Convening  
3 was willing to sign a letter of support and she asked if the City Council was supportive of  
4 signing a letter of support as well.

5

6 Council Member Rubell asked if the project had an impact on other UDOT proposed  
7 projects. Council Member Harte stated it was not an either/or thing for projects, but they  
8 were prioritized and the top priorities were approved by UDOT for construction. Council  
9 Member Rubell thought the City Council had to be careful because there were residents  
10 along SR248 who wanted that to be the priority. He thought a letter could be written to  
11 the effect that Park City agreed there was an opportunity at Kimball Junction, and it  
12 should be in the group of highest priority as well. The Council could support UDOT and  
13 Summit County with coming up with what the right solution looked like. Beyond that  
14 statement, he had a hard time seeing that as the role of Park City government. Council  
15 Member Harte stated the letter being drafted got into specific details. Council Member  
16 Ciraco indicated one of the biggest hurdles for UDOT projects was public support. If the  
17 City declared support for a project, that would give UDOT more confidence to prioritize  
18 that project.

19

20 Council Member Toly indicated some high school students were stuck in congestion and  
21 it took them an hour to get to school. She liked working collaboratively with Summit  
22 County on these regional problems. Council Member Rubell thought residents liked  
23 regional projects, but when it meant a City project was forfeited because of the regional  
24 project, they might think differently. Council Member Ciraco suggested the City give  
25 support to this project and when the City had a project, the County could reciprocate  
26 with their support. Chair Stevens noted this project would not compete with the SR248  
27 project because they were at different stages in the process.

28

29 Mayor Worel requested a copy of the letter of support so the City Council could review  
30 it.

31

32 **III. ADJOURNMENT**

33

34 With no further business, the meeting was adjourned.

35

36

37

---

Michelle Kellogg, City Recorder

# *Zero Food Waste Compact*

**Andy Hecht**, Climate Fund Manager, Park City Community Foundation

**Luke Cartin**, Environmental Sustainability Manager, Park City

**Emily Quinton**, Sustainability Program Manager, Summit County

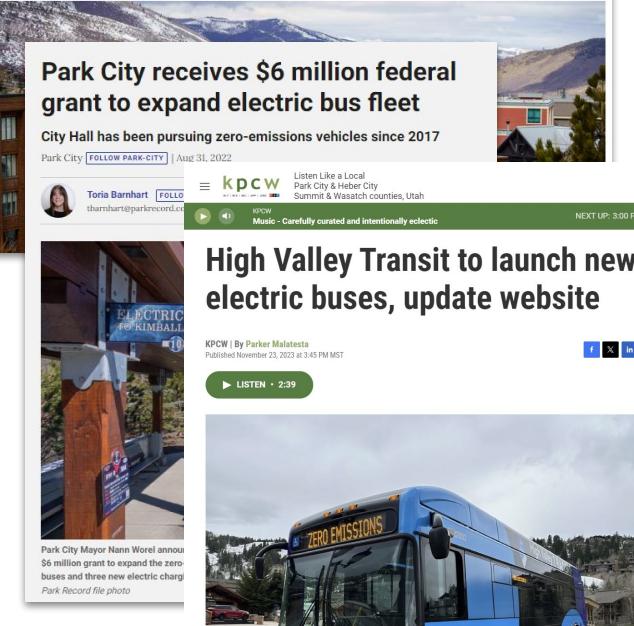


# Our community is already a leader in sustainability

The Salt Lake Tribune [SUBSCRIBE](#)

## Here's one way Park City is charging toward an ambitious climate goal

The additional electric buses also will help expand service to State Road 248.



**Park City receives \$6 million federal grant to expand electric bus fleet**

City Hall has been pursuing zero-emissions vehicles since 2017

Park City [FOLLOW PARK-CITY](#) | Aug 31, 2022

**kpcw** Listen Like a Local Park City & Heber City Summit & Wasatch counties, Utah

**kpcw** Music - Carefully curated and intentionally eclectic

**High Valley Transit to launch new electric buses, update website**

KPCW | By Parker Malatesta Published November 23, 2023 at 3:45 PM MST

[LISTEN • 2:39](#)



Park City Mayor Nann Worel announces \$6 million grant to expand zero-buses and three new electric chargers

Park Record file photo

## Park City Community Foundation's Climate Fund releases strategic plan to reach zero food waste by 2030

Danielle Miles Jan 13, 2024



**NEW FOR THE 2023/24 SEASON TRAVEL & HOLIDAY ENVIRONMENT RESORT NEWS**



## PARK CITY IN UTAH GOES FOR SUSTAINABLE TOURISM PLAN

20TH OCTOBER 2022

WWF

## Park City - Small town, big commitments to climate action

Posted on 07 June 2021

Surrounded by mountains, Park City, Utah leapfrogged its mining past to become an international winter tourism mecca. Since its first ski lifts were constructed, Park City has lost six weeks of renewables, and mobilizing climate



## PCMR and Deer Valley, reliant on good snow, outline their sustainability efforts

Resorts outline progress, but say more must be done, and soon

Summit County [FOLLOW SUMMIT-COUNTY](#) | Jan 3, 2021

Alexander Cramer [FOLLOW](#)



## Floating solar panels will power Mountain Regional Water plant

KPCW | By Connor Thomas Published July 6, 2023 at 5:50 PM MDT

[LISTEN • 2:04](#)

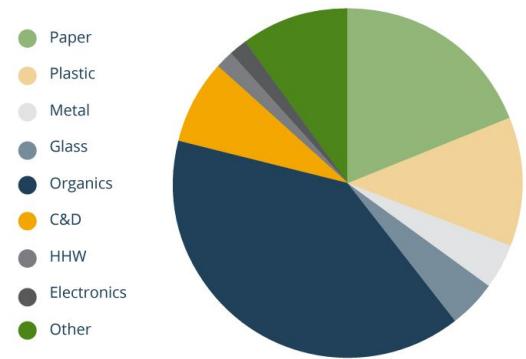
# Zero Food Waste 2030 Goal

**Goal:** Divert all food waste from Summit County Landfill by 2030

## Why Food Waste?

- Roughly 80% of the solid waste that reaches the local landfill could be diverted, with 40-60% of that being food waste.\*
- Food waste is a major contributor to the climate crisis because it releases methane.
- \$1.47M/year saved in landfill costs, \$140 saved in air space for every ton of waste diverted.

**Refuse Composition in the County Landfill**



This chart shows the aggregate disposed waste composition by major material group. As shown, organics comprise almost 40 percent of the refuse (excluding C&D debris) disposed at the County landfill.



# Zero Food Waste Compact: United for a Sustainable Future

We, local governments, nonprofits, businesses, and residents, are joining together to eliminate food waste from the Summit County, Utah landfill by 2030. Recognizing that food waste is a major source of potent greenhouse gases, accounts for more than half the waste in our landfill, and creates a financial burden for our community, this compact calls on community members to make a united commitment to reduce, divert, and eliminate food waste from entering our landfill.

Park City and Summit County are already leaders in addressing climate change, each having committed to ambitious environmental goals. We share a passion for building a healthier world for the next generation. Reducing and diverting food waste is an immediate and impactful step to improve air and water quality, slow climate change, allocate public funds more wisely, and create a more sustainable future.

## **In support of the Zero Food Waste 2030 goal, we pledge to:**

- Minimize food waste, acknowledging that food production is costly and uses critical resources like water, energy, and land.
- Divert food waste through composting to reduce a key source of methane in our community.
- Collaborate to achieve our goal, knowing that lasting change is only possible when our residents, local government, nonprofits, businesses, and tourists work together.
- Support systematic changes in our community that will ultimately provide more effective, sustainable, and economical waste management practices and tools.
- Educate ourselves on composting and the importance of food waste diversion.
- Share our progress and learnings along the way.

By signing this compact, we pledge our support of the Zero Food Waste 2030 goal and to uphold the principles listed above.



# PC-SC Update

March 2024

# PREFERRED HOST FOR 2034!

- Entered Targeted Dialogue as Preferred Host on November 29, 2023!

# PREFERRED HOST SUBMISSION REQUIREMENTS – COMPLETED and Sent !

**43**

Questions

- Vision, Concept, Legacy
- Experience, Sustainability
- Governance, Economics

**32**

Annexes

- Maps, charts, tables
- Sustainability studies
- Financial information

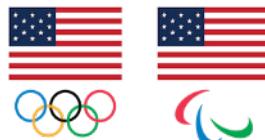
**23**

Sets of  
Guarantees

- Venue Use Agreements
- Accommodation guarantees
- Marketing rights, government

# 3 HOST SIGNATORIES

## Collaborative partners ready to sign



UNITED STATES  
OLYMPIC & PARALYMPIC  
COMMITTEE



# OUR VISION: ELEVATE

Elevate OUR COMMUNITIES

Elevate SPORT

Elevate THE GAMES EXPERIENCE

# ELEVATE OUR COMMUNITIES



Foster Unity amongst our residents

Provide the Games as a Catalyst to Local Initiatives



Drive sustainable change

Page 140 of 235

# A 2034 Olympic & Paralympic Winter Games Presents a Unique Opportunity for:

1. Host Communities to think big, and to use a date certain in the future to be a catalyst for key desired community initiatives
2. Getting priority efforts completed – creates a deadline – deadlines are good!
3. Unifying communities in ways not typically seen



- Empowering the Future: Expanding youth sport participation
- Fostering global unity: Athletes from over 30 countries training in Utah



Park City Mountain

# Elevating Sport Goals – (Draft)

1. Promote the Values of:
  - a) Olympism: Excellence, Friendship, Respect
  - b) Paralympism: Determination, Courage, Equality, & Inspiration
2. Achieve greater diversity in winter sport
3. Help Team USA reach their aspirational goals
4. Re-endow UOLF's Legacy Fund
5. Further utilize Games venues to nurture and develop youth through quality sport experiences



# ELEVATE THE GAMES EXPERIENCE



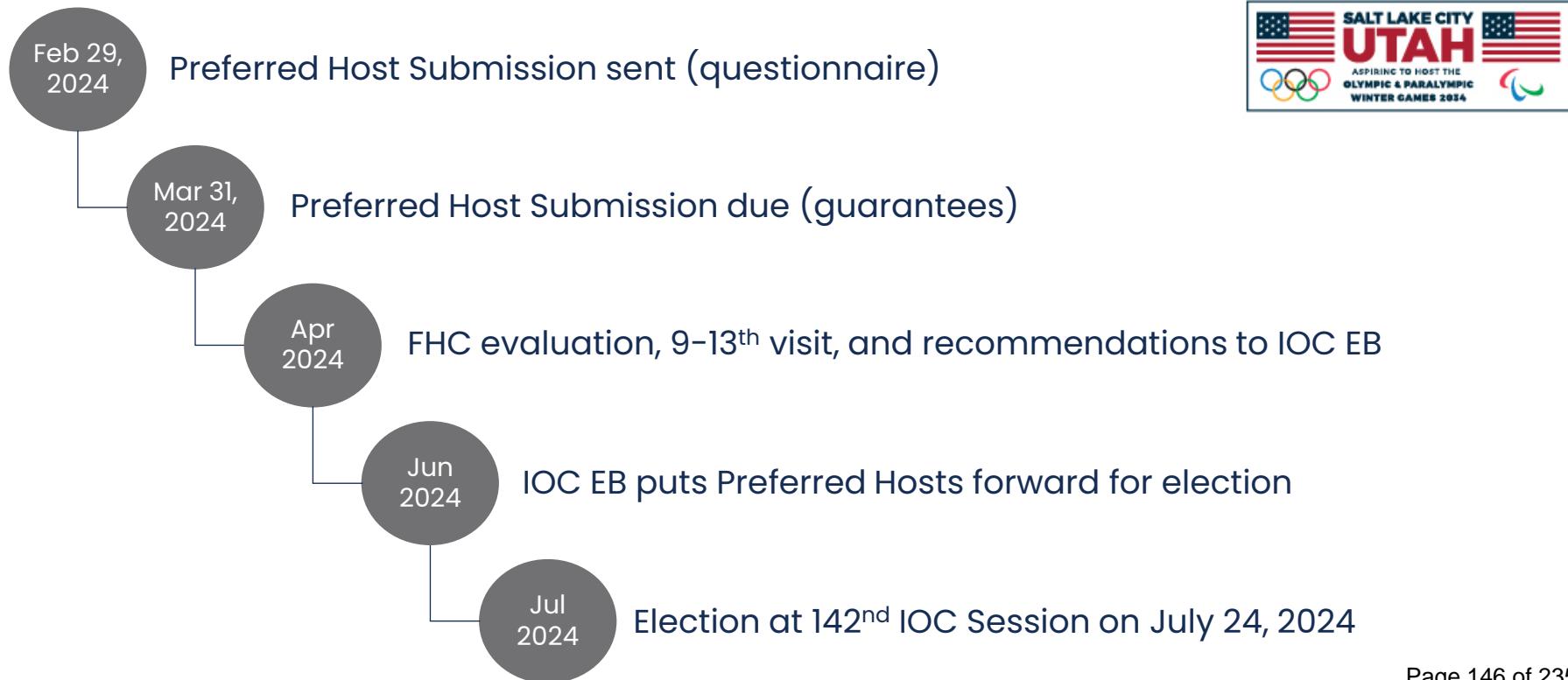
For all stakeholders

For the athletes and their families

# ATHLETE FAMILIES' EXPERIENCE

- Families connect to athletes' wellness
- Support system for athletes
- Athletes' families' village
- Families can see their athlete compete
  - Access to tickets
  - Transportation
  - Language-capable volunteers

# EXPECTED ELECTION TIMELINE



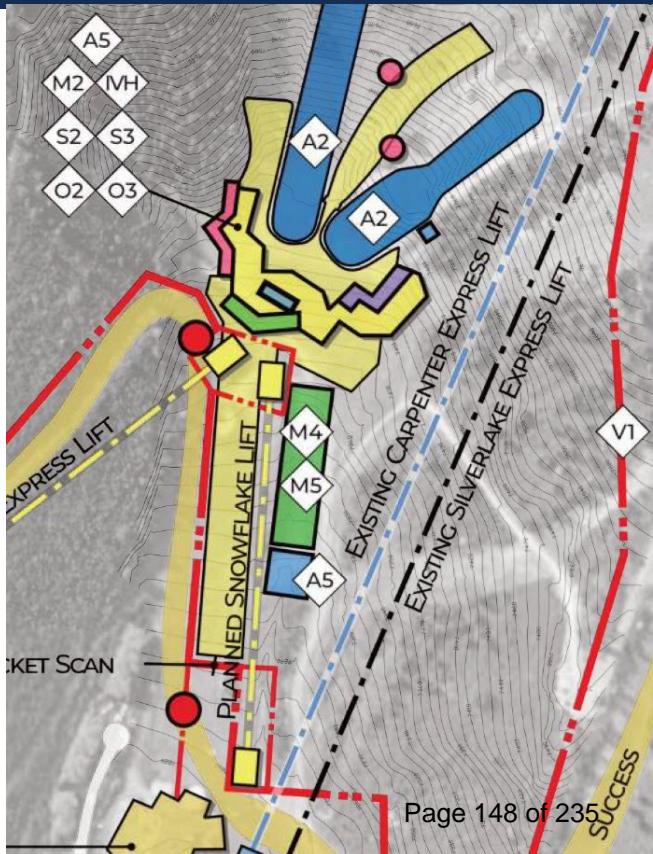
# 2023/2024 WINTER SEASON EVENTS

- FIL Junior Luge World Cup (Nov 20-Dec 3)
- IBSF North America Cup (Dec 5-16)
- US Cross-Country National Championships (Jan 1-8)
- ISU Long Track Four Continents (Jan 19-21)
- ISU Long Track World Cup (Jan 26-28)
- FIS Freestyle World Cup (Feb 1-3)
- IBU Biathlon World Cup (Mar 1-10)
- + many more regionals, qualifiers, invitationals, etc.

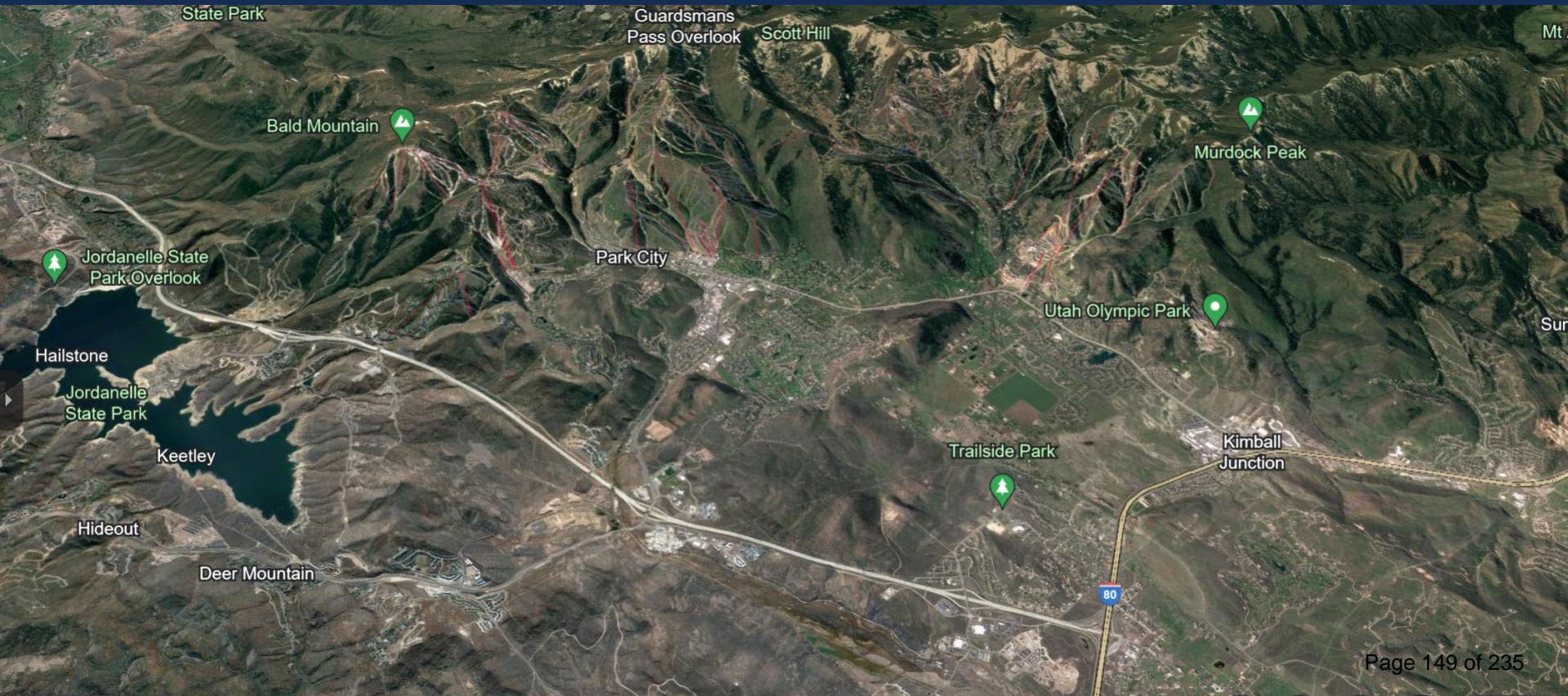
# Games Concept Plan for PC Area

## Wasatch Back Venues:

- Utah Olympic Park
- Park City Mountain
- Deer Valley
- Soldier Hollow



# Coordination of Games Delivery



# Games Utilization of City/County Planned Efforts

- Traffic Mitigation Initiatives
- Public Transit Push
- Infrastructure Improvements
  - BRT Lanes
  - KJ Interchange Improvements
  - Expanded Transit Center(s)
  - Kimball & Quinns Junction P&R's?
  - Parley's and Heber Valley P&R's?
  - Gondolas / Rail / Others?
- Environmental Sustainability Efforts
  - Latch on & Push Key Local Initiatives
- Others?





# SALT LAKE CITY **UTAH**



ASPIRING TO HOST THE  
**OLYMPIC & PARALYMPIC**  
**WINTER GAMES 2034**



## City Council Staff Report

**Subject:** Contract to Construct Two Rail Trail  
Pedestrian Bridges  
**Author:** Heinrich Deters  
**Department:** Trails & Open Space  
**Date:** April 11, 2024

### Recommendation

Review and consider a request to authorize the City Manager to execute a Construction Agreement with Trapp Construction LLC, as approved by the City Attorney, for the placement and construction of two pedestrian bridges to be installed on the Rail Trail, in the amount of \$488,051.87.

### Executive Summary

To facilitate the [Rail Trail Master Plan \(Plan\)](#) execution, the City Council will review a contract for upgrading existing Rail Trail bridges, including their removal and replacement, constructing new bridge abutments, installing bridge structures, grading, and integrating trail construction to connect the new bridges with the current trail. While the Plan outlines various improvements to enhance safety, usability, and environmental conditions along the corridor, a key focus is replacing the narrow pedestrian bridges with aging and splitting decking, presenting safety risks and requiring unnecessary maintenance efforts.

### Analysis

Over the past two years, significant enhancements have been implemented along the Rail Trail corridor in alignment with the Plan. These include adding more trash receptacles and mutt mitt stations, enhancing maintenance and monitoring services, establishing stair and bike ramp connections to the Prospector neighborhood, installing new safety crossing gates and signage at Wyatt Earp and Richardson Flat crossings, and improving wayfinding. Proposed initiatives for 2024 entail replacing the two deteriorating pedestrian bridges highlighted in the report and initiating an enhanced tree-planting program spanning from Wyatt Earp to Comstock Drive.

The current bridges are narrow, with loose and warped decking that no longer adheres to the structure, limiting efficient maintenance and emergency access to the corridor. The proposed replacement bridges are 14' wide, mitigating these existing challenges, which is a five foot improvement over the existing structures.

[On March 7, 2024](#), the City Council approved a Design Professional Service Agreement for designing, manufacturing, and delivery of two pedestrian and bike bridges.

On February 21, 2024, the City publicly advertised a construction bid on the U3P state procurement portal, seeking contractors for the removal and replacement of the existing pedestrian and bike bridges, erection of new bridge abutments, placement of bridge structures, grading, and trail construction to integrate the new bridges with the existing trail seamlessly. The submission deadline was March 21, 2024, and the City received eleven bid proposals.

At the bid opening, Trapp Construction LLC was determined to be the project's lowest qualified, responsible, and responsive bidder.

The delivery and subsequent construction of the new bridges are tentatively planned for late summer or early fall. As part of the construction mitigation plan, trail traffic will be rerouted to the 'wag on trail.'

### **Funding**

Funding for the permitting, manufacturing, and subsequent construction of the project identified in this report, was entirely and proactively secured through grants awarded through the Summit County RAP tax program.



*Example of Replacement Bridges*



## City Council Staff Report

**Subject:** Release Request - Park City Code 3-1-10  
**Author:** Matt Dias, City Manager  
**Department:** Executive  
**Date:** April 4, 2024

### Recommendation

Consider a written request from former Park City Economic Development and Analytics Director Erik Daenitz (Exhibit A) to be released from any restrictions in Park City Code 3-1-10. City Code 3-1-10 allows the City Council to release former employees from post-employment restrictions if the employee certifies that they took no action and obtained no information that would prejudice their conduct. Mr. Daenitz has provided the appropriate certification.

After careful consideration, we support the request because it benefits the City by providing City teams with Mr. Daenitz's ongoing expertise and ensures that several important projects retain adequate economic, statistical, and analytical support. The release is also appropriate because Mr. Daenitz would continue to provide expertise to the City as a City consultant, rather than representing private interests before the City, mitigating any perceived conflict.

### Summary

Mr. Daenitz, after working for PCMC for four years, recently left his employment and joined Zion's Bank, Public Finance Division. Mr. Daenitz was a well-respected employee in good standing and has direct knowledge of several important municipal initiatives, including the Main Street Area Planning process, Bonanza Park 5-acre property, Deer Valley Resort Public Private Partnership, and numerous statistical models that assist with peak period mitigation and revenue forecasting.

To provide near-term, ongoing project support and maximize flexibility while we recruit for a replacement, we recommend approving Mr. Daenitz's request. The City Manager is working to determine contractual terms and conditions, pursuant to the City's Procurement Policies.

### Park City Municipal Code

#### 3-1-10 Later Case Interest; Future Employment

It is improper for any former City officer or employee, after the termination of service or employment with the City, to appear as a compensated representative before the City Council, or any of its agencies, in connection with any case or matter in which such former officer or employee was duly connected or personally participated in a policy-making capacity or managerial capacity while an officer or employee of the City during the period of his service or employment, or which was under his active consideration.

Such former officer or employee may be released from the obligation imposed by the provisions of this section upon the submission of a written request to the Council in advance of his or her proposed appearance

and a certification that, while an officer or employee of the City, took no action or obtained no information which would prejudice his or her conduct or presentation, either at the time he or she was an officer or employee, or at the time of the presentation.

**HISTORY**

*Adopted by Ord. [91-22](#) on 12/19/1991*

*Amended by Ord. [95-38](#) on 7/27/1995*

*Amended by Ord. [01-26](#) on 7/12/2001*

**Exhibits**

**Exhibit A – Daenitz Request**

CC: City Manager & City Attorney

Erik Daenitz

Park City Council  
445 Marsac Ave.  
Park City, UT 84060

Dear Members of the Park City Council,

I am writing to request a waiver from the provision stated in PCMC code 3-1-10 Later Case Interest; Future Employment regarding the appearance of former City officers or employees before the City Council or its agencies in connection with certain cases or matters.

As a former employee of the City, I understand and respect the intent behind the regulation to prevent conflicts of interest and to maintain the integrity of the City's decision-making processes. However, I believe that granting me a waiver would be appropriate in this instance, as I can certify that I took no action or obtained no information during my tenure with the City that would prejudice my conduct or presentation regarding any specific case or matter in question.

During my time as Economic Development & Data Analytics Director with the City, I was involved in a managerial capacity with respect to public/private partnerships, area planning, financial and statistical analysis, and negotiations on behalf of the City Manager and Council. In my future capacity I propose to continue serving as an advisor to the City, performing services in-line with many of my past responsibilities listed above. This waiver requests that the Council authorize me to continue to provide the above services as a consulting advisor to the City consistent with the Council's goals.

I am committed to upholding the highest standards of ethical conduct and transparency in all my interactions with the City Council and its agencies. I assure you that my request for a waiver is made in good faith and with full disclosure of my past involvement with the City.

In accordance with the regulations, I am submitting this written request in advance of any proposed appearance and hereby certify that I meet the criteria outlined for waiver consideration. I am available to provide any additional information or clarification that the Council may require in evaluating my request.

Thank you for your attention to this matter. I respectfully request that the City Council grant me a waiver from the provision specified above so that I may proceed with my intended appearances.

Sincerely,



Erik Daenitz

**Subject:** Capital Budget Preview  
**Authors:** Jed Briggs, Robbie Smoot, Jessica Morgan  
**Departments:** Budget  
**Date:** April 11, 2024

### **Summary Recommendation**

Review and discuss an initial draft of the proposed FY25 capital budget and provide feedback in anticipation of additional budget discussions and eventual adoption of the FY25 Tentative Budget on May 2, 2024.

### **Executive Summary**

The capital budget process focuses on collaboration and coordination between City Council, project managers, the Budget and Executive Team, and the internal CIP Committee. Over the last few months, numerous managers shared plans, projects, and initiatives to help shape the organizational needs and requests to create a proposed FY25 capital budget.

Somewhat different than previous years and pursuant to Council discussion during the FY24 budget process, we approached this year's capital budget through a zero-based budget lens. In other words, every single capital project, new or old, was evaluated as if it had a budget of zero dollars and was not getting a head start compared to other requests just because it had a previous balance or previous approvals. This allowed us to identify and clean up old capital projects and small balances, freeing additional funding to support more relevant and competitive initiatives.

This report primarily focuses on the General Capital Fund and its various funding sources; however, it also discusses the Water Fund, Transportation Fund, and Lower Park Avenue (LPA RDA) Redevelopment Authority for capital project budget inclusion in the FY25 Tentative Budget.

### **FY25 Budget Process Timeline**

#### **Dec:**

- Managers discuss FY25 proposals with the executive team
- HR begins developing upcoming Pay Plan strategy
- Managers begin reviewing Fee Policy changes

#### **Jan-Feb:**

- Budget FY25 revenue projections calculated
- Managers present detailed FY25 proposals to Council (big initiatives)

- Managers submit FY25 capital proposals to the CIP Committee and the Executive Team

**March:**

- Final Executive review of Results Team/CIP committee recommended budgets

**April-May:**

- Review and Finalize Tentative Budget
- Determine organizational wages and benefits adjustments
- April 25 - Operating Budget Review
- April 25 – Capital Budget Review, Proposed Fee Changes
- May 11 - Misc/Outstanding Items, Adopt Tentative Budget

**June:**

- May 25, June 8, 15 - Follow-up presentations as needed
- June 24 - Final Budget and Fee Schedule Adoption

**General Capital Fund**

There are four major sources of recurring revenue in the City's General Capital Fund:

- The Interfund Transfer to the Capital Replacement Fund;
- The General Fund Transfer (~18% of Resort Tax);
- 100% of Additional Resort City Sales Tax (ARCST); and
- 100% of Transient Room Tax (TRT).

Requests made against each of these funding sources are detailed below. In this year's capital budget, in addition to categorizing projects by the funding source, we have categorized projects as one-time and recurring:

- One-time projects, such as MARC aquatics replacement, Senior Community Center, and Marsac remodel, are one-time in nature and funded with non-recurring revenue, such as fund balance, closed-out project budgets, or interest earnings.
- Recurring projects, such as pavement management, vehicle replacement, and computer replacement, are needed each year to facilitate maintenance and replacement projects necessary to keep City assets in good repair. Recurring projects are funded with the Interfund Transfer and General Fund Transfer.

We budget capital project requests within at least four active funds:

- The Capital Fund,
- Water Fund;
- The Transportation Fund; and
- The LPA RDA.

**FY25 Completed/Closed Projects**

As a result of the zero-based budgeting exercise, we generated approximately \$3.4M to redeploy within the FY25 Capital Budget; highlights are reflected in the table below. The Budget Team evaluated every project that had previously been budgeted and determined

with the project manager if we could close out or reduce projects. The majority of these projects have been completed, but some had funding for contemplated projects that don't have a plan or momentum behind them. Based on Council support, the goal was to allocate a budget for projects with the highest probability of happening in the near term. For a complete list of projects and explanations, refer to Exhibit A.

Project	Amount
CP0528 Munchkin & Woodbine Improvements	\$1,858,825
CP0446 Frontend Bucket Loader	\$300,000
CP0351 Artificial Turf Replacement Quinn's	\$293,731
CP0334 Repair of Historic Wall/Foundation	\$113,254
CP0455 Olympic Park Pathway Connector	\$113,000
CP0236 Triangle Property Environmental Remediation	\$99,779

### **FY25 One-Time New Capital Requests**

After a considerable amount of work, the General Capital Fund can accommodate the following notable project requests listed below (a complete list in Exhibit B):

- **CP0411 SR248/US 40 Park & Ride Program, \$5M** – Split between the General Capital and Transportation Funds, Council approved a non-binding [agreement](#) with Deer Valley Resort for a potential regional parking and transportation facility located near SR-248. The request is 1/3 of the total contribution to the public-private partnership. The remaining 2/3 is budgeted within the Transportation Fund, for a total budget of \$15M to maintain the terms of the partnership.
- **CP0318 Bonanza Park/RMP Substation Mitigation, \$2.5M** – With an existing budget of \$950K from FY24, facilitates a commitment to underground RMP transmission lines that bisect the cemetery and Bonanza Park. A feasibility study underway with RMP is nearing completion with more specific cost information.
- **CP0598 PC MARC Aquatics Replacement, \$1.5M** – A full replacement and enhancement of the existing MARC aquatics facilities, including a new leisure, lap pool, and spa. \$6M was approved in the FY24 budget, and the additional funding request is to cover inflationary increases and cost estimates for a total budget of \$7.5M.
- **CP0559 Marsac Remodel, \$820k** – Approved in FY24 for \$800K; the project is currently in early conceptual design development. Pending Council direction, the \$1.6M will continue to build a balance to fund the project. This budget is flexible and Council will have every opportunity to weigh in on the project moving forward, regardless of the budget amount.
- **000000697 Future Core Software, \$430k** – Eden, the City's ERP software solution, must be replaced by 2027. Additional costs include the purchase, data conversion, training, related onboarding, and transitional services.

- **CP0483 LED Lighting Upgrade Quinn's Fields, \$101k** – Adds field lights to the stadium field at Quinn's Junction to be comparable to those recently installed at City Park and other fields at Quinn's. This utilizes existing funding (\$233k) remaining from earlier phases of Quinn's lighting projects and will comply with the City's new Dark Sky Ordinance.
- **CP0036 Traffic Calming, \$150k** – Supports the Neighborhoods First program to conduct traffic studies, replacing traffic calming features and signage, minor hardscape improvements, warrant analysis, and public outreach efforts.
- **000000691 10-Wheeler Dump Truck, \$185k** – The City does not own a large dump truck, and this purchase will help realize long-term cost savings by reducing the need to contract dump truck services. The Storm Water Fund will fund a portion of this project (\$50k).
- **000000689 Backflow Prevention, \$100k** – Replaces backflow preventers that protect our drinking water system in City buildings and parks and ensures PCMC is held to the same standards as any other private commercial building.
- **000000686 PC MARC Furnishings, \$50k** – Updates worn furniture in the most prominent location at the MARC, now almost 12 years old. Furnishings include lobby furniture, party room tables and chairs, new carpet plots, and pro shop retail space enhancements.
- **000000695 MARC Lighting System Replacement, \$50k** – Replaces the existing lighting and remote sensor systems, now failing after 6 years, and will improve energy efficiency, thereby reducing utility costs.
- **CP0089 Public Art, \$50k** – Funds the City's recurring commitment to the Public Art Advisory Board investments. The City Council has funded public art for decades, including over 100 public artwork investments throughout Park City.
- **CP0577 Police Station Parking Lot, \$31,500** – Expanded parking for visitors and public programs at the police station, adding 10 - 16 parking spaces adjacent to the driveway of the police station and post office. This request is in addition to the \$210k approved in the FY24 budget.
- **CP0017 ADA Implementation, \$25k** – Some City buildings have restricted programs due to existing or historic building conditions. The Building Department conducted an ADA compliance audit, and many improvements have already been completed, such as a new ADA ramp with a painted crosswalk installed across Park Avenue between City Park and the Woodside Affordable Housing Phase 1 walkway and a new ADA ramp and painted crosswalk across Park Avenue to the new 9th Street Stairs. This funding will enable us to improve ADA accessibility at additional locations. Often, the replacement or repair of ADA ramps will come from complaints or requests from the Neighborhoods First program.
- **CP0326 Website Remodel, \$20k** – Aims to develop a user-friendly website for Park City Municipal that facilitates transactions while providing easy access to comprehensive information and searchable public meeting archives. Additionally, we are required by State Law to change our website URL to .gov, which this funding will facilitate.
- **CP0375 LED Street Lights Phase I, \$20k** – Replaces streetlights with LED bulbs to improve energy efficiency and comply with the new Dark Sky requirements.

- **0000000701 Trees for City Lands, \$15k** – The project replaces numerous dead trees, improves the diversity of the City's forestry efforts and improves tree cover on various City properties that would benefit from the enhancement, a collaboration between the City's Sustainability and Parks Department.

### **FY25 Recurring New Capital Requests**

Recurring capital projects are funded in two ways: an interfund transfer to the Equipment Replacement Fund and ~18% of the Resort Tax. In FY25, we are projecting to receive approximately \$3.5M of capital fund Resort Tax to fund necessary recurring maintenance and replacement-type capital projects. New and existing expense requests are:

- **CP0075 Equipment Replacement - Computer, \$400k** – The computer replacement fund is set up to fund computer equipment replacement, including servers, network, and storage infrastructure, consistent with an organizational replacement policy.
- **0000000704 Police Equipment Replacement Fund, \$157k** – This new project is to establish an ongoing Police equipment and system replacement fund (many of which are mandatory).
- **0000000702 Email for All, \$140k** – The City employs staff in roles that do not require computer access, such as full-time, part-time, and seasonal positions. However, these roles increasingly require occasional access to digital tools and internet resources, and elevating their access can improve the dissemination of vital information, such as HR policies, emergencies, and more. The budget will fund email licenses, Office 365 services (~\$800 user/yr.), automation, and cyber security management.
- **CP0006 Pavement Management, \$100k** – Provides additional funding to maintain and prolong the useful life of City-owned streets and parking lots. Annual maintenance projects include crack sealing, slurry sealing, and overlays. The increase reflects the increased cost of materials and labor.
- **0000000688 Curb and Gutter Replacement, \$80k** – The City does not have a curb and gutter replacement program. Curbs and gutters are essential to our streets and must be kept in good repair. Aging curbs and gutters are detrimental to the useful service life of roads and sidewalks. This creates a new budget to maintain our capital assets and ROWs proactively.
- **CP0002 Information System Enhancement/Upgrades, \$60k** – The datacenter cooling equipment lifecycle has been reached. The cooling capacity is critical for the continuous operations of essential server and network systems.
- **CP0142 PC MARC Program Equipment Replacement, \$65k** – Ongoing fitness equipment replacement to replace the strength cable machines in FY25.
- **CP0280 Aquatics Equipment Replacement, \$25k** – Replaces pool capital infrastructure, such as pumps, boilers, and other maintenance-related items. After the large replastering project, the current funds are being used for leak detection and pipe/pump replacement in the spa. Funds are used when equipment replacement items are warranted for ongoing operation and upkeep.
- **0000000707 GRAMA Request Management Platform, \$8,800** – Intended to streamline the GRAMA request process, improve customer service, and assist with required compliance.

For a complete list of capital fund recurring projects, see Exhibit B.

## **Additional Resort City Sales Tax (ARCST) Projects**

### **FY25 New Requests**

In FY25, we project approximately \$5.2M of available ARCST revenue (\$7.9M and -\$2.7M debt service) to fund new requests, detailed below:

- **0000000717 Emerging Community Development Projects, \$13M** – As part of the FY24 budget process, a significant portion of ARCST was consolidated into smaller housing-related projects to create more flexible affordable housing initiatives. In this year's budget, we are iterating the same idea; however, rather than having the funding dedicated only to housing, we recommend a project budget focused on emerging community initiatives.

This will provide even more flexibility to respond to major communities, including housing development, land acquisition, transportation solutions, public-private partnerships, public utilities, and infrastructure. No new funding is requested, yet a consolidation of previous budgets pledged to public-private housing partnerships.

- **CP0527 Homestake Roadway & Trail Improvements, \$3.6M** – Creates essential bike and pedestrian connections, upgrades aging utilities, and creates a complete street overhaul with extended crosswalks to support area redevelopment. The area has extremely limited pedestrian and biking facilities, discouraging residents and visitors from using active transportation. \$185k of the additional request is an FY24 adjustment, included within the \$3.5M recommended to complete this infrastructure project in FY26.
- **CP0576 Ability Way Reconstruction, \$100k** – Additional request to the FY24 approved budget. Design services are advertised, and inflation and improved cost estimates drove the modest request. As a reminder, this will reconstruct the roadway and pathways on Ability Way between the PC Ice Arena and the National Ability Center and respond to the elevated use of Round Valley trailheads. The integrated street design and trail connections reflect safe and complete street standards.
- **CP0575 10th Street Retaining Wall Reconstruction, \$25k** – Approved for \$145k in the FY24 budget; the project is currently in the design and engineering phase. The additional request closes the gap from updated cost estimates for a failing stone retaining wall next to the 10th Street stairs. This will reconstruct the retaining wall and prevent the hillside from damaging the staircase next to the retaining wall in the future.

For all ARCST-related projects, see Exhibit B.

## **Transient Room Tax (TRT) Projects**

### **FY25 Requests**

In FY25, we project approximately \$4.5M of gross TRT revenue. After TRT-associated debt service (-\$1.5M), \$3M remains for capital projects. TRT revenues have been previously designated for the city-owned property on Bonanza Drive. We project an accumulated balance of approximately \$8.2M in TRT funds by the end of FY24, which is

reflected in the budget. Existing and new requests against the TRT can be funded within this amount in FY25. For all TRT-related projects, see Exhibit B.

### **Water Fund**

The 3Kings Water Treatment plant remains the most significant capital project undertaken by the Public Utilities Department and the City. Bond proceeds fund the new Treatment Plant, and water service fees fund all other capital projects, including ongoing maintenance. As we finish 3Kings, we plan to reduce the budget to reflect current costs. The facility started testing operations in October 2023, treating water discharged to McLeod Creek, and is expected to be fully operational by June 2024.

A broader ongoing capital project to maintain aging infrastructure, such as pipes, vaults, and pump stations, uses a risk-based approach. Public Utilities prioritizes assets for replacement by quantifying a level of risk for each asset based on its likelihood of failure and the consequences of failure. Some projects are deferred due to budget constraints and spread out over time to balance the Enterprise Fund budget.

Based on the risk-based approach, replacing Main Street's water line is now the top priority. A multi-year project was launched on April 1, 2024, to replace the water main, fire lines, and individual water line services. The project is planned to be completed in the three shoulder seasons, or from April to July, from 2024-2026, historically the slowest business months on Main Street.

All FY25 budgeted water projects cannot be funded within the Water Fund's existing revenues without a water rate increase or a delay of prioritized capital projects to future years. In addition, to fund all the FY26 – FY29 projects, water would need to increase water rates by 3% annually. We plan to reevaluate projects once we receive the Council's recommendation on the independent rate study currently underway by Bowens & Collins. See Exhibit B for a list of all Water Fund capital projects.

### **Transportation Fund**

Transportation capital projects are traditionally funded by transit sales taxes and various federal, state, and county grants. The Transportation Fund has benefited from federal legislation in recent years (i.e., CARES Act, Biden Infrastructure Law) that enabled the Fund to accrue a one-time fund balance. However, transportation operational expenses have significantly increased in recent years due to inflation, limiting the availability of recurring capital funding from one-time revenue sources. If the Transportation Fund were to spend down its fund balance, the Fund would be severely limited in its ability to provide funding for future capital projects.

As mentioned previously, the Transportation Fund is contributing 2/3 of the \$15M for a regional parking and transportation facility located near SR-248, or \$3.5M, to reach the \$15M partnership contribution. The last significant project requesting funding in FY25 is Snow Creek Crossing. This project will be discussed in detail on April 25. The complete list of recommendations is found in Exhibit B.

### **Lower Park Avenue RDA (LPA RDA)**

The LPA RDA is the primary source of repayment for the 2019 Sales Tax Revenue debt, providing funding for projects in the Lower Park Avenue district. The most significant capital project remains the Senior Center public-private partnership at \$991k (\$3.5M total), the Recreation Building in City Park at \$241k, and Public Art at \$28k. See Exhibit B for a list of all LPA RDA capital projects.

### **Debt and Property Tax Consideration**

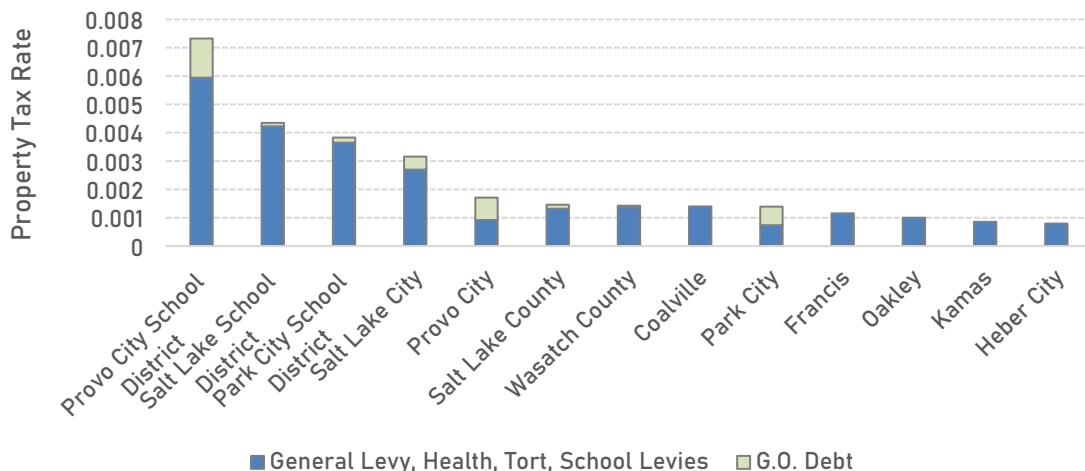
Importantly, two separate general obligation bond debt issuances (Series 2008 and 2009) are retiring, which reduces our overall revenue collected from property taxes by \$1M for FY25 and another \$1.3M for FY26. This would reduce the City's debt obligation by \$2.3M comparing FY24 to FY26. In other words, property taxpayers will realize savings on the PCMC portion of their property tax bill in FY25 and FY26, equating to approximately \$135 for the average primary home and \$250 for a non-primary or business property (a median house in Park City is now \$2.3M) in FY26.

Instead of losing property tax revenue during a year with a somewhat unstable sales tax forecast (now 38% of overall revenue), the City could make efforts to maintain, or not reduce, our existing property tax rate and reallocate the same level of resources to the General Fund instead of paying the debt service. However, this would require an adjustment to the property tax to prevent the "reduction" in rate to maintain the existing rate structure, also known as a truth in taxation process.

As you know, we are experiencing some instability with sales taxes for the first time in several years. Long-term trends are projecting marginal increases over time, and most of that growth is projected from pricing power (increasing cost of a good or service), not economic growth (volume of sales). However, over the last several years, inflation has greatly impacted the City's expenses and our ability to pay for the same level of services (materials, supplies, equipment, etc.). For example, this year's operating budget request, which we predict at \$2M, is almost entirely focused on covering inflationary increases, not pursuing new initiatives, programs, or services.

Park City has not increased its general property tax levy in over 40 years, yet many of the other entities in our area have done so recently. As a result, Park City has some of the lowest property tax rates in Utah and is considerably lower than the surrounding states. Also, over 70% of our residential property taxpayers are paid by second homeowners, as they are assessed 100% of the value on their property (vs. primary homeowners who pay 55% of the assessed value).

## Regional Property Tax Rates Across Government Entities



As the City Council continues discussions to cover its water consumption potentially, we propose consideration of maintaining today's property tax rate to pay for municipal water usage without diminishing the ability of the General Fund to provide and maintain service levels. In addition, this strategy could assist the City Council as it deliberates over water rate increases, such that maintaining the property tax rate and not losing approximately \$2.3M by FY26, which could decrease the need for a full water rate increase.

Finally, we know those in opposition will consider maintaining property tax rates as a tax increase. While increasing the rate will technically require a hearing, in practice, it will only maintain what households are paying today and not result in a decrease.

This year's capital budget can potentially accomplish some important and complex community initiatives, such as the City Park Building, aquatics at the MARC, the 5-acre site at Bonanza, Transportation/Housing at Gordo, or somewhere near S.R.248, Snow Creek Tunnel and Homestake Road. While it appears we have the resources to accomplish these strategic initiatives or support them financially, the capital budget is only one aspect of these projects. Projects of this magnitude also require strategic leadership, professional project management, and numerous contributions from internal departments (engineering, transportation, planning, economic development, sustainability, building, environmental regulatory, legal, etc.) at an operational level.

Accordingly, the City Manager's Recommended Operating Budget, which will be presented on April 25, considers a moderate reprioritization of internal resources to support more intentionally some of these strategic initiatives with identified project-managers/managers.

### Attachments

- Exhibit A – FY25 Completed and Closed Projects
- Exhibit B – FY25 Capital Project Summary

**Exhibit A**

FY25 Completed/Closed Projects					
Project	FY24 Total	FY24 Newly Requested	FY25 Base	FY25 Newly Requested	Notes
CP0014 McPolin Farm	\$2,280	(\$2,280)			Project is complete
CP0128 Quinn's Ice/Fields Phase II	\$36,805	(\$36,805)			Funds were consolidated into different Quinn's improvement project
CP0186 Energy Efficiency Study City Facilities	\$22,305	(\$22,305)			Project is complete
CP0226 Walkability Implementation	\$10,701	(\$10,701)			Project is complete
CP0236 Triangle Property Environmental Remediat	\$99,779	(\$99,779)			No longer own property, moved funds to CP0248
CP0294 Spriggs Barn	\$5,000	(\$5,000)			No activity on project for 10 years
CP0323 Dog Park Improvements	\$40,000	(\$40,000)			Funds were reallocated into other impact fee projects
CP0325 Network & Security Enhancements	\$33,187	(\$33,187)			Project is complete
CP0334 Repair of Historic Wall/Foundation	\$113,254	(\$113,254)			Project is complete
CP0336 Prospector Avenue Reconstruction	\$31,812	(\$31,812)			Project is complete
CP0351 Artificial Turf Replacement Quinn's	\$293,731	(\$293,731)			Project is complete
CP0354 Streets and Water Maintenance Building	\$100,269	(\$100,269)			Project is complete
CP0434 GIS GeoEvent Server License	\$5,000	(\$5,000)			Project is complete
CP0435 GIS Satellite Imagery Multi-Spectral	\$6,000	(\$6,000)			Project is complete
CP0445 Add Uphill Marsac Gate Above Chambers Av	\$50,000	(\$50,000)			Project is complete
CP0446 Frontend Bucket Loader	\$300,000	(\$300,000)			Project is complete
CP0449 Roadside Trailhead Signage 2019	\$2,411	(\$2,411)			Project is complete
CP0450 Prospector Square/Rail Trail 2019	\$31,000	(\$31,000)			Project is complete
CP0451 Round Valley Trail 2019	\$10,000	(\$10,000)			Project is complete
CP0454 Prospector Sq. Rail Trail Connector	\$40,900	(\$40,900)			Project is complete
CP0455 Olympic Park Pathway Connector	\$113,000	(\$113,000)			Project is complete
CP0456 PC Heights Pathway	\$65,000	(\$65,000)			Project is complete
CP0525 MARC Cement Pad/Patio	\$30,000	(\$30,000)			Project is complete
CP0526 MARC Leisure Pool Water Feature	\$9,368	(\$9,368)			Project is complete
CP0528 Munchkin & Woodbine Extn/Multi Trail Imp	\$1,727,209	(\$1,727,209)	\$131,616	(\$131,616)	Defunded with plans to include funding in the future Bonanza Park
CP0567 Safety Style Soccer Goals	\$7,711	(\$7,711)			Project is complete
CP0568 Gate for Mine bench and Judge Tunnel	\$1,377	(\$1,377)			Project is complete
CP0569 Replace Vehicle Wash	\$55,370	(\$55,370)			Project is complete
CP0570 Replace Fuel Pump System	\$24,273	(\$24,273)			Project is complete
CP0573 Acoustifence - Pickleball Noise M	\$32,259	(\$32,259)			Project is complete

\*Not all project reductions equal zero due to some FY24 expenditures.

## Exhibit B

### General Capital Fund - One-Time Projects

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
0000000685 MARC Front Desk Remodel				\$35,000	
0000000686 PC MARC Furnishings				\$60,000	
0000000689 Backflow Prevention				\$100,000	\$150,000
0000000691 10 Wheeler Dump Truck				\$135,000	
0000000695 MARC Lighting System Replacement				\$50,000	
0000000697 Future Core Software				\$430,000	\$430,000
0000000701 Tress for City Lands				\$15,000	
0000000703 Virtual Conference Room					\$50,000
CP0003 Old Town Stairs		\$49,050			
CP0017 ADA Implementation				\$25,000	
CP0020 City-wide Signs Phase I		\$24,093			
CP0028 5 Year CIP Funding	\$25,395	\$5,000,000			
CP0036 Traffic Calming		\$100,000		\$150,000	
CP0089 Public Art	\$70,074	\$352,805		\$50,000	
CP0150 Ice Facility Capital Replacement					\$1,800,000
CP0248 Middle Silver Creek Watershed		\$334,076			
CP0250 Irrigation Controller Replacement		\$20,000			
CP0264 Security Projects		\$27,566			
CP0266 Prospector Drain - Regulatory Project	\$856,712	\$300,000			
CP0267 Soil Repository	\$2,280,043	\$1,745,093			
CP0269 Environmental Revolving Loan Fund	\$58,882				
CP0292 Cemetery Improvements		\$83,026			
CP0311 Senior Community Center		\$2,508,610			
CP0312 Fleet Management Software		\$46,454			
CP0318 Bonanza Park/RMP Substation Mitigation		\$958,568		\$2,541,432	
CP0324 Recreation Software		\$12,000			
CP0326 Website Remodel				\$20,000	
CP0332 Library Technology Equipment Replacement		\$285,341			
CP0333 Engineering Survey Monument Re-establish		\$35,000			
CP0338 Council Chambers Advanced Technology Upg		\$437,691			
CP0375 LED Streets Lights Phase I	\$33,053			\$20,000	\$30,000
CP0411 SR248/US 40 Park & Ride Program				\$5,000,000	
CP0412 PC MARC Tennis Court Resurface		\$199,135			
CP0431 Bubble Repair		\$23,750			
CP0447 EV Chargers		\$61,799			

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
CP0535 Santy Chairs Replacement		\$19,760			
CP0559 Marsac Remodel		\$800,000		\$820,000	
CP0560 Forestry Plan		\$100,000			
CP0577 Police Station Parking Lot		\$210,000		\$31,500	
CP0589 Housing Programs	\$638,051				
CP0598 PC MARC Aquatics Replacement		\$6,000,000		\$1,500,000	
CP0483 LED Upgrade Quinn's Fields		\$334,296			
<b>General Capital Fund - Recurring Projects</b>					
Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
0000000688 Curb and Gutter Replacement				\$80,000	\$390,000
0000000702 Email For All				\$140,000	\$560,000
0000000704 Police Equipment Replacement Fund				\$157,525	\$566,325
0000000707 GRAMA Request Management Platform				\$8,800	\$35,200
CP0002 Information System Enhancement/Upgrades	\$120,000			\$60,000	\$60,000
CP0006 Pavement Management Implementation	\$609,751	\$630,000	\$630,000	\$100,000	\$4,075,000
CP0041 Trails Master Plan Implementation	\$91,431	\$50,000			
CP0074 Equipment Replacement - Rolling Stock	\$2,247,761	\$1,500,000	\$1,550,000		\$6,770,000
CP0075 Equipment Replacement - Computer		\$370,600	\$50,000	\$400,000	\$1,800,000
CP0142 PC MARC Program Equipment Replacement	\$239,606	\$65,000		\$65,000	\$260,000
CP0146 Asset Management/Replacement Program	\$269,404	\$1,105,418	\$750,000		\$3,400,000
CP0150 Ice Facility Capital Replacement	\$642,057	\$66,000	\$816,000		\$264,000
CP0191 Walkability Maintenance	\$104,486	\$78,825	\$78,825		\$335,000
CP0217 Emergency Management Program	\$13,405	\$15,000	\$15,000		
CP0251 Electronic Record Archiving	\$29,662	\$13,473		\$45,000	\$180,000
CP0280 Aquatics Equipment Replacement	\$185,091	\$34,368		\$25,000	\$100,000
CP0332 Library Technology Equipment Replacement	\$87,669	(\$10,954)			
CP0339 City Wide Fiber	\$13,695	\$80,000	\$180,000		\$560,000
CP0340 Fleet Shop Equipment Replacement	\$40,858	\$15,000	\$15,000		\$66,000
CP0352 Parks Irrigation System Efficiency Improvements	\$87,578	\$30,000	\$30,000		\$127,000
CP0378 Legal Software for Electronic Document Management	\$35,000	\$35,000	\$35,000		\$105,000
CP0422 Electrical Generator Upgrades		\$64,000	\$34,000		
CP0432 Software Subscriptions & Licenses	\$113,057				\$255,000
CP0457 City AED Replacement and Maintenance	\$968	\$15,000	\$15,000		\$30,000
CP0579 Guardrail Replacement		\$68,000	\$68,000		\$276,000
CP0581 Street Sign Replacement Program		\$9,754	\$9,754		\$46,262

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
CP0585 Facility Wireless Upgrades	\$50,000	\$160,000	\$170,000		
<b>General Capital Fund - ARCST Projects</b>					
Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
0000000717 Emerging Community Development Projects		\$13,000,000			
CP0270 Downtown Enhancements Phase II	\$653,094	\$327,104	\$327,104		
CP0329 Main St. Infrastructure Asset Management	\$189,224	\$599,310	\$100,000		\$400,000
CP0361 Land Acquisition/Banking Program	\$750,000				
CP0401 Downtown Projects Plazas	\$543,046				
CP0402 Additional Downtown Projects	\$1,200,000				
CP0474 Upper Main Street Bollards Phase II					\$54,718
CP0527 Homestake Roadway & Trail Imp		\$40,000		\$3,599,037	\$3,550,000
CP0575 10th St Retaining Wall Reconstruction		\$145,000		\$25,000	
CP0576 Ability Way Reconstruction		\$630,000		\$100,000	
CP0583 Swede Alley Trash Compactors Repl		\$126,000			
CP0586 Housing Ongoing Asset Improvement	\$649,970				
CP0587 Housing Program Asset Acquisition	\$5,500,000				
CP0588 Housing Program Public Private Pa		\$4,845,233		(\$1,500,000)	
CP0589 Housing Programs				\$1,500,000	
CP0600 Strategic Asset Analysis		\$150,000	\$150,000		
<b>General Capital Fund - TRT Projects</b>					
Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
0000000699 Miscellaneous 5-Acre Site Improvements				\$8,200,000	
CP0429 Arts and Culture District	\$527,908				
<b>Water Fund - All Projects</b>					
Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
CP0007 Tunnel Maintenance	\$1,894,394	\$3,292,884	\$304,599		\$1,358,142
CP0010 Water Department Service Equipment	\$243,529	\$133,200	\$136,528		\$596,236
CP0040 Water Dept Infrastructure Improvement	\$2,865,752	\$3,496,538	\$1,776,879	\$223,121	\$10,000,000
CP0075 Equipment Replacement - Computer	\$184,510	\$138,232	\$117,000		\$117,000

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
CP0178 Rockport Water, Pipeline, and Storage	\$3,442,438	(\$1,991,296)	\$1,203,543	\$130,000	\$6,695,687
CP0276 Water Quality Study	\$394,252	(\$194,252)	\$250,000	(\$200,000)	\$200,000
CP0301 Scada and Telemetry System Replacement		\$1,000,000	\$206,000		\$887,682
CP0304 Quinn's Water Treatment Plant Asset Repl	\$943,540	\$238,471	\$245,625		\$1,074,330
CP0312 Fleet Management Software	\$17,307				
CP0341 Regional Interconnect	\$75,012				\$2,500,000
CP0342 Meter Replacement	\$118,555	\$150,000	\$50,000		\$636,970
CP0372 Regionalization Fee	\$600,000	(\$400,000)	\$200,000		\$800,000
CP0389 MIW Treatment	\$8,923,647	\$6,950,000	\$260,000		\$1,148,245
CP0418 JSSD Interconnection Improvements	\$146,686	\$90,000	\$180,000		\$720,000
CP0574 Landscaping Incentives		\$200,000	\$200,000		\$800,000

#### Transportation & Parking Fund - All Projects

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
0000000690 Transit Construction Design Program				\$150,000	\$150,000
0000000696 SR224 & Roundabout Transit Priority Design				\$300,000	
CP0009 Transit Rolling Stock Replacement	\$5,625,513	\$3,575,222	\$6,471,439	\$560,824	
CP0025 Bus Shelters Design and Capital Improve	\$1,803,623	\$2,596,480	\$2,000,000	\$6,569,434	
CP0075 Equipment Replacement - Computer	\$49,481	\$16,172			
CP0108 Flagstaff Transit Transfer Fees	\$2,118,737				
CP0118 Bus Stop Sign Technology				\$50,000	
CP0279 SR224 Bus Rapid Transit Project					\$6,000,000
CP0313 Transportation Grants/Plans/Policy Sup	\$356,331				
CP0316 Transit Facility Capital Renewal Account	\$2,138,653	\$230,000	\$230,000		\$920,000
CP0381 Transit and Transportation Land Acq		\$2,400,000			
CP0382 Transit Security Cameras & Software	\$50,000	\$38,458		\$36,542	
CP0411 SR248/US 40 Park & Ride Program		\$6,483,545		\$3,516,455	
CP0420 Enhanced Bus Stops at Fresh Market and P		\$2,496,686			
CP0432 Software Subscriptions & Licenses	\$4,620				
CP0439 Bonanza Multi-Modal and Street Improv		\$300,000		\$300,000	
CP0440 Bike Share Improvements	\$140,061	(\$40,061)			
CP0441 Transportation Demand Management Program	\$91,287	\$440,275			
CP0465 SR248 Corridor & Safety Improvement	\$5,204,630				
CP0469 Deer Valley Drive Bike & Ped	\$300,000	\$250,000			
CP0478 Bike/Ped Improvements in Thayne's		\$250,000	\$1,450,000		
CP0536 Bonanza District Bus Stops		\$2,700,000			

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
CP0540 Snow Creek Crossing		\$6,891,593	\$1,587,288		
CP0550 Bike & Pedestrian Plan	\$140,514				
CP0554 Emerging Tech in Transit	\$130,000				
CP0562 Emergency Response Trailer	\$100,000				
CP0565 Park City Parking Needs Assessment		\$300,000			
CP0591 Transit Operations Radios Upgrade	\$100,000	\$100,000			
CP0592 CAD/AVL Replacement		\$1,000,000		\$200,000	
CP0596 Public Transit Bus Engine Replace		\$100,000		\$528,008	
CP0601 Parking Asset Maintenance & Impro	\$265,760	\$80,000	\$80,000		\$323,200

#### Lower Park Avenue RDA (LPA RDA) - All Projects

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
CP0003 Old Town Stairs	\$469,501	\$300,000			
CP0005 City Park Improvements	\$827,358	\$100,000		\$100,000	\$400,000
CP0089 Public Art	\$37,749				
CP0167 Skate Park Repairs	\$14,749	\$5,000	\$30,000	(\$25,000)	\$20,000
CP0264 Security Projects		\$40,000	\$40,000		\$80,000
CP0311 Senior Community Center	\$991,390				
CP0386 Recreation Building in City Park	\$241,042				



## City Council Staff Report

**Subject:** FY25 Fee Schedule Changes  
**Author:** Hans Jasperson  
**Department:** Budget, Debt, & Grants  
**Date:** April 11, 2024

### Summary Recommendation

In preparation for the FY25 City Manager's Recommended Budget, the Budget Team has worked with the City Council and various departments to adjust some of the fees within the proposed FY25 Fee Schedule (Exhibit A).

The City Council's feedback is requested in anticipation of the final Fee Schedule adoption planned for June 20, 2024.

### Background

The City uses a wide range of charges and fees to fund vital City services. This includes fees for construction and development, utilities, business licensing, special events, parking, recreation, public records requests, and more.

The City establishes fees in accordance with the requirements of the Utah State Code and the recommendations of the [Government Finance Officers Association \(GFOA\)](#). As part of the annual budget process, the fee schedule is reviewed to ensure that charges adequately account for the service's cost.

### Analysis

Fees are evaluated by comparing the full cost (both direct and indirect) of providing a service with its associated revenue. As the cost of providing many of these services continues to rise, departments have sought to balance cost recovery while providing affordable and accessible services to City residents.

The following departments are proposing some changes to the Fee Schedule for FY25:

- Planning
- Law Enforcement
- Parking
- Engineering
- GRAMA
- Special Events
- Recreation
- Golf
- Cemetery
- Library Room
- Public Works
- Ice

A redlined copy of the Fee Schedule can be found in Exhibit A, and the proposed changes are summarized below. Potential benefits to the City or to residents are noted where applicable:

## **Planning Fees (Section 1.1)**

- Summary of Changes
  - Changed “Record of Survey” fee to “Condominium Plat,” to conform with the language in [ordinance 2018-24](#)
  - Added a fee for Affordable Master Planned Development, which is the same cost as Master Planned Development
  - Added a fee for Appeals to Appeals Panel
- Benefits of Changes
  - Updates the language for accuracy and clarity

## **Engineering Fees (Section 1.3)**

- Summary of Changes
  - Language was added to Section 1.3.3, and Sections 1.3.4 and 1.3.5 were added to clarify fees for processing small wireless facility applications and impose additional fees for small wireless facilities using or occupying City rights-of-ways and City poles. These changes directly track the authority given to cities under state law to impose fees for small wireless facilities.
  - Increased Road Closure Permit application fee from \$50 to \$100 to better cover actual costs incurred.
- Benefits of Changes
  - Fee is more in line with the rate charged by neighboring municipalities and more adequately reflects the City’s cost to provide the service.

## **Law Enforcement Fees (Section 5)**

- Summary of Changes
  - Removed Alarm Monitoring Fees, as these are no longer charged by the City
  - Removed reference to Vehicle Impound Fees (towing and impound fees are addressed in Section 7)
  - Increased rate for [Contract Law Enforcement Services](#) from \$75 to \$100 per hour; holiday pay increased from \$165 per hour to \$200 per hour
- Benefits of Changes
  - The increase in pay for Contract Law Enforcement will help attract more uniformed officers to provide public safety for the City’s major events and was previously reviewed by City Council.

## **GRAMA Request Fees (Section 6)**

- Summary of Changes
  - Added a \$1.00 fee for color copies (non-Police records)
  - Updated the hourly charge for compiling documents not to exceed the salary of the GRAMA coordinator in each affected department
  - Updated fees for Law Enforcement records request to reflect the cost of service
- Benefits of Changes
  - Department GRAMA coordinators recently completed State certification and training to enhance the City’s responsiveness to the public

## **Parking Fees (Section 7)**

- Summary of Changes:
  - Moved Fines for Special Event Parking Violations to section 7.7 for consistency and clarity
  - Edited fines for 2<sup>nd</sup> through 5<sup>th</sup> violations to clarify that fines increase after the 5<sup>th</sup> violation
  - Formatted hourly Garage and Surface Lot Parking Rates for clarity
- Benefits of Changes:
  - While language was updated for clarity, no rates are proposed to increase this year

## **Recreation and PC MARC Fees (Section 8.1 to 8.4)**

- Summary of Changes:
  - Increases sliding fee schedule to track along with Summit County's Annual Median Income (AMI)
  - Increases various fees for facility passes, court reservations, tennis clinics, gymnasium rentals, and pavilion rentals,
  - Gives residents access to early registration for popular programs
  - Makes PC MARC Racquet Sports Pass available to residents only; allows advanced court booking for PC residents over and above non-residents
  - Adds a separate monthly pass for visitors
- Benefits of Changes:
  - Increases non-resident fees more than resident fees
  - Provides new benefits available only to residents
  - Ensures Recreation maintains its 70% cost recovery goal

## **Golf Fees (Section 8.5)**

- Summary of Changes:
  - Increases green fees by \$1.50 for 9 holes and \$3 for 18 holes
  - Increases fees for passes, cart rentals, and rental clubs
  - Introduces new 10-play punch pass only available for City residents (saves residents \$50 over 10 rounds)
  - Provides City residents a free rental pushcart
  - Allows City residents to book a tee time 1 day earlier than non-residents
- Benefits of Changes:
  - Moderate fee increases will allow the Golf Course to continue to cover 100% of its operations costs, not including water, without relying on a subsidy from the General Fund
  - Offers new benefits to prioritize City resident access and affordability

## **Cemetery Fees (Section 8.7)**

- Summary of Changes:
  - Reflects that the Cemetery no longer sells burial space for non-residents, due to a lack of space
  - Updates various fees to cover the cost of providing the service
- Benefits of Changes:

- Allows the Cemetery to cover rising costs while continuing to provide an affordable service to residents

### **Library Rental Room Rates (Section 8.10)**

- Summary of Changes:
  - Removes the kitchen from the list of rentable rooms
  - Updates policy to clarify that users may not operate the projection booth on their own but must hire a Park City Library-approved Projectionist
- Benefits of Changes:
  - Continues to provide a valuable amenity to the public without raising rates

### **Ice Arena Fees (Section 9)**

- Summary of Changes:
  - Increases the public skate fee by \$0.50 for residents and \$2.00 for non-residents
  - Increases hourly ice rink rental by \$10 to \$25, depending on the group type
  - Increases skate sharpening by \$0.50 for hockey skates and \$1.00 for figure skates
  - Allows City residents to register for popular programs before non-residents
- Benefits of Changes:
  - Increases non-resident fees more than City resident fees
  - Ensures Ice can cover rising costs while providing an affordable, world-class amenity to local residents

### **Public Works and Streets Miscellaneous Fees (Section 10.4 to 10.13)**

- Summary of Changes:
  - Increase bleacher rental fees to cover costs
  - Street banner installation fees were raised to cover the costs of providing the service
  - Parks Clean Up, Labor, and Equipment fees were raised to cover the true costs of providing the service
  - Barricades costs were raised to cover the costs of providing the services
  - Dumpster rental fees were raised
  - Streets equipment and materials equipment were updated
  - The per-hour cost for contract cleaning services was raised from \$35 to \$60 to meet the current market rate
- Potential benefits to residents:
  - Continues to provide affordable equipment and services for the community while covering increasing costs

### **Special Event Application Fees (Section 10.14)**

- Summary of Changes:
  - Event application fees for Level One through Five Events are doubled over FY24, [based on Council direction](#).
  - Removed public parking lot use rates for special events
- Benefits of Changes:

- Proposed fee changes align with goals to balance community quality of life and event impacts
- Special Events have rolled out application fee increases over the course of two years to allow organizations to budget for the changes

### **Updated Information on Recreation, Ice, and Golf Fees**

On [March 14, 2024](#), Recreation, Ice, and Golf managers presented Council with recommendations for FY25 fee changes that prioritize access for City residents. In order to fully evaluate those recommendations, Council requested the following additional information:

- Revenue and cost recovery projections for proposed Recreation fee increases, compared with revenue and cost recovery projections that don't raise fees for City residents;
- An assessment of the impact of discontinuing resident discounts for Wasatch County residents; and
- Additional options for prioritizing City residents at the Park City Golf Course through additional passes and discounts and information on using credit cards to reserve tee times.

Recreation: With no changes to the fee schedule, revenue projections show a cost recovery of 66% for Recreation in FY25, short of its cost recovery goal of 70% (Exhibit B). A 50% increase in all nonresident fees would bring the cost recovery rate to 68%, while the moderate fee changes to both residents and nonresidents proposed in Exhibit A would result in a 73% cost recovery. The Recreation Team continues to offer numerous scholarship programs qualifying PC Residents.

Ice Arena: The Ice Arena's existing Interlocal Agreement (ILA) with Snyderville Basin Special Recreation District (Basin) requires equal user rates for Basin and Park City residents. Currently, Ice also extends a resident discount on public skate and ice rental to all residents of Summit and Wasatch County. Assuming no change in demand, Ice could potentially increase revenue by \$8,400 by charging these users outside the ILA boundaries the nonresident rate. Even with some attrition, this policy change would have little impact on the Ice Arena's cost recovery (Exhibit C).

The Ice Arena has traditionally positioned itself as the home rink for the Wasatch Back, and this posture has provided considerable financial stability. While a new venue is scheduled to open in [Wasatch County in December 2024](#), it is still too early to evaluate the availability and affordability of its programs and the potential impact on Ice users from Wasatch County. Therefore, we recommend continuing the resident discount for all of Summit and Wasatch County residents. Additionally, we recommend considering a 70% cost recovery goal for Ice to be consistent with the cost recovery goal set for Recreation.

Golf: The Golf Course has evaluated additional ways to further prioritize City resident access, including additional passes or discounts. As a result, Golf is proposing a new 10-play Park City resident-only punch pass. This provides City residents with a \$50

savings for 10 rounds and can be shared with members of the same Park City household. All Park City residents would also have access to a complimentary pull cart. In addition, the Golf Team has reduced the frequency and volume of tournaments that do not have a local Park City community affiliation.

The Golf Team also proposes allowing Park City residents to book tee times earlier than nonresidents. We are currently evaluating the possibility of accepting credit cards for online reservations and charging a fee for no-shows. We have confirmed with the City Attorney's Office that a cancelation fee policy for golfers could be adopted.

### **Additional Fees for Council Consideration**

The following fees are not included in the current recommendations for the FY25 Fee Schedule, but are presented here for Council consideration:

- Utility Fees: As requested in the [February 1, 2024](#), Council work session, Public Utilities is currently conducting a fee study to inform any potential changes to water rates. The results of the fee study will be discussed with Council at a later date, consistent with the last Staff Communication provided to City Council on [April 4, 2024](#).
- Construction & Development Related fees: Planning, Building, and Engineering plan to conduct a fee study, which would be the first comprehensive study since 2010. During the past several years, both the costs to administer these services and the overall construction value of projects have increased significantly. A new study would ensure construction and development fees more adequately reflect the cost of providing the service. It is anticipated that the study results will inform changes to the FY26 Fee Schedule.
- Municipal Election Fees: Some Council members have expressed interest in increasing election filing fees. The current fees, outlined in [Section 2-2-5\(D\)](#) of the Park City Code and Section 11 of the attached fee schedule, are \$150 for Mayor and \$100 for Council. With Council direction, we could return with a code amendment and update to the fee schedule if desired.

### **Exhibits:**

- A – FY25 Fee Schedule Redlined Copy
- B – Recreation FY25 Fee and Cost Recovery Scenarios
- C – Options for Ice Arena FY25 Resident Fees

## PARK CITY FEE SCHEDULE – Effective July 1, 2024

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## **SECTION 1. CONSTRUCTION AND DEVELOPMENT RELATED FEES**

### **1.1 PLANNING FEES**

#### **1.1.1 Plat/Subdivision \***

Plat Amendment	\$900.00 per application
Subdivision	\$290.00 per lot/parcel
Administrative lot line adjustment	\$300.00 per application
Extension of Approval	\$330.00 per application

#### Condominium

Condominium or timeshare conversion

\$450.00 per unit

#### Record of Survey Condominium

#### Plat

Amendment to Condominium Plat

\$450.00 per unit

#### Record of Survey Extension of

Approval

\$100.00 per unit affected

\$330.00 per application

#### **1.1.2 Master Planned Development (MPD) Process \***

Pre-Master Planned Development \$1,200.00

*Application includes one formal staff review and Planning Commission review of compliance with General Plan that includes a public hearing. If applicant files for formal Master Planned Development the \$1,200 will apply toward the application fee.*

Master Planned Development \$560.00 per unit equivalent

Affordable Master Planned Development \$560.00 per unit equivalent

Modification to an MPD \$330.00 per unit equivalent

#### **1.1.3 Conditional Use Permit (CUP) \***

Planning Commission Review \$1,140.00 per application

Steep Slope Review \$1,330.00 per application

Administrative Staff Review \$330.00 per application

Extension or Modification \$330.00 per application

#### **1.1.4 Zone Changes \***

\$1,650.00

#### **1.1.5 Board of Adjustment \***

Variance \$940.00 per application

#### **1.1.6 Architectural and Design Review**

##### Historic District/Site

New residential construction <1000 sf

\$200.00 per application

New residential construction >=1000 sf Commercial review	\$750.00 per application \$200.00 per unit equivalent for the first 10 units \$15.00/ue after
<b><u>Non-Historic District/Site</u></b>	
New Residential - SF/Duplex	\$200.00 per application
Multi-Family/Commercial	\$100.00 per unit equivalent up to 10 units then \$15.00/ue after
Residential Additions	\$100.00 per application
Commercial Additions	\$100.00 per unit equivalent up to 10 units then \$15.00/ue after

1.1.7	<u>Historic Review *</u>	
	Historic Design Review (no increase in existing area)	\$210.00
	Historic Design Review (increase in existing area)	\$1,030.00
	Determination of Significance	\$350.00
	Certificate of Appropriateness for Demolition	\$300.00
1.1.8	<u>Land Management Code Review *</u>	\$2,000.00 per application
1.1.9	<u>General Plan Amendment *</u>	\$2,000.00 per application
1.1.10	<u>Sign Review</u>	
	Master Sign Plan Review	\$320.00
	Amendment to Master Sign Plan	\$120.00
	Individual sign permit	\$120.00 (\$118.80) plus 1% state tax
	Sign permit under master sign plan	\$130.00 (\$128.70) plus 1% state tax
	Temporary Sign Permit	\$60.00 (\$59.40) plus 1% state tax
1.1.11	<u>Annexation *</u>	\$5,850.00
	Annexation Fiscal Impact Analysis	\$1,550.00
	<i>plus actual cost of City approved consultant fee</i>	
	Modification to Annexation Agreement	\$4,150.00
1.1.12	<u>Appeals Fees *</u>	
	Appeals to Board of Adjustment	\$500.00
	Appeals to City Council	\$500.00
	Appeals to Historic Preservation Board	\$500.00
	Appeals to Planning Commission	\$500.00
	<b>Appeals to Appeals Panel</b>	<b>\$500.00</b>
1.1.13	TDR – Development Credit Determination	\$100.00

#### 1.1.14 Refund of Withdrawn Planning Applications

In the case of a withdrawal of an application, the associated fees shall be refunded, less the actual cost for professional services rendered by City staff.

#### 1.1.15 Reactivation Fee

For projects that have been inactive by the applicant for more than six months a Reactivation Fee of 50% of orig. application fee will be assessed

#### 1.1.16 Attorney or Other Professional Services

Reimbursement for actual expense incurred

#### 1.1.17 Mailing Fee

In addition to the Application Fee listed, the Applicant will also be responsible for a separate payment for the mailing of a property notice. A \$1.00 fee will be assessed per piece of mail that needs to be sent. The specifics on which Applications require property notices to be sent and to whom can be found in Land Management Code § 15-1-21, *Notice Matrix*.

1.1.18 Bicycle Parking Fee in Lieu. Applicants may pay a fee in lieu at \$150 per U-rack for outdoor bicycle parking and \$500 per square foot for enclosed bicycle parking when approved by the Planning Commission. See Land Management Code Section 15-3-9(F).

\* Projects under these classifications may be assessed the additional cost of the property posting and courtesy mailing as required by Land Management Code regulations at the time of submittal.

## 1.2 BUILDING FEES

### 1.2.1 Impact Fee Schedule Impact fees are now located in the Park City Municipal Code, Title 11, Chapter 13.

### 1.2.2 Building Permit

Total Valuation	Free – Calculated by the actual value of construction, excluding the value of on-site renewable energy systems (including solar voltaic systems, ground source heat pumps and solar hot water)
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\$1.00 and up 1.05% of the total valuation of construction as herein above described with a minimum fee of \$50.00.

### 1.2.3 Plan Check Fees

a. Deposit. On buildings requiring plan checks at the time of building permit application, the applicant shall pay a deposit of \$500.00 for residential buildings; and \$2,000.00 for commercial buildings. The deposit shall be credited against the plan check fee when the permit is issued. This deposit is non-refundable in the event permits are not issued.

b. Fee. Except as otherwise provided herein, the plan check fee shall be equal to sixty-five percent (65.0%) of the building permit fee for that building. The plan check fee for identical plans shall be charged at a rate of \$54.26 per hour of total Community Development staff time. As used herein, identical plans means building plans submitted to Park City that: (1) are substantially identical to building plans that were previously submitted to and reviewed and approved by Park City; and (2) describe a building that is: (A) located on land zoned the same as the land on which the building described in the previously approved plans is located; and (B) subject to the same geological and meteorological conditions and the same law as the building described in the previously approved plans.

### 1.2.4 Mechanical Permit

Plus 1% State Surcharge

See fee table below. Building Department enters the total valuation for materials and labor for each sub-permit into the Fee Table to determine the permit fee.

Total Valuation	Fee
\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00

\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

#### 1.2.5 Electrical Permit

See fee table below.

<b>Total Valuation</b>	<b>Fee</b>
\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

#### 1.2.6 Plumbing Permit

See fee table below.

<b>Total Valuation</b>	<b>Fee</b>
\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

#### 1.2.7 International Fire Code Fee Issuance Fee

\$20.00

In Addition:

Aircraft Refueling Vehicles	\$30.00
Open Burning	\$50.00
Candles and Open Flames in Assembly Area	\$50.00
Compressed Gas	\$30.00
Explosives or Blasting Agents	\$150.00
Fireworks (Displays)	\$150.00
Firework (Sales)	\$75.00
Flammable Liquids	\$15.00
Flammable or Combustible Liquid Tanks	\$130.00
Hot Work (welding)	\$15.00
Liquefied Petroleum Gases (heaters and devices up to 5 units)	\$55.00 Liquefied
Petroleum Gases (heaters and devices) each additional unit	\$11.00 Liquefied
Petroleum Gases on an active construction site (125+ gal)	\$130.00 Places of
Assembly	\$50.00
Vehicles (liquid or gas fueled) within a building	\$130.00
Others not listed	\$15.00

Tents, air-supported structures and trailers \$.20 per square foot. Temporary structures built to permanent standards will be subject to fees set forth in Section 1.2.2. For plans already on file and approved, the fee will be reduced to \$.13 per square foot.

#### 1.2.8 Grading Plan Review and Permit Fees

See fee table below.

<b>Total Valuation</b>	<b>Fee</b>
\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

#### 1.2.9 Soil Sample Fee \$100.00

#### 1.2.10 Demolition Permit Fee

<b>Total Valuation</b>	<b>Fee</b>
\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00

\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

#### 1.2.11 Flatwork Permit

Total valuation.

\$1.00 and up 1% of the total valuation of construction as herein above described with a minimum fee of \$15.00. Flatwork permits are subject to Plan Check fees as described above.

#### 1.2.12 Other Inspections and Fees

Inspections outside normal business hours*	\$150.00 per hour (minimum charge 2 hours)
Re-inspection fee	\$150.00 per hour (minimum charge 1 hour)
Additional inspection services*	\$75.00 per hour (minimum charge 1 hour)
Starting work without a permit (first offense)	Double (x2) the building permit fee
Continuing work without a permit (second offense)	Quadruple (x4) the building permit fee
For use of outside consultants for plan reviews, inspections or both	Actual cost**

\*Or the total hourly cost to the City, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved. These services will be offered based on inspector availability.

\*\* Actual Cost includes administrative and overhead costs.

### **1.3 ENGINEERING FEES**

**1.3.1 Construction Inspection Fees.** Prior to receiving a building permit, a notice to proceed or plat approval, developers shall pay a fee equal to six percent (6%) of the estimated construction cost as determined by the City Engineer. In projects with private street systems that limit city inspection requirements to water, drainage, and other improvements, but not to streets, the inspection fee shall be four percent (4%) of the estimated construction cost of the improvements to be inspected as determined by the City Engineer. The city, upon notice to the developer, may charge the developer a fee of \$90.00 per man-hour to recoup costs to the city above the fee charged. The city may also charge \$90.00 per man-hour for re-inspections of work previously rejected.

### 1.3.2 Permit to Work in Public Right-of-Way

Application Fee is \$200.00. In addition, the applicant shall:

1. Prepare and submit, in accordance with the table below, an estimated cost for the total work to be performed. Any item of work not listed on the table below shall be included in the list of items at a price agreed to by the applicant and City Engineer's office. The applicant shall either:
  - Post an irrevocable letter of credit issued by a bank authorized to do Business in the State of Utah or an out-of-state bank, provided that a bank authorized to do Business in Utah confirms in writing that it will honor the letter of credit naming Park City Municipal Corporation as the payee of funds drawn against the letter of credit and guaranteeing the availability or cash bond equal to the estimated total cost; or
  - Submit a cashiers check equal to the estimated total cost.

At a minimum, letter of credit or cashier's check shall be \$2,000. The letter of credit or bond shall remain in effect for a period of one (1) year from the date of the work is actually completed to guarantee the adequacy of repairs made to the streets.

#### **Bonding Amounts for Work in the Right of Way**

Item	Measurement	Unit Costs
Removal of Gutter	LF	\$10.80
Replacement of Gutter	LF	\$78.00
Removal of Asphalt	SF	\$8.70
Replacement of Asphalt	SF	\$15.60
Removal of Cross Street Gutter	SF	\$13.50
Replacement of Cross Street Gutter	SF	\$86.40
Removal of Sidewalk	SF	\$7.80
Replacement of Sidewalk	SF	\$30.00
Excavation of Trench	CF	\$3.00
Excavation of Trench in Soils Dist	CF	\$8.80
Flow fill of Trenching	CF	\$8.80

2. Applicant shall submit proof of insurance.

Starting work in the right of way without a permit (first offense) – Double (x2) the work in the right of way application fee

Continuing work without a permit (second offense) – Quadruple (x4) the work on the right of way application fee

### 1.3.3- Fees for the Processing of Small Wireless Facility Applications

Fees shall be consistent with Utah Code Section 54-21-503:

- An application fee of \$100 for the collocation of a small wireless facility on an existing or replacement utility pole for each small wireless facility on the same application.
- An application fee of \$250 for each application to install, modify, or replace a utility pole associated with a small wireless facility.
- An application fee of \$1,000 per application ~~for an activity that is not a permitted use described in Utah Code Section 54-21-204, an application may not exceed \$1,000 per application~~ to (a) install, modify, or replace a utility pole; or (b) install, modify, or replace a new utility pole associated with a small wireless facility.

#### 1.3.4 Fees for Use or Occupancy of Right-of-Way for Small Wireless Facilities

Fees shall be consistent with Utah Code Section 54-21-502:

- For the right to use or occupy a right-of-way:
  - (a) for the collocation of a small wireless facility on a utility pole in the right-of-way; or
  - (b) for the installation, operation, modification, maintenance, or replacement of a utility pole in the right-of-way;
- a wireless provider will pay a fee equal to the lesser of:
  - (a) 3.5% of all gross revenue related to the wireless provider's use of the right-of-way for small wireless facilities; or
  - (b) \$250 annually for each small wireless facility.
- However, if a wireless provider is subject to the municipal telecommunications license tax under Title 10, Chapter 1, Part 4, Municipal Telecommunications License Tax Act of the Utah Code, this section does not apply.

#### 1.3.5 Fees for Collocating a Small Wireless Facility on a City Pole

Fees shall be consistent with Utah Code Section 54-21-504:

- \$50 per City pole per year to collocate a small wireless facility on a City pole.

#### 1.3.6 Road Closure Permit

Application fee is \$50.00~~\$100.00~~

Closing the road without a permit (first offense) – Double (x2) the work in the right of way application fee

Closing the road without a permit (second offense) – Quadruple (x4) the work on the right of way application fee

### 1.4 ADMINISTRATIVE CODE ENFORCEMENT (ACE) FEES

#### 1.4.1 Civil Fee Schedule

Daily Violation Fee	\$100.00 per day
Re-inspection Fee	\$75.00

#### 1.4.2 Operating without a Type 2 CSL

\$800.00 per violation

## **SECTION 2. UTILITY FEES**

**2.1 WATER IMPACT FEES.** Water Impact Fees are located in the Park City Municipal Code, Title 11, Section 13.

### **2.2 MONTHLY WATER METERED SERVICES FEE SCHEDULE:**

2.2.1 Base Rates & Meter Price (For all water billed on or after July 1, 2023).

#### **2.2.1.1 Single Family Residential**

Meter Size	FY24 Base Rate	FY24 Meter Price
3/4"	\$55.24	\$963.93
1 "	\$74.57	\$1,107.87
1.5" Or larger	\$88.44	\$1,576.15

#### **2.2.1.2 Multi-Family Residential**

Meter Size	FY24 Base Rate	FY24 Meter Price
3/4"	\$71.60	\$963.93
1"	\$121.51	\$1,107.87
1.5"	\$259.56	\$1,576.15
2 "	\$541.29	\$2,787.90
3"	\$1,408.68	\$3,298.23
4"	\$2,557.37	\$5,747.07
6"	\$4,820.72	\$8,941.31

#### **2.2.2.3 Commercial**

Meter Size	FY24 Base Rate	FY24 Meter Price
3/4"	\$85.92	\$963.93
1"	\$145.81	\$1,107.87
1.5"	\$311.47	\$1,576.15
2 "	\$649.55	\$2,787.90
3"	\$1,690.30	\$3,298.23
4"	\$3,068.84	\$5,747.07
6"	\$5,784.86	\$8,941.31

#### **2.2.1.3 Irrigation**

Meter Size	FY24 Base Rate	FY24 Meter Price
3/4"	\$158.47	\$963.93
1"	\$351.56	\$1,107.87
1.5"	\$883.54	\$1,576.15
2"	\$883.54	\$2,787.90
3"	\$883.54	\$3,298.23

4"	\$883.54	\$5,747.07
6"	\$883.54	\$8,941.31

2.2.1.4 Construction Base Rate: \$353.11

**2.2.2 Water Consumption Rates.** The following water consumption rates apply. Relief in the event of a leak may be granted, consistent with the leak policy.

#### 2.2.2.1 Single Family Residential

	<u>Block 1</u>	<u>Block 2</u>	<u>Block 3</u>	<u>Block 4</u>	<u>Block 5</u>	<u>Block 6</u>
Price per 1,000 gallons	\$6.88	\$9.08	\$11.73	\$16.54	\$23.10	\$34.65
Gallons in Block	0-5,000	5,001 10,000	10,001- 20,000	20,001 – 30,000	30,001- 40,000	Over 40,000

#### 2.2.2.2 Multi-Family Residential

Block 1		Block 2	Block 3	Block 4	Block 5	Block 6
Price per 1,000 gallons	\$6.88	\$9.08	\$11.73	\$16.54	\$23.10	\$34.65
3/4" in Block	0- 5,000	5,001 – 10,000	10,001 – 20,000	20,001 – 30,000	30,001-40,000	Over 40,000
1" Meter, Allowance in Block	10,000	10,001 – 20,000	20,001 – 30,000	30,001 - 40,000	40,001-70,000	Over 70,000
1.5" Meter, Allowance in Block	0- 20,000	20,001 – 30,000	30,001- 50,000	50,001 – 90,000	90,001-130,000	Over 130,000
2" Meter, Allowance in Block	0 - 30,000	30,001- 50,000	50,001 – 90,000	90,001 – 130,000	130,001-150,000	Over 150,000
3" Meter, Allowance in Block	0 - 40,000	40,001 – 110,000	110,001 – 150,000	150,001 – 200,000	200,001-400,000	Over 400,000
4" Meter, Allowance in Block	0 - 130,000	130,001 – 150,000	150,001 – 200,000	200,001 - 400,000	400,001-600,000	Over 600,000
6" Meter, Allowance in Block	0-150,000	150,000 – 200,000	200,001 – 400,000	400,001 – 800,000	800,001- 1,000,000	Over 1,000,000

### 2.2.2.3 Commercial

	Block 1	Block 2	Block 3	Block 4	Block 5
Price per 1,000 gallons	\$9.08	\$11.73	\$16.54	\$23.10	\$34.65
3/4" Meter, Allowance in Block	0 - 5,000	5,001 – 10,000	10,001- 20,000	20,001-30,000	Over 30,000
1" Meter, Allowance in Block	0 – 10,000	10,001 – 30,000	30,001-90,000	90,001-150,000	Over 150,000

1.5" Meter, Allowance in Block	0 – 30,000	30,001 – 50,000	50,001-130,000	130,001- 400,000	Over 400,000
2" Meter, Allowance in Block	0 – 50,000	50,001 – 90,000	90,001-200,000	200,001-600,000	Over 600,000
3" Meter, Allowance in Block	0 – 130,000	130,001 – 150,000	150,001- 400,000	400,001-1,000,000	Over 1,000,000
4" Meter, Allowance in Block	0 – 150,000	150,001 – 400,000	400,001-800,000	800,001-1,000,000	Over 1,000,000
6" Meter, Allowance in Block	0 – 200,000	200,001 – 100,000,000	1,000,001- 1,600,000	1,600,001- 1,800,000	Over 1,800,000

#### 2.2.2.4 Irrigation

	Block 1	Block 2	Block 3	Block 4
Price per 1,000 gallons	\$11.73	\$16.54	\$23.10	\$34.65
3/4" Meter, Allowance in Block	0 – 10,000	10,001 – 30,000	30,001-90,000	Over 90,000
1" Meter, Allowance in Block	0 – 30,000	30,001 – 90,000	90,001-200,000	Over 200,000
1.5" Meter, Allowance in Block	0 – 110,000	110,001 – 150,000	150,001-600,000	Over 600,000
2" Meter, Allowance in Block	0 – 110,000	110,001 – 150,000	150,001-600,000	Over 600,000
3" Meter, Allowance in Block	0 – 110,000	110,001 – 150,000	150,001-600,000	Over 600,000
4" Meter, Allowance in Block	0 – 110,000	110,001 – 150,000	150,001-600,000	Over 600,000
6" Meter, Allowance in Block	0 – 110,000	110,001 – 150,000	150,001-600,000	Over 600,000

### 2.2.2.5 Construction

\$14.29 per 1,000 gallons

### 2.2.2.6 Necessitous

The Necessitous Base Rate includes 10,000 gallons. Water consumption above 10,000 gallons is charged per the Single-Family Residential rate structure in paragraph 2.2.2.1.

### 2.2.2.7 Contract Rules

The City will honor the rates as they are set by a Council approved contract.

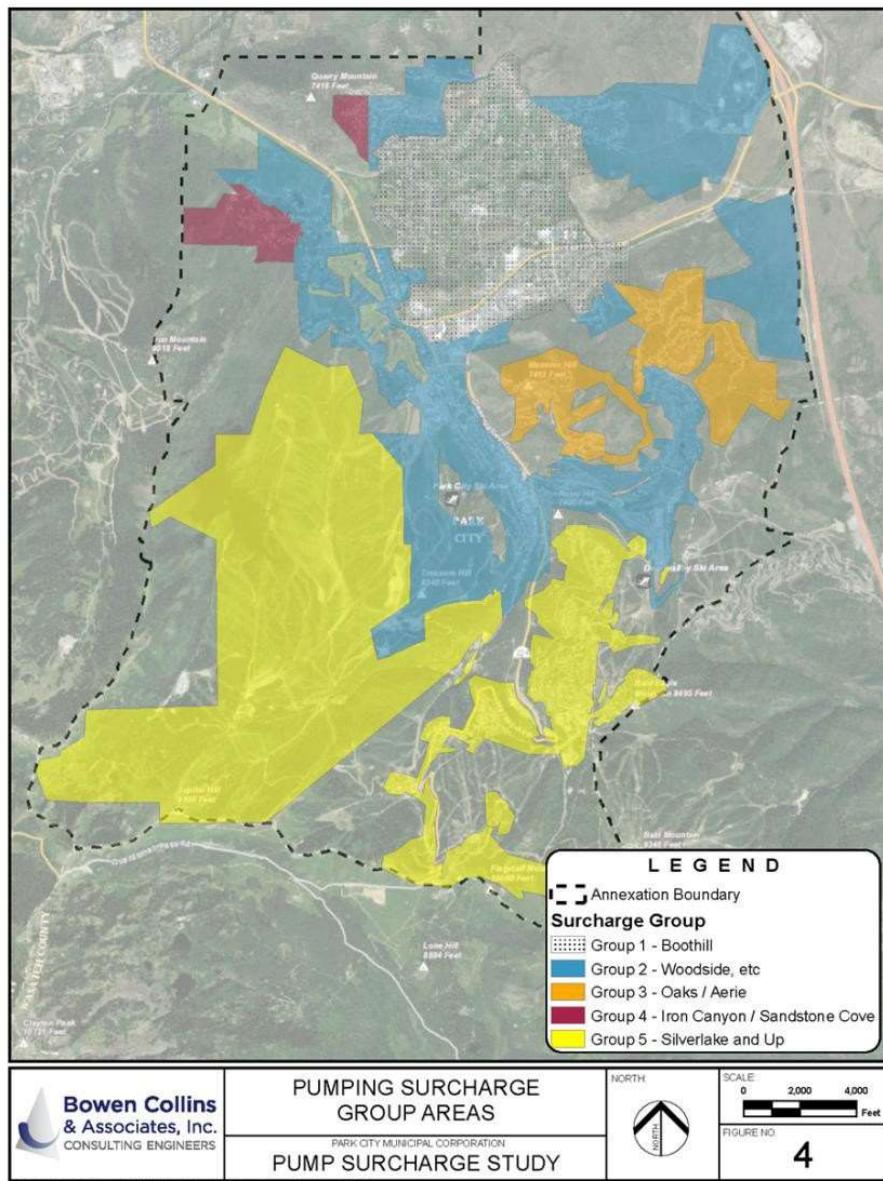
2.2.3 Energy Surcharge (For all water billed on or after July 1, 2023). All water billed under 2.2.2, except for paragraph 2.2.2.7 Contract Rules, shall be billed a location dependent Energy Surcharge, comprised of a Pumping Surcharge and an Efficiency Optimization Surcharge.

### 2.2.3.1. Surcharge Group

The following table and associated map identify an account's Surcharge Group Number. Conflicts between the map and the table will be resolved by reference to the table.

<b>Surcharge Group No.</b>	<b>Surcharge Group</b>	<b>Pressure Zone Numbers Included in Group</b>
1	Boothill	29
		8,10,17,18,19,20,21,22,

2	Woodside, etc	23,24,25,26,27,42,48,49,30,32
3	Oaks / Aerie	11,12,13,14,15,16
4	Iron Canyon / Sandstone Cove	28,31
5	Silver Lake and Up	1,37,2,3,4,5,6,7, 34,38,39,40,41



### 2.2.3.2 Energy Surcharge

An Energy Surcharge shall be assessed by Surcharge Group and at a price per 1,000 gallons by as follows:

Group No	Energy Surcharge
1	\$0.65
2	\$1.55
3	\$2.70
4	\$3.39
5	\$4.61

**2.3 WATER VIOLATION PENALTIES**

\$150.00	first violation
\$200.00	second violation
\$400.00	third violation
\$500.00	fourth violation
\$750.00	for the fifth violation and for each subsequent violation within that calendar year.

**2.4 WATER SERVICE REINSTATEMENT FEE**

The reinstatement fee shall be assessed at reconnection, based on the amount of time since the account was last active.

Time since last active	Amount
0-30 days	\$100.00
31-60 days	Two months' base rate as previously billed.
61-90 days or more	Three months' base rate as previously billed.

**2.5 WATER METER TESTING FEE \$500.00 per test****2.6 WATER LABOR/EQUIPMENT OR SUPPLIES RATE**

2.6.1	Water Labor during business hours	\$50.00 per hour (rounded up to the nearest half-hour)
2.6.2	Water Labor after hours	\$70.00 per hour (rounded up to the nearest half-hour)
2.6.3	Backhoe, Mini Excavator, Skid Steer, Thawing Machine, Crane Truck, or 2-Ton Dump Truck	\$45.00 per hour (rounded up to the nearest half-hour)

**2.7 WATER PARTS & SUPPLIES RATE Cost + 15% stocking fee****2.8 FIRE HYDRANT METER DEPOSIT FEE**

2 Inch Meter	\$1,950.00
¾ Inch Meter	\$500.00
Fire hydrant wrench deposit fee	\$50.00
Meter Radio	\$200.00

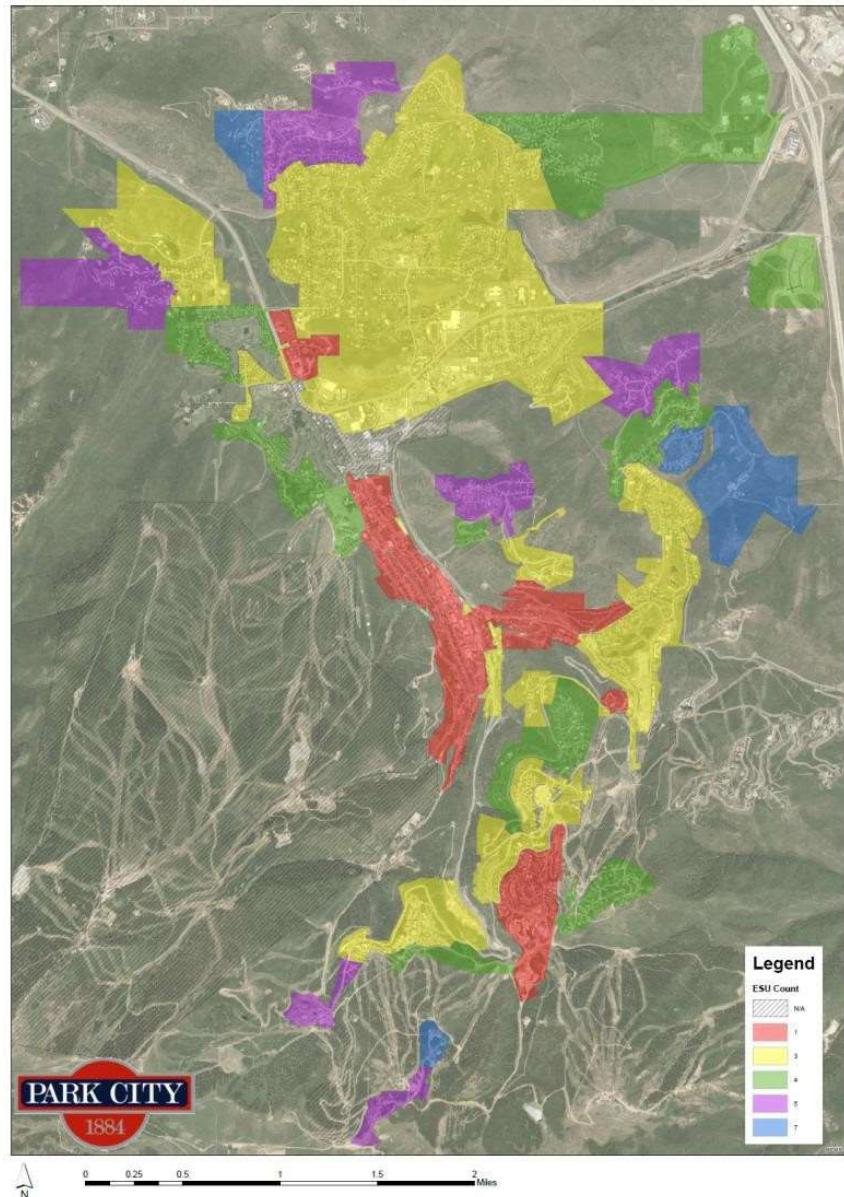
**2.9 RENTER DEPOSIT \$175.00****2.10 NON-MAILED SHUT-OFF NOTICE FEE \$75.00****2.11 IMPROPER WATER SHUT-OFF OR TURN ON \$250.00****2.12 STORMWATER FEE****2.12.1 An Equivalent Surface Unit or ESU \$7.07****2.12.1.1 Green Infrastructure Reduction**

After submittal of a complete application for a Green Infrastructure ESU reduction, an account may be eligible for a reduction of up to 20% of the ESU fee listed in 2.12.1.2.

## 2.12.2 Single Family Residential Initial Assignment

A Single Family Residential property shall be assigned an ESU number based the following map. The assignment may be changed based on an evaluation of an individual property.

Park City Stormwater Utility Map



The default Residential ESU Map was updated to reflect the construction that has occurred in Park City Heights. A new average in the Phase I decreases the default ESU count of 4 to a default of 2. All other zones remain the same.

### **2.12.3 Multi-Family Residential Initial Assignment**

A Multi-Family Residential property shall be assigned 1 ESU per dwelling unit. This assignment may be changed based on an evaluation of an individual property.

## **SECTION 3. SPECIAL MEETINGS FEES**

### **3.1 SPECIAL COUNCIL MEETING**

\$270.00 for initial 30 minutes and  
\$133.00 per 30 minutes thereafter

When a special council meeting (not regularly scheduled) must be called to accommodate an applicant for a license, permit or any other issue not requested by Council or staff, the applicant will be assessed a \$270 fee per application. If the meeting is longer than 30minutes the applicant will be charged an additional \$133 per 30 minute increment thereafter.

### **3.2 TYPE 2 CSL SPECIAL MEETING**

\$76.00 per applicant

## **SECTION 4. BUSINESS LICENSING**

### **4.1- 4.5.**

<b>PARK CITY BUSINESS LICENSE FEE SCHEDULE</b>									
Transit Service Enhancement Fee			Festival Facilitation, Service Enhancement Fee		Enhanced Enforcement Fee		Administrative Fee		
Rate		Unit of Measure	Rate	Unit of Measure	Rate	Unit of Measure	Rate Renewals	Rate New/ Inspections	Unit of Measure
Ski Resort	\$0.26	Skier Day	\$0.01	Skier Day		-	\$22.00	\$149.00	License
Lodging	\$19.25	Per Bedroom	\$9.49	Per Bedroom		-	\$17.00	\$149.00	License
Restaurant	\$0.23	Per Sq. Ft.	\$0.10	Per Sq. Ft.		-	\$22.00	\$149.00	License
Outdoor Dining	\$0.06	Per Sq. Ft.	\$0.03	Per Sq. Ft.		-	\$22.00	\$149.00	License
Retail	\$0.23	Per Sq. Ft.	\$0.10	Per Sq. Ft.		-	\$22.00	\$149.00	License
Large Retail (>12,000 sq. ft.)	\$0.16	Per Sq. Ft.	\$0.07	Per Sq. Ft.		-	\$22.00	\$149.00	License

Transit Service Enhancement Fee		Festival Facilitation, Service Enhancement Fee		Enhanced Enforcement Fee		Administrative Fee			
Rate		Unit of Measure	Rate	Unit of Measure	Rate	Unit of Measure	Rate Renewals	Rate New/ Inspections	Unit of Measure
Office, Service, Other	\$0.21	Per Sq. Ft.	\$0.01	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Warehouse	\$0.06	Per Sq. Ft.	\$0.00	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Resort and Amusement	\$1.04	Per User	\$0.05	Per User	-	-	\$22.00	\$149.00	License
For-Hire Ground Transportation Vehicles	\$37.50	Per Vehicle	\$1.75	Per Vehicle	\$45.58	Per Vehicle	\$71.83	\$71.83	License
Other Commercial Vehicles and Trailers	\$7.50	Per Vehicle	\$0.29	Per Vehicle	-	-	\$22.00	\$74.00	License
Employee Based	\$3.75	Per Employee	\$0.15	Per Employee	-	-	\$22.00	\$149.00	License
Commercial Vending, Game and Laundry Machines	\$18.75	Per Machine	\$0.73	Per Machine	-	-	\$22.00	\$149.00	License
Escort Services	\$3.75	Per Employee	\$0.15	Per Employee	\$46.19	Per Employee	\$22.00	\$149.00	License
Solicitor	\$10.50	Per Solicitor	\$2.50	Per Solicitor	-	-	\$74.00	\$74.00	License

	Transit Service Enhancement Fee		Festival Facilitation, Service Enhancement Fee		Enhanced Enforcement Fee		Administrative Fee		
	Rate	Unit of Measure	Rate	Unit of Measure	Rate	Unit of Measure	Rate Renewals	Rate New/ Inspections	Unit of Measure
Alcoholic Beverage/ Single Event Alcoholic Beverage	\$27.92	Per License	\$12.50	Per License	\$45.58	Per License	\$100.00	\$100.00	License
Type 1 CSL	\$0.23	Per Sq. Ft.	\$0.10	Per Sq. Ft.	-	-	-	\$149.00	License
Type 2 CSL	\$288.00	Per License	\$125.00	Per License	\$45.58	Per License	-	\$372.00	License
Type 3 CSL	-	-	-	-	-	-	-	\$149.00	License
Outdoor Sales	*In addition to regularly issued business license							\$5.00	License
Outdoor Sales- Promotion by Merchants Association	*In addition to regularly issued business license							\$4.00	License
Outdoor Sales- Seasonal Plants								\$50.00	License

## **SECTION 5. MISCELLANEOUS LAW ENFORCEMENT FEES.**

### **5.1 Alarm Monitoring Fees**

\$100.00 ~~Cash deposit to be posted at time of installing each alarm system within the Park City limits.~~

\$ 0 ~~First response within 6 months, no fee deducted from \$100.00 bond.~~

\$25.00 ~~Second response to premise within 6 months, and for each subsequent response to said premise. [\$25 deducted from bond].~~

### **5.25.1 Direct Access Alarms**

\$100.00	Per alarm connected through a direct access device, and not per alarm company, for the initial installation of the alarm.
\$50.00	Per year, per alarm for subsequent years or parts thereof.

### **5.3 Vehicle Impound Fee**

~~\$20.00 Per vehicle, per impound (also see Section 7.7).~~

### **5.35.2 Contract Law Enforcement Services**

Police Officer (per employee, per hour - four hour minimum)	<del>\$75.00</del> <u>\$100.00</u>
Holiday (per employee, per hour - four hour minimum)	<del>\$165.00</del> <u>\$200.00</u>

## **SECTION 6. GRAMA (Government Records Access and Management Act) FEES.**

**6.1 Copies.** Copies made at a city facility: \$.10 per page for black and white and \$1.00 for color\*. Double-sided copies shall be charged as two pages. \*For police records requests, see Section 6.6.

**6.2 Copies from outside copiers.** The city reserves the right to send the documents out to be copied and the requestor shall pay the actual cost to copy the documents, including any fee charged for pick-up and delivery of the documents.

**6.3 Copies retrieved from Utah State Archives or other storage facility.** In addition to the copy fee, the requester must pay actual cost for staff time and mileage (computed using the current official federal standard mileage rate).

**6.4 Compiling Documents in a form other than that normally maintained by the City, pursuant to U.C.A. 63G-2-203 (2022).** In the event the City compiles a record in a form other than that normally maintained by the City, the actual costs under this section may include the following:

(2)(a)(i) the cost of staff time for compiling, formatting, manipulating, packaging, summarizing, or tailoring the record either into an organization or media to meet the person's request;

(ii) the cost of staff time for search, retrieval, and other direct administrative costs for complying with a request; and

(iii) in the case of fees for a record that is the result of computer output other than word processing, the actual incremental cost of providing the electronic services and products together with a reasonable portion of the costs associated with formatting or interfacing the information for particular users, and the administrative costs as set forth in Subsections (2)(a) (i) and (ii).

(b) An hourly charge under Subsection (2)(a) may not exceed the salary of the ~~lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request~~ GRAMA coordinator in each affected department.

**6.5 Fee Waiver for Public Benefit.** The City may fulfill a record request without charge if it determines that: releasing the record primarily benefits the public rather than a person; the

individual requesting the record is the subject of the record, or an individual specified in U.C.A. Subsection 63G-2-202(1) or (2); or the requester's legal rights are directly implicated by the information in the record, and the requester is impecunious.

## **6.6 Requests for Police Records**

~~\$10.00~~15.00 per police report/traffic accident report  
~~\$20.00~~25.00 per ~~CD (compact disc) of Video or Photographs~~media transfer via USB drive or download  
~~\$30.00~~per video needing redaction for up to two (2) officers  
~~\$50.00~~per video needing redaction for up to three (3) officers  
\$5.00 per printed color photograph  
\$15.00 per fingerprinting request

## **SECTION 7. PARKING, METER RATES, VIOLATIONS, TOWING, AND IMPOUND FEES**

**7.1 PURPOSE AND PHILOSOPHY.** Parking Services applies fees and fines through permitting and enforcement in order to regulate and maintain parking compliance. Paid parking and application of code and fees are imperative pieces of Transportation Demand Management. The parking department is maintained as an enterprise revenue fund. Additional revenues are allocated to capital improvement projects and maintenance to benefit the Old Town and historic residential districts.

**Fines for meter violations** are as follows:

First thru Fifth (1<sup>st</sup> - 5<sup>th</sup>) violation per registered owner(s):

Effective July 1, 2022  
\$50.00-from the date of violation until fourteen (14) days following the violation, escalating to:  
\$55.00 after 14 days;  
\$58.00 after 30 days;  
\$60.00 after 60 days

More than five (>5) violations per registered owner(s):

Effective July 1, 2022  
\$75.00 from the date of violation until fourteen (14) days following the violation, escalating to:  
\$80.00 after 14 days;  
\$85.00 after 30 days;  
\$90.00 after 60 days

**7.2 Fines for mobility disabled space violations** are as follows:

Effective July 1, 2022  
\$300.00 from the date of violation until fourteen (14) days following the violation, escalating to:  
\$325.00 after 14 days;  
\$350.00 after 30 days;  
\$375.00 after 60 days

**7.3 Fines for special event parking violations.** When enacted by the City Manager under Section 7.7, the fines for special event parking violations are as follows:

A. Egregious violations (i.e., obstructing traffic on Main Street or along bus routes) or mobility disabled space violations. \$200.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$215.00 after 14 days;  
\$235.00 after 30 days;  
\$250.00 after 60 days

B. Fines for all other special event parking violations.

Effective July 1, 2022

\$200.00 from the date of violation until fourteen (14) days following the violation

\$215.00 after 14 days;  
\$235.00 after 30 days;  
\$250.00 after 60 days

**7.4 Fines for time limit parking violations** are as follows:

Effective July 1, 2022

\$50.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$55.00 after 14 days;  
\$58.00 after 30 days;  
\$60.00 after 60 days

Second thru Fifth (2<sup>nd</sup> - 5<sup>th</sup>) violation per registered owner(s):

Effective July 1, 2022

\$60.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$65.00 after 14 days;  
\$70.00 after 30 days;  
\$75.00 after 60 days

More than five (>5) violations in the previous three years per registered owner(s):

Effective July 1, 2022

\$75.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$80.00 after 14 days;  
\$85.00 after 30 days;  
\$90.00 after 60 days

**7.5 Fines for all other parking violations** are as follows:

Effective July 1, 2022

\$60.00 from the date of violation until fourteen (14) days following the violation, escalating to:  
\$65.00 after 14 days;  
\$70.00 after 30 days;  
\$75.00 after 60 days

Second thru Fifth (2<sup>nd</sup> - 5<sup>th</sup>) violation per registered owner(s):

Effective July 1, 2022  
~~\$75.00~~60.00 from the date of violation until fourteen (14) days following the violation, escalating to:  
~~\$80.00~~65.00 after 14 days;  
~~\$85.00~~70.00 after 30 days;  
~~\$90.00~~75.00 after 60 days

More than five (>5) violations per registered owner(s):

Effective July 1, 2022  
\$75.00 from the date of violation until fourteen (14) days following the violation, escalating to:  
\$80.00 after 14 days;  
\$85.00 after 30 days;  
\$90.00 after 60 days

## **7.6      Parking Permits.**

China Bridge Parking Permits –Business Permit: Businesses with a Main Street area address and a valid business license are eligible to purchase a parking permit(s) valid for China Bridge and Gateway covered areas. The permit is not valid during major events. Alternative parking areas may be provided for these events. This permit allows parking beyond the 6 hour limit not to exceed 72 hours at one time in a parking space. Cost for this permit is up to \$500.00 annually, up to \$250.00 if purchased after April 1<sup>st</sup> of each calendar year. A replacement permit can be purchased for \$200.00 subject to approval by the Parking Manager.

Drop & Load Parking Permits - \$200 per vehicle annually, \$100 replacement permit Ground Transportation, Lodging and TNC Companies with a valid business license per Title 4-8 and Title 9 are eligible to purchase a parking permit(s) valid for Drop and Load areas during timeframes, seasons, Special Events, and locations as approved by the Parking Manager and City Manager. Drop and Load parking permits may be transferable between vehicles.

Old Town Employee Parking Permit - \$30 per month Old Town employees with a Main Street area business address may apply for a monthly paid permit for \$30 per month. This permit allows for parking all hours (except where signed otherwise) in the China Bridge parking structure. This permit is non-transferrable and not a shareable permit. Quantities are limited with a first-come first-served basis. The permit is NOT valid during major events. Alternative parking locations maybe provided. Payments for this permit are automatically charged to the account holder until it is cancelled by the account holder.

Residential Business Permit – up to \$25.00 per day – businesses operating and requiring parking in residential permit zones including nightly rentals, landscaping, plumbing, etc.

Replacement permit cost is \$20.00

A. **7.7 Special Event Parking.** The City Manager may implement Special Event Parking Permit Fees, Special Event Meter Rates and/or Special Event Parking Fines for events held under a ~~Master Festival License~~~~Special Event Permit~~. The fee for ~~these Special Event Parking Permits and~~ Special Event Meter Rates will not exceed \$60.00 per space per day. ~~Fines for special event parking violations are \$200.00 from the date of violation until fourteen (14) days following the violation, escalating to:~~

~~\$215.00 after 14 days;~~  
~~\$235.00 after 30 days;~~  
~~\$250.00 after 60 days~~

C.

**7.8 Tow and Storage Fees.** Vehicles towed from City parking and stored in private lots are subject to Utah State allowed amounts, as outlined in the Park City Police Department Towing Rate Schedule. ~~Vehicles towed from City parking and stored in private lots are subject to Utah State allowed amounts as outlined in the Park Police Department Towing Rate Schedule.~~

Vehicles relocated from/to City parking are subject to administrative/towing fees up to \$100.

**7.9 Immobilization Fee** \$50.00

**7.10 Fees for Special Use of Public Parking** are as follows:

Main Street, Heber Avenue, Park Avenue (Heber to 9th St): Daily rate of \$20.00 per space

Swede Alley: Daily rate of \$15.00 per space

Sandridge, South City Park, Residential Permit Zones: Monthly rate of \$25.00 per space

- a. Up to two spaces for vehicle parking with approved and active building permit (issued in concert with the Building Department): \$100.00
- b. Vehicle Permits: \$75.00 per space per month
- c. Dumpster or Equipment Permit: \$75.00 per space per month

Pay station removal for construction: \$1,000.00

Application Fee: \$50.00

Applications are reviewed by appropriate divisions, such as Parking Services, Transportation, Police, Building Departments, and Special Events.

**7.11 Garage and Surface Lot Parking Rates**, Effective July 1, 2022:

**Peak Season, December through April 15 ~~and June through September~~**

China Bridge:

Midnight - 8:00 a.m. – FREE, no hourly max  
8:00 a.m. -6:00 p.m. \$1.00/hour, 5<sup>th</sup> hour \$30, no hourly max  
6:00 p.m.-Midnight – \$3.00/hour, no hourly max  
Hourly rate may be modified, and may not exceed \$4.00/hour  
FREE for Main Street permit holders  
11:00 a.m. - 6:00 p.m. – FREE, no hourly max  
6:00 p.m. -Midnight – \$3.00/hour, no hourly max  
Hourly rate may be modified, and may not exceed \$4.00/hour  
Lost ticket fee will equal the maximum daily fee

Swede Alley, ~~Flag Pole~~, & Bob Wells Plaza:

Midnight –11- 8:00 a.m. — FREE, 4 hour no hourly max  
118:00 a.m. —5:00p00 p.m. — FREE \$1.00/hour, 4 hour max-  
5:00 p.m.-Midnight – \$4.00/hour, 4 hour max  
Hourly rate may be modified, and may not exceed \$4.00/hour  
AM –FREE, 4 hour max  
11:00 a.m. –5:00p.m. – FREE, 4 hour max  
5:00 p.m. -Midnight – \$4.00/hour, 4 hour max  
Hourly rate may be modified, and may not exceed \$4.00/hour

Flagpole:

FREE for Main Street permit holders

North Marsac:

Midnight. - 8:00 a.m. – FREE, 24 hour max  
8:00 a.m. -5:00 p.m. \$1.00/hour, 5th hour \$30, no hourly max  
5:00 p.m.-Midnight – \$2.00/hour, 24 hour max  
Hourly rate may be modified, and may not exceed \$3.00/hour  
AM 5:00 p.m. –FREE, 24 hour max  
5:00 p.m. -Midnight – \$2.00/hour, 24 hour max  
Hourly rate may be modified, and may not exceed \$3.00/hour

Sandridge:

AM 5:00 p.m. –FREE, 72 hour max  
5:00 p.m. -Midnight –FREE, 72 hour max

South Marsac:

FREE, 2 hour max  
AM 5:00 p.m. –FREE, 2 hour max  
5:00 p.m. -Midnight –FREE, 2 hour max

West Heber, between Main Street and Park Avenue:

FREE Load Zone, 2 hour max.

No Parking 2:00 a.m.-6:00 a.m.

5:00 p.m.-Midnight – \$5.00/hour, 3 hour max

Hourly rate may be modified, and may not exceed \$5.00/hour

~~11:00 a.m. 5:00 p.m. \$3.00/hour, 3 hour max~~

~~Hourly rate may be modified, and may not exceed \$3.00/hour~~

~~5:00 p.m. Midnight – \$5.00/hour, 3 hour max~~

~~Hourly rate may be modified, and may not exceed \$5.00/hour~~

Park Avenue:

Resident Permit Required – shared 2 hour free parking zone- resident permit exempt from visitor time limitation

East Heber, between Main Street and Swede Alley:

FREE Load Zone, 2 hour max.

No Parking 2:00 a.m.-6:00 a.m.

~~6:00 a.m. 2:00 a.m. – Load Zone, 2 hour max.~~

Gateway top level:

FREE for Main Street permit holders

### **Peak Season June through September**

China Bridge:

Midnight - 6:00 p.m. – FREE, no hourly max

6:00 p.m.-Midnight – \$3.00/hour, no hourly max

Hourly rate may be modified, and may not exceed \$4.00/hour

FREE for Main Street permit holders

Swede Alley & Bob Wells Plaza:

Midnight – 5:00 p.m. -- FREE, 4 hour max

5:00 p.m.-Midnight – \$4.00/hour, 4 hour max

Hourly rate may be modified, and may not exceed \$4.00/hour

Flagpole:

FREE for Main Street permit ho Peak Season June through September

China Bridge:

Midnight - 6:00 p.m. – FREE, no hourly max

6:00 p.m.-Midnight – \$3.00/hour, no hourly max

Hourly rate may be modified, and may not exceed \$4.00/hour

FREE for Main Street permit holders

Swede Alley & Bob Wells Plaza:

Midnight – 5:00 p.m. -- FREE, 4 hour max  
5:00 p.m.-Midnight – \$4.00/hour, 4 hour max  
Hourly rate may be modified, and may not exceed \$4.00/hour

Flagpole:  
FREE for Main Street permit holders

-  
-

North Marsac  
Midnight. - 5:00 p.m. – FREE, 24 hour max  
5:00 p.m.-Midnight – \$2.00/hour, 24 hour max  
Hourly rate may be modified, and may not exceed \$3.00/hour  
South Marsac:  
Midnight-5:00 p.m. – FREE, 2 hour max  
5:00 p.m.-Midnight – FREE, 2 hour max

West Heber, between Main Street and Park Avenue:  
FREE Load Zone, 2 hour max.  
No Parking 2:00 a.m.-6:00 a.m.

Park Avenue  
Resident Permit Required  
- shared 2 hour free parking zone- resident permit exempt from visitor time limitation

East Heber, between Main Street and Swede Alley:  
FREE Load Zone, 2 hour max.  
No Parking 2:00 a.m.-6:00 a.m.

Upper and Lower Sandridge  
FREE, 24 hour max

Gateway top level:  
FREE for permit holderslders

North Marsac  
Midnight. - 5:00 p.m. – FREE, 24 hour max  
5:00 p.m.-Midnight – \$2.00/hour, 24 hour max  
Hourly rate may be modified, and may not exceed \$3.00/hour

South Marsac:  
Midnight-5:00 p.m. – FREE, 2 hour max  
5:00 p.m.-Midnight – FREE, 2 hour max

West Heber, between Main Street and Park Avenue:  
FREE Load Zone, 2 hour max.  
No Parking 2:00 a.m.-6:00 a.m.

Park Avenue

Resident Permit Required

– shared 2 hour free parking zone- resident permit exempt from visitor time limitation

East Heber, between Main Street and Swede Alley:

FREE Load Zone, 2 hour max.

No Parking 2:00 a.m.-6:00 a.m.

Upper and Lower Sandridge

FREE, 24 hour max

Gateway top level:

FREE for permit holders

**Non-Peak Season, April 15 through May and October through November**

China Bridge:

11:00 a.m.-Midnight – 6:00 p.m. – FREE-Ne, no hourly max-

6:00 p.m.-Midnight \$1.00/hour, no hourly max

Hourly rate may be modified, and may not exceed \$3.00/hour

11:00 a.m.-6:00 p.m. – FREE- No hourly max

6:00 p.m.-Midnight \$1.00/hour, no hourly max

Hourly rate may be modified, and may not exceed \$3.00/hour

Swede Alley, Flag Pole, & Bob Wells Plaza:

Midnight – 5:00 p.m. – FREE, 4 hour max

5:00 p.m.-Midnight – \$3.00/hour, 4 hour max

Hourly rate may be modified, and may not exceed \$3.00/hour

AM – FREE, 4 hour max

11:00 a.m.-5:00 p.m. – \$2.00/hour, 4 hour max

Hourly rate may be modified, and may not exceed \$3.00/hour

5:00 p.m.-Midnight – \$3.00/hour, 4 hour max

Hourly rate may be modified, and may not exceed \$3.00/hour

Sandridge/North Marsac:

FREE, 24 hour max

AM 5:00 p.m. – FREE, 24 hour max

5:00 p.m.-Midnight – FREE, 24 hour max

Upper and Lower Sandridge

FREE, 24 hour max

**7.12 Main Street Meter rates are as follows:**

**Effective July 1, 2022:**

**Peak Season, June through September and December through April 15**

Midnight – 11:00 a.m. – FREE, no hourly max  
11:00 a.m.-5:00 p.m. –\$3.00/hour, 3 hour max  
Hourly rate may be modified, and may not exceed \$3.00/hour

5:00 p.m.-Midnight –\$5.00/hour, 3 hour max  
Hourly rate may be modified, and may not exceed \$5.00/hour  
AM –FREE, no hourly max  
11:00 a.m. 5:00 p.m. –\$3.00/hour, 3 hour max  
Hourly rate may be modified, and may not exceed \$3.00/hour

5:00 p.m. –Midnight –\$5.00/hour, 3 hour max  
Hourly rate may be modified, and may not exceed \$5.00/hour

#### **Non-Peak Season, April 15 through May and October through November**

Midnight – 11:00 a.m. – FREE, no hourly max  
11:00 a.m.-5:00 p.m. –\$2/hour, 3 hour max  
AM –FREE, no hourly max  
11:00 a.m. 5:00 p.m. –\$1.50/hour, 3 hour max  
Hourly rate may be modified, and may not exceed \$2.00/hour

5:00 p.m.-Midnight –\$3.00/hour, 3 hour max  
Hourly rate may be modified, and may not exceed \$4.00/hour

No less than one hour can be purchased with a credit card. For event rates, see Section 7.7.

Effective December 15, 2017 Tokens will no longer be an acceptable method of payment.

#### **7.13 Meter payment by cell phone:**

Users sign up for a free account. Meter rates in Section 7.12 apply; no less than one hour can be purchased. City pays the convenience fee charged by the service provider.

## **SECTION 8. RECREATION SERVICES AND FACILITY RENTAL FEES**

**8.1 PURPOSE AND PHILOSOPHY.** Recreation Services, the Parks Department, Miners Hospital Community Center and the Library are supported primarily by tax dollars through the City's General Fund. The Golf Course has been established as an enterprise fund and should be primarily supported by revenues other than taxes. This policy applies to Recreation Services and the Golf Course Enterprise fund.

The purpose of this section is to establish a level of operations and maintenance cost recovery for programs, activities and facilities, and direction for establishing fees and charges for the use of and/or participation in the programs, activities and facilities offered by the Recreation Services, Golf Course, Library, and Miners Hospital Community Center.

It is the intent of the City to offer its Recreation Services programs, activities and facilities to the entire community. To help offset the cost of providing these services, and since the primary beneficiaries of these services are users, it is appropriate to charge fees that are adequate to

fund operation of the facility in line with other like programs.

**8.2 COST RECOVERY.** It is the intent of the City to recover roughly 70% of the operations and maintenance expenses incurred by the Recreation Department and the PC MARC and 100% of the operations and maintenance expenses incurred by the Golf Course through sources of revenue other than taxes. The City's cost recovery plan is described in detail in the City's budget document. User fees should not be considered the only source for accomplishing this objective. Revenues may also include:

- Increases in program participation.
- Fees charged for non-recreational use of facilities (conventions/special events)
- Rental income
- New programs or activities
- Private sponsorship of programs or activities
- Public agency grants or contributions.

**8.3. ESTABLISHING USER FEES.** Fees shall be set at a level which ensures program quality and meets the objectives of the City Council.

**8.3.1 Area Resident Discount:** Those people whose primary residence is within the Park City School District limits; are currently paying property tax within Park City School District limits; or are holding a valid Park City business license and leasing or renting office space within Park City may receive a discount on user fees for the PC MARC and Golf Course.

**8.3.4 The Golf Manager may also offer additional discounts to those people who reside within the Park City Municipal boundaries.**

**8.3.2 Recreation Program Fees:** The Recreation Department, the PC MARC and the Golf Course offer a variety of organized programs and activities. Due to the fluctuations in the number of participants and frequent changes in circumstances, program fees are established on a program-by-program basis by dividing the number of projected participants by the estimated program costs. Fees are then published on the city's website. In most cases, fees will be kept commensurate with fees charged by others providing like service.

**8.3.3 Fees for Non-Recreational Activities at the PC MARC:** The fees charged for non-recreational or special event use will be competitive with the marketplace providing the fees cover a minimum of: a) the costs involved in the production of the event; and, b) recovery of lost revenue.

The PC MARC facility is principally for recreation. Non-recreation activities usually will be charged up to fifty percent (50%) more than the minimum. No fee waivers for non-recreational or special event use will be permitted. However, the City Council may authorize the City to pay all or a portion of the fee in accordance with the master festival ordinance provisions.

**8.3.4 Fee Increases:** Recommendations for fee increases may be made on an annual basis. The City will pursue frequent small increases as opposed to infrequent large ones. Staff will be required to provide an annual review and analysis of the financial posture of the Golf Course Fund along with justification for any recommended increase. When establishing fees, the City will consider rates charged by other public and private providers as well as the ability of the users to pay.

To establish and maintain the Council's objective of 70% cost recovery, the Recreation Director will have the authority to annually increase fees up to \$.50 or 10%, whichever is greater. Any requested increase over that amount will require Council action.

Fee increases will take place only if they are necessary to achieve the City Council's objective and maintain program quality, and only with the authorization of the Recreation Director or the City Council.

8.3.5 Discounting Fees: The Recreation Director may, at their discretion, discount fees when:

- Offering special promotions designed to increase use.
- Trying to fill non-prime time.
- Introducing new programs or activities.
- Playing conditions are below standard due to weather or facility disrepair.

8.3.6 Fee Waivers: The City intends that no resident under 18 years old or over age 65 be denied the use of any program, activity, or facility for reasons of financial hardship. The Recreation Director may, at their discretion, waive all or a portion of a fee, or may arrange offsetting volunteer work for anyone demonstrating an inability to pay for services.

8.3.7 Sliding Fee Scale: The purpose of this program is to provide both adult & youth residents of the Park City School District (PCSD) with the opportunity to apply for a reduced fee for certain recreation activities. The fee reduction is based on Summit County's Average Median Income (AMI) and the applicant's gross family income. The discounts range from 30 to 70% depending on Gross Family Income.

### **Sliding Fee Scale**

% of AMI	Family Size					
	One	Two	Three	Four	Five	Six
Below 30% AMI Receive 70% discount	Less than \$28,287 Gross Income (GI)	Less than \$32,328 GI	Less than \$36,669 GI	Less than \$40,410 GI	Less than \$43,643 GI	Less than \$46,876 GI
31% to 50% AMI Receive 50% discount	\$47,145	\$53,880	\$60,615	\$67,350	\$72,738	\$78,126
51% to 70% AMI Receive 30% discount	\$66,003	\$77,432	\$84,861	\$94,290	\$101,833	\$109,376

### **8.4. PC MARC:**

#### **8.4.1 PC MARC Fees**

Punch Card Admission. For ease of administration and convenience to users, a punch card

system has been established for use of the PC MARC programs and activities. The purchase of a punch card may result in a savings off the regular rate.

**Punch Passes**

Youth (3 to 17) 10 Punch  
Adult 10 Punch  
Senior & Military 10 Punch  
~~Child Care 10 Punch (10 hrs.)~~

**Resident**

~~\$28.00~~35.00  
~~\$80.00~~90.00  
~~\$70.00~~80.00  
~~\$35.00~~

**Visitor**

~~\$40.00~~70.00  
~~\$100.00~~180.00  
~~\$80.00~~160.00

**Tennis and Pickleball Fees**

**Hourly Court Fees**

~~Resident rate~~Indoor Court  
~~Visitor rate~~Outdoor Court

**Indoor Resident**

~~\$34.00~~36.00  
~~\$50.00~~16.00

**Outdoor Visitor**

~~\$14.00~~72.00  
~~\$20.00~~32.00

Youth Clinics Pre-Registration

45 Minute Clinic: ~~\$16.00~~17.50/day  
1.5 Hour Clinic: ~~\$28.00~~30.00/day

Youth Clinic Drop-In

45 Minute Clinic: ~~\$20.00~~23.00  
1.5 Hour Clinic: ~~\$32.00~~35.00

Other Tennis and Pickleball Fees

Private Lesson 1 Hour	\$90.00
Private Lesson 1/2 hour	\$50.00
Semi Private Lesson 1 hour (Per person <u>max 2</u> )	\$48.00
Group of 3 (Per person)	\$38.00
Group of 4 (Per person)	\$33.00
<del>Clinic drop in fee</del> Adult Clinic 1 hour	\$20.00
<del>Clinic drop in fee</del> Adult Clinic 1.5 hours	\$30.00
Ball Machine per hour	<del>\$12.00</del> <u>14.00</u>
<u>Indoor</u> Tennis Courts Non-Athletic (Daily)	\$3,000.00
Outdoor (Professional/Group Fee) Court Fee	<del>\$25/hr</del> <u>32/hr</u>

**Daily Drop-In**

Toddlers 2 & Under  
Youth (3 to 17)  
Adult

**Resident**

Free  
~~\$35~~  
~~\$910~~

**Visitor**

Free  
~~\$610~~  
~~\$1520~~

Senior 65+ & Military	\$89	\$1018
Insurance Drop-In Class Fee		\$7.009.00

Facility Passes:

**Individual Resident Rate**

Term	Facility Rate	Class Add On	Total
1 Month	\$5055	\$2530	\$7585
3 Month	\$135150	\$6782	\$202232
6 Month	\$245270	\$121151	\$366421
12 Month	\$440492	\$219279	\$659771

Individual Visitor Rate

Term	Facility Rate	Class Add On	Total
1 Month	\$100	\$50	\$150

**Senior 65+ & Military Individual Rate**

Term	Facility Rate	Class Add On	Total
1 Month	\$4550	\$2530	\$7080
3 Month	\$121135	\$6782	\$188217
6 Month	\$218248	\$121151	\$339399
12 Month	\$393453	\$219279	\$612732

**PC MARC Tennis Racquet Sports Passes- Resident Only**

Term	Single
1 Month	\$220242
3 Month	\$520572
6 Month	\$850935
12 Month	\$1,3301,463

Gymnasium	Hourly Resident	Hourly Visitor	Daily
Full Gym Hourly	\$65.65	\$125140	
Half Gym Hourly	\$3535	\$7580	
Daily Full Gym 10 hrs max8 hrs	\$325400	\$625800	\$1,400
Daily Full Gym additional hour			
Non-Athletic			

Fitness Studios	\$65.00	70.00	Hourly Resident	\$125.00	140.00	Hourly Non-Resident
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### Other Fees

<u>Visitor 10 Punch Card</u>	<u>\$120.00</u>
Non-Contract Personal Training	\$60.00 per <u>day</u> <u>hour</u>
Personal Training Daily Fee	\$25.00 per session
Personal Training Monthly Fee	\$440.00 per month
Personal Training Annual Fee	\$4,400.00 per year
Birthday Party <u>per hour</u>	<u>\$150.00</u> <u>13010</u>
Party Room per hour	<u>\$50.00</u> <u>80100</u>
<u>Inflatable Set Up Fee</u>	<u>\$100</u>
Pool Per Hour	<u>\$200.00</u> <u>150.00</u> plus guards
<u>Lap Pool Per Lane</u>	<u>\$25.00</u> <u>per lane per hour</u>

**8.5 GOLF FEES.** The Park City Municipal Golf Course is an 18-hole course and 6,743 yards in length. The fees listed below are established fees, however they may be altered for certain types of tournament play. To receive a resident discount, proof of residency must be presented to the golf starter. Season passes are available only to those who possess a pass from the previous year. Playing conditions on the course may vary due to weather constraints, particularly early and late in the season. The Golf Manager may, at his discretion, discount the established fees to encourage use of the course when playing conditions are less than optimum.

Regular Season- Memorial Day through September  
Off-Season- Pre-Memorial Day, October and November

Resident Season Pass	<u>\$1,260.00</u> <u>\$1,350.00</u>
Junior Pass	\$425.00
Jr./Sr. Punch Pass	<u>\$380.00</u> <u>\$400.00</u>
Non-Resident Sr. Punch Pass	<u>\$420.00</u> <u>\$450.00</u>
Corporate Pass	<u>\$3,250.00</u> <u>\$3,400.00</u>
<u>10-Play Punch Pass*</u>	<u>\$400.00</u>
Resident 18 Hole	<u>\$42.00</u> <u>\$45.00</u>
Resident 18 Hole with Cart	<u>\$60.00</u> <u>\$65.00</u>
Utah Resident 18 Hole	<u>\$57.00</u> <u>\$60.00</u>
Utah Resident 18 Hole with Cart	<u>\$75.00</u> <u>\$80.00</u>
Non-Resident 18 Hole	<u>\$67.00</u> <u>\$70.00</u>
Non-Resident 18 Hole with Cart	<u>\$85.00</u> <u>\$90.00</u>
Resident 9 Hole	<u>\$21.00</u> <u>\$22.50</u>
Resident 9 Hole with Cart	<u>\$30.00</u> <u>\$32.50</u>
Utah Resident 9 Hole	<u>\$28.00</u> <u>\$30.00</u>
Utah Resident 9 Hole with Cart	<u>\$37.50</u> <u>\$40.00</u>
Non-Resident 9 Hole	<u>\$33.50</u> <u>\$35.00</u>
Non-Resident 9 Hole with Cart	<u>\$42.00</u> <u>\$45.00</u>
Resident Off-Season 18 Hole	<u>\$32.00</u> <u>\$35.00</u>
Non-Resident Off-Season 18 Hole	<u>\$37.00</u> <u>\$40.00</u>
<u>Cart Fee 18 Hole</u>	<u>\$20.00</u>
<u>Cart Fee 9 Hole</u>	<u>\$10.00</u>
Small Range Bucket	\$5.00
Large Range Bucket	\$10.00

Rental Clubs for 18 Holes (includes 6 golf balls)	<del>\$55.00</del> <u>\$60.00</u>
Rental Clubs for 9 Holes (includes 3 golf balls)	<del>\$27.50</del> <u>\$30.00</u>
Lodging/Advance booking 18 Hole with cart	<del>\$100.00</del> <u>\$110.00</u>

**\*Available only to those people who reside within the Park City Municipal boundaries**

**8.6. LIBRARY FEES.** The Park City Library Board routinely reviews non-resident fee options and recommends changes. Library services, which are funded by the General Fund, are provided without charge to property owners, residents, and renters within the City's boundaries. Non-resident card fees are charged to those who request borrowing privileges but live outside the City's taxing area. On September 8, 2002, the Library Board voted to change the fee charged to some non-resident library users.

**Non-Resident Card Fees**

Household	\$40.00 per year
Non-Resident Card Fees - Household (6 months)	\$20.00
Students residing in Summit County	Free
Educators in Park City School District	Free
Interlibrary Loans	\$1.00 charge per item

**8.7. CEMETERY FEES.**

	<u>Resident Fees</u>	<u>Eligible Non-Resident Fees</u>
Single adult grave	\$300.00	<del>\$600.00</del> <u>N/A</u>
Opening and closing adult grave	<del>\$600.00</del> <u>\$900.00</u>	<del>\$600.00</del> <u>\$1,000</u>
Removal of adult from one grave to another within cemetery	<del>\$960.00</del> <u>\$1,500.00</u>	<del>\$960.00</del> <u>\$1,500.00</u>
Removal of infant from one grave to another within cemetery	<del>\$720.00</del> <u>\$1,000.00</u>	<del>\$720.00</del> <u>\$1,000.00</u>
Removal of adult for interment outside cemetery	<del>\$1,000.00</del> <u>\$1,500.00</u>	<del>\$1,000.00</del> <u>\$1,500.00</u>
Removal of infant for interment outside cemetery	<del>\$360.00</del> <u>\$550.00</u>	<del>\$360.00</del> <u>\$550.00</u>
Additional charge for after hour burials including Saturdays, holidays, weekends	<del>\$200.00</del> <u>\$300.00</u>	<del>\$300.00</del> <u>\$400.00</u>
Interment of cremated remains	<del>\$70.00</del> <u>\$250.00</u>	<del>\$140.00</del> <u>N/A</u>
Monument grave marker maintenance	<del>\$100.00</del> <u>\$150.00</u>	<del>\$100.00</del> <u>\$150.00</u>

Memorial Wall plaque space	\$250.00	\$500.00	<u>\$550.00</u>
Cremation Garden:			
Companion Premium Post	\$530.00	<u>600.00</u>	
Companion Peak Marker	\$980.00	<u>\$1,150.00</u>	
Companion Boulder	\$1,360.00	<u>\$1,530.00</u>	
Family Bench	\$1,045.00	<u>\$1,215.00</u>	
Individual Premium Post	\$300.00	<u>\$470.00</u>	
Individual Peak Marker	\$530.00	<u>\$600.00</u>	
Family Pedestal <del>Foundation without top</del>	\$300.00	<u>\$1,300.00</u>	
<u>Family Pedestal with top</u>		\$2,000.00	
Opening and Closing	\$250.00		

**8.7.1. Cemetery Fee Waivers.** Any or all of the fees associated with the operation of the Park City Cemetery may be waived by the Cemetery Sexton, however such consideration is focused on persons who provided exceptional community service or residents with proven financial hardship. Grave sites, located in the "Veterans Section" for Park City veterans, firemen and police officers will be provided free of charge and fees will be waived for, cemetery services. Family members wishing to be buried in this section of the cemetery will be charged for lots and services.

**8.8. PARK PAVILLION RENTAL FEES.** It is not mandatory that a fee be paid for the use of a park pavilion. However, those persons having reserved a pavilion and paid the reservation fee shall have the exclusive use to use that pavilion over others. Reservation fees for park pavilion use are as follows:

<u>Rotary, and South-End of City Park Jack Green Bandstand -Pavilions</u>	<u>Half Day</u>	<u>Full Day</u>
Residents within Park City School District	\$75.00	<u>85.00</u>
Non-residents/commercial	\$150.00	<u>170.00</u>

**8.9. MINERS HOSPITAL COMMUNITY CENTER FEES.** This facility is located at 1354 Park Avenue. Reservation fees for use of the Miners Hospital Community Center are as follows:

- Group 1: Activities which are free and open to the public, or educational/informational.
- Group 2: Activities which are open for public participation but charge a fee for participation such as fundraisers, conferences or other promotional events.
- Group 3: Activities which are closed to the public such as private receptions, conferences or parties.
- Group 4: Activities which are held between the hours of 6:00 p.m. and 8:00 a.m.

Location	Group 1	Group 2	Group 3	Group 4

Miners Hospital 1 <sup>st</sup> Floor	Free	\$18/Hour	\$23/Hour	\$30/Hour
Miners Hospital 2 <sup>nd</sup> Floor	Free	\$18/Hour	\$23/Hour	\$30/Hour

Miners Hospital 3 <sup>rd</sup> Floor	Free	\$15/Hour	\$20/Hour	\$25/Hour
Miners Hospital Basement	Free	\$15/Hour	\$20/Hour	\$25/Hour

#### Cancellation Policies for entire building reservations:

For two hour reservations, a \$25.00 handling fee will be charged for cancellations received less than one week prior to rental.

For half-day reservations, a \$50.00 handling fee will be charged for cancellations received less than two weeks prior to rental.

For whole day reservations, a \$75.00 handling fee will be charged for cancellations received less than two weeks prior to rental.

#### Notes:

\*\*a \$50.00 damage/cleaning deposit is required on all whole day rentals, refundable if the facility is left in satisfactory condition; full payment of all fees is due two weeks prior to the facility rental.

\*\*\*a \$300.00 damage/cleaning deposit is required on all special events rentals, \$275 is refundable if the facility is left in satisfactory condition; full payment of all fees for special events is due 30 days prior to the date of the event.

#### **8.10. PARK CITY LIBRARY ROOM RENTAL RATES**

Park City Library Rooms are located at 1255 Park Avenue. The rates for the spaces are as follows:

- Group 1: Activities which are free and open to the public during library hours. Groups such as book clubs, support groups, government institutions, Library/City partners, HOAs, and other affiliated community organizations, as approved by the Library Director.
- Group 2: Activities during Library hours which are open for public participation but charge a fee for entry or activities which are closed to the public.
- Group 3: Activities which are outside of Library operating hours or promote or solicit business. This includes businesses that offer initial free services/consultations /presentations, and then later charge a fee or contact attendees

Non-Profits: Receive one free contiguous rental of up to four hours per month, which may be split between multiple rooms within the Library's operational hours.

Location	Room	Occ.	Group 1	Group 2	Group 3	Non-Cleaning Fine
Library 1 <sup>st</sup> Floor	Entry Hall	43	Unavailable	Unavailable	\$300/Hour (Unavailable during library hours)	\$20/hour, \$40 minimum
Library 1 <sup>st</sup> Floor	Entry Hall Patio	90	Unavailable	Unavailable	\$400/Hour (Unavailable during library hours)	\$20/hour, \$40 minimum
Library 1 <sup>st</sup> Floor	Public Meeting Room 101	34	Free	\$25/Hour	\$50/Hour	\$20/hour, \$40 minimum
Library 2 <sup>nd</sup> Floor	Study Rooms 1 - 8	3 - 6	Free	<u>Unavailable</u> <u>! Free</u> <u>(Unavailable outside library hours)</u> e	Free (Unavailable outside library hours)	\$20/hour, \$40 minimum
Library 2 <sup>nd</sup> Floor	Meeting Room 201	34	Free	\$25/Hour	\$50/Hour	\$20/hour, \$40 minimum
Library 2 <sup>nd</sup> Floor	North Conference Room	12	Free	\$20/Hour	\$40/Hour	\$20/hour, \$40 minimum
Library 2 <sup>nd</sup> Floor	South Conference Room	12	Free	\$20/Hour	\$40 (unavailable outside Library hours)	\$20/hour, \$40 minimum
Library 3 <sup>rd</sup> Floor	Public Meeting Room 301	34	Free	\$25/Hour	\$50/Hour	\$20/hour, \$40 minimum
Library 3 <sup>rd</sup> Floor	Jim Santy Auditorium	516	Free	\$95/Hour	\$200/Hour	\$20/hour, \$40 minimum
Library 3 <sup>rd</sup> Floor	Community Room	85	Free	\$75/Hour	\$150/Hour	\$20/hour, \$40 minimum
Library 3 <sup>rd</sup> Floor	Kitchen	10	Free	\$30	\$40	\$20/hour, \$40 minimum

Santy Technology Fees:

Projection Fees: ~~Users have two options for Must Hire a projection.~~

~~1. Users may use the in-house technology at no additional cost. Users are responsible for scheduling a training to learn to use the equipment and facilitate use during their rental. Training must be scheduled at least one week prior to the rental.~~

date(s).

21 - Users may rent the Projection Booth and have a trained projectionist manage technology needs. The Projection Booth rents for \$500 per event rental (\$250 for Non-Profits), with a hired projectionist approved by the Park City Library. Projectionists have their own fee scale; Users pay projectionists directly. A list of approved projectionists is available upon request.

**Lighting Fees:** Stage lighting may be rented when approved by the Library Director or his/her designee. Any change in the direction of lighting must be made by a pre-approved vendor at the expense of the User. The User shall pay the vendor directly. Lighting must be returned to the original direction before vacating the rental. The Projection Booth and a projectionist must be reserved to utilize lighting.

**Notes:**

1. Advance reservations and standard lease agreement required, tenants included.
2. It is the responsibility of the User to review the *Park City Library Room Use and Rental Policy*.
3. Special parking arrangements may be required for events for more than 250 participants and guests.
4. All rates are subject to change without notice.
5. All deposits and fees are to be paid in advance.
6. Rental rates for auditorium equipment are calculated separately.
7. The City intends that no resident under 18 years old or over age 65 be denied the use of any program, activity or facility for reasons of financial hardship. The Library Director may, at her discretion, waive all or a portion of a fee, or may arrange offsetting volunteer work for anyone demonstrating an inability to pay for services.

## **SECTION 9. ICE ARENA AND FIELDS RENTAL FEE SCHEDULE.**

9.1. Establishing User Fees. Fees shall be set at a level which ensures program quality and meets the objectives of the City Council. Area rates apply to residents of Park City, Summit County and Wasatch County. Outside rates apply to requests outside Summit and Wasatch Counties.

**Field Fees**

Additional Restroom Cleaning	\$30.00 per clean
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<u>Ice Arena Admission Fees</u>	<u>Local Area Rates</u>	<u>Outside Area Rates</u>
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\*discount for pre-registration

Public Skate – 5 years & under	Free	Free
Public Skate – youth & adult	\$6.50 <del>7.00</del>	\$12.00 <del>14.00</del>
Cheap Skate (includes skate rental)	\$6.50 <del>7.00</del>	\$12.00 <del>14.00</del>
Group Rates (20+) includes skate rental	\$6.50 <del>7.00</del>	\$12.00 <del>14.00</del>
School Rate – includes skate rental	\$6.50 <del>7.00</del>	\$12.00 <del>14.00</del>
Skate Rental	\$4.00	\$4.00
Stick & Puck	\$9.50	\$9.50
Drop-in Hockey	\$12.00	\$12.00
Coached Drop-in Hockey	\$14.00	\$14.00

Freestyle*	\$10.50	\$10.50
Drop-in Curling	\$260.00/lane	\$260.00 <del>280.00</del> /lane
Drop-in Skating Class	\$15.00 <del>20.00</del>	\$15.00 <del>25.00</del>
Off-Ice Programming: Strength & Conditioning, Ballet*	\$12.00	\$12.00
Visiting Coach Fee	\$16.00	\$16.00

Curling Instructor Fee \$50/per hour/per instructor

10 Session Punch Cards

~~Punch cards may be available for some activities or products.~~

Annual Passes

Bronze (Public Skate): (Includes Skate Rental) \$300.00

Hourly Ice

<del>Tax Exempt User Groups*/Employees</del>	\$210.00
Local Rate, <u>Not-for-Profit</u> (Summit or Wasatch County Resident)	\$235.00 <del>245.00</del>
Non-Resident, Not-for-Profit	\$275.00 <del>300.00</del>
Camp	\$310.00 <del>320.00</del>
For-profit	\$450.00 <del>465.00</del>

~~\*\*User Groups are defined as local, organized programs who regularly rent ice from the arena and Organizations who provide a certificate of insurance listing PCMC as additionally insured and are a 501(c)3 organization can receive a tax-free rate. (minimum 50 hours per season).~~

Room Rental

Multi-purpose Rooms \$40/hr. (per room)

User Groups can use the Party Room for 24 hours per year at no cost, but rooms must be booked in advance.

Birthday Parties

Birthday Party Package \$185.00  
Instructor \$50/per 30 minutes

Equipment (per hour)

Curling \$50/hour/lane

Event Fees

Rentals 1-50 people \$50  
Rentals 51-100 people \$100

Rentals 101+ people \$200  
Bleachers \$200/day  
Catering Fee \$150

Scheduling Impact Fee	\$150
Overnight Rental Staffing:	\$100/hour per employee

### Skate Services

Fees listed below are for services requested for 24 hours or more. An additional fee may be paid for services requested within 24 hours. Punch cards available for overnight services only. There is no discount for skate sharpening punch cards, they are available for convenience. Pre-payment is required for all skate sharpening.

Hockey Skate Sharpening	\$9.50	10.00
Figure Skate Sharpening	\$11.00	12.00
Custom Radius	\$30.00	
Figure Skate Sealing	\$30.00	
Rivets Replacements	\$2.50	(ea.)
Figure Skate Blade Mounting (per pair)	\$25.00	
Skate Fitting (without purchase)	\$20.00	

<u>Locker Rental (Annual Fee)</u>	<u>First Floor</u>	<u>Second Floor</u>
Regular Locker	\$185.00	\$135.00
Large Locker	\$215.00	\$165.00

### Gate Fees

The Park City Ice Arena will take 25% of any gate fees collected for an event.

### Advertising Fees and Sponsorship Fees

Dasher Board Ads	\$1,600
Wall Banners	\$2,500
Glass Decals	\$400
Program Sponsorship	Varies by program
Information Screen	\$150/month

9.2. Recreation Program and Pass Fees: The Park City Ice Arena offers a variety of organized programs and passes. Due to the fluctuations in the number of participants and frequent changes in circumstances, program fees are established on a program-by-program basis ~~by dividing the number of projected participants by the estimated program costs.~~

9.3. Fee Increases: Recommendations for fee increases may be made on an annual basis. The City will pursue frequent small increases as opposed to infrequent large ones. Staff will be required to provide an annual review and analysis of the financial posture of the Ice Arena Fund along with justification for any recommended increase. When establishing fees, the City will consider rates charged by other public and private providers as well as the ability of the users to pay.

The City Manager will have the authority to annually increase fees up to \$.50 or 10%, whichever is greater. Any requested increase over that amount will require Council action. Fee increases will take place only if they are necessary to achieve the City Council's objective and maintain program quality, and only with the authorization of the City Manager or the City Council.

9.4. Discounting Fees: The Ice Arena Manager may discount fees when:

- Offering special promotions designed to increase use.

- b. Trying to fill non-prime time.
- c. Introducing new programs or activities.
- d. Playing conditions are below standard due to weather or facility disrepair.

9.5. **Fee Waivers:** The City intends that no resident under 18 years old or over age 65 be denied the use of any program, activity or facility for reasons of financial hardship. The Ice Arena Manager may, at their discretion, waive all or a portion of a fee, or may arrange offsetting volunteer work for anyone demonstrating an inability to pay for services.

The Ice Arena is pleased to offer the Fee Reduction program as a means for individuals to apply for reduced costs associated with our youth programs. Not all programs are eligible for fee reduction. Applicants must be residents of Summit or Wasatch Counties. Program fees may be discounted up to 75% off for students in the Park City School District who qualify for free or reduced lunch. Fees may be discounted for specified activities based on an individual's Average Median Income (AMI). Families qualifying for Fee Reduction may receive Public Skate admission and Skate Rental for a combined \$3.00 per person.

9.6 **Establishing Fields User Fees:** Fees shall be set at a level which ensures field quality and meets the objectives of the City Council. Resident rates apply to residents of Park City School District. Visitor rates apply to requests outside of the Park City School District Boundaries. In order to receive the resident rate a minimum of 75% of the participants must be residents of the Park City School District. A service charge of 2% will be applied to credit card charges over \$5,000.

Field/Venue	Resident Fees		Visitor Fees		
	Hourly	Full Day	Hourly	Full Day	
City Park Grass Field					
	\$60	\$300	\$120	\$600	
City Park Softball Field					
	\$60	\$300	\$120	\$600	
City Park Volleyball Court					
	\$30	\$150	\$50	\$250	
North 40 Grass Field North					
	\$60	\$300	\$120	\$600	
North 40 Grass Field South					
	\$60	\$300	\$120	\$600	
North 40 Full Complex					
		\$420		\$840	
PCHS Dozier Field					
	\$100	\$500	\$200	\$1,000	
PCHS Baseball Field					
	\$60	\$300	\$120	\$600	
PCHS Softball Field					
	\$60	\$300	\$120	\$600	
PCHS Little League Field					
	\$60	\$300	\$120	\$600	
PCHS Ball Fields Complex					
		\$630		\$1,260	
TMMS Pony Field					
	\$60	\$300	\$120	\$600	
TMMS Little League South					
	\$60	\$300	\$120	\$600	

TMMS Little League Admin	\$60	\$300	\$120	\$600	
TMMS Grass Field	\$60	\$300	\$120	\$600	
TMMS Full Complex		\$630			\$1,260
PCSC Stadium Grass Field	\$60	\$300	\$120	\$600	
PCSC Stadium Softball Field	\$60	\$300	\$120	\$600	
PCSC Field D Multi-Purpose	\$60	\$300	\$120	\$600	
PCSC Turf Field Multi-Purpose	\$100	\$500	\$200	\$1,000	
PCSC Full Complex		\$980			\$1,960
<b>Per Day</b>		<b>3-Month Season</b>		<b>Per Day</b>	
				<b>3-Month Season</b>	
Commercial Use of Outdoor Rec Facility (non-exclusive)	\$60	\$300		\$80	\$500

Youth Stakeholder Fee	\$275.00/team per season
Adult Stakeholder Fee	\$325. <u>00</u> /team per season
Additional Restroom Cleaning	<u>\$40.00</u> <del>50.00</del>
Field Prep (Softball/Baseball)	\$100.00 <del>Field Set</del>
<u>Field Set</u> Up (Lacrosse, Soccer, Football)	\$383.00
Field Lights - PCSC & City Park	<u>\$20.00</u> <del>25.00</del> /hr.
Baseball Fence	\$45.00 /field
Outfield Vinyl Fencing one week of use	\$337.00 /field
<u>Concession Stand Fee</u>	<u>\$25.00/use</u>

**SECTION 10. MISCELLANEOUS FEES.** The following fees are set to insure cost recovery and use fees for additional City services associated with but not limited to Special Event Permits and approved filming activity

10.1 <u>Fee for in lieu of providing public parking</u>	\$40,000.00 per stall
10.2 <u>Returned Check Charge:</u>	\$25.00
10.3 <u>News Rack Application and Permit</u>	\$50.00 per application \$75.00 per three-year permit
10.4 <u>Bleachers</u>	
Bleacher Rental (per bleacher, per day)	\$800 <u>0</u> . <del>00</del>
Bleacher Delivery and Pick Up (per event, all bleachers)	<u>\$108201.00</u>
10.5 <u>Banner Installation</u>	
Street Banner Installation-entire Main	<u>\$859.00</u> <del>1,16.70</del>
Street Banner Installation-every other Main	<u>\$687.00</u> <del>893.10</del>
Street Banner Installation-every 3rd	<u>\$515.00</u> <del>669.50</del>
Street banner Installation- Roundabout	<u>\$346.65</u> <del>450.65</del>
Street Banner Installation- Kearns	\$2,013.00

(Includes state permit, barricades and signage, required during install)

Street Banner Removal- Kearns \$1,515.00

10.6 Parks Clean Up, Labor and Equipment

Pressure Washing (per hour, incl. operator)	\$75.05	105.05
Pavilion Cleaning	\$150.00	225.00
<u>Trash Removal</u>		\$33.90
<del>(public property only - not provided for private property)</del>		
Extra Trash Cans	\$10.00	
Trash Bags	\$2.10	

10.7 Public Safety

Police Officer (per employee, per hour - four hour minimum)	\$75.00	\$100.00
Holiday (per employee, per hour - four hour minimum)	\$165.00	\$200.00
Mobile Command Trailer (Placement, Day One, Removal)	\$250.00	
Mobile Command Trailer (each additional day)	\$100.00	
<u>Police report/traffic accident report (each)</u>		\$15.00
<u>Media transfer via USB drive or download</u>		\$25.00
<u>Videos needing redaction for up to two (2) officers</u>		\$30.00
<u>Videos needing redaction for three (3) or more officers</u>		\$50.00
<u>Printed color photograph (each)</u>		\$5.00

10.8 Parking Reservation Fees (Parking Department)

Application Fee	\$22.25
Main Street, Heber Avenue, Park Avenue (Heber to 9th St)	\$20.00
Swede Alley Parking Space (per space, per day)	\$13.25

10.9 Barricades (cost per barricade)

Crowd Control Barricades	\$5.90	10.00
Portable Electronic Sign/Message Board (per day)	\$151.20	200.20
Temporary Signs (each)	\$18.50	25.00
Street Barricades (per day)	\$1.40	1.50
<u>Vertical Panels</u>		\$1.55
<u>Delineators</u>		\$1.55
<u>Type 3 Barricade</u>		\$4.00
<u>Arrow Board</u>		\$125.00
<u>Flagging (per person)</u>		\$85.00

10.10 Dumpsters

8 Yard (delivery + haul off fee)	\$210.00	460.00
30 yard (delivery + haul off fee)	\$210.00	430.00
Landfill fee for 30 yard dumpster (per ton)	\$35.00	37.00

10.11 Streets Equipment and Materials Equipment (2

hour min. - billable rate is portal to portal,  
cost includes operator, fuel, maintenance)

Large Loader (per hour, 1 staff)	\$103.20	175.44
Small Loader (per hour, 1 staff)	\$71.95	122.32
Street Mechanical Sweeper (per hour, 1 staff)	\$150.60	256.02
Unimog with Snow Blower (per hour, 1 staff)	\$180.20	270.30

Unimog Snowplow (per hour, 1 staff)	\$88.35	150.20
Loader with Blower (per hour, 1 staff)	\$218.65	371.71
1 Ton Truck with dump (per hour, 1 staff)	\$54.15	92.06
2 Ton Truck with dump (per hour, 1 staff)	\$86.55	147.14
Bucket Truck (per hour, 2 staff)	\$117.65	200.01
<b>Tandem Axle Trailer (per hour)</b>	<b>\$40.00</b>	
Skid Steer (Cat 262 - per hour, 1 staff)	\$55.90	95.03
Add Grinder	\$7.60	12.92
Add Snow Blower	\$6.35	10.80
Backhoe (per hour, 2 staff)	\$98.75	167.88
Air Compressor (per hour, 1 staff)	\$42.00	71.40
Graffiti Truck (per hour, 1 staff)	\$75.05	127.59

#### 10.12 Materials

Salt (per ton)	\$45.00	67.50
Road base (per ton)	\$18.00	27.00
Sand (per ton)	\$16.00	24.00
Cold Patch (per ton)	\$90.70	136.05
Hot Mix (per ton)	\$66.95	100.43

#### 10.13 Personnel (total compensation per employee, per hour, during regular business hours)

Parks Department (PCMC Parks employee)	\$38.50	
<b>Skilled Public Works Equipment Operator</b>	<b>\$90.00</b>	
Streets Department (Streets employee)	\$38.50	
Special Events Department (staff)	\$42.25	
Cleaning Labor – restrooms, buildings and other (contract labor)	\$35.00	\$60.00

#### 10.14 Special Event Application Fee (Processing and Analysis)

Level Five Event	\$5,188	\$10,376
Level Four Event	\$1,918	\$3,836
Level Three Event	\$905	\$1,810
Level Two Event	\$488	\$976
Level One Event	\$410	\$820
Community Identifying Event	10% of fees listed above	
First Amendment Event	\$ 40.00	
Film Permit Application Fee	\$ 80.00	

As according to section 4-~~8-9A-2-11~~, Fee Reduction requests for Special Events will be reviewed twice a year. All event fee reduction requests must be submitted to the Special Events Department prior to the application deadlines as outlined in the municipal code.:

(1) ~~October 1<sup>st</sup> – Events occurring between January 1<sup>st</sup> and June 30<sup>th</sup>.~~  
 (2) ~~April 1<sup>st</sup> – Events occurring between July 1<sup>st</sup> and December 31<sup>st</sup>.~~

~~Fee reduction applications received outside of the normal application process may be considered for reductions but must demonstrate an immediate need for reduction and provide justification as to why the application was not filled within the specified deadline.~~

#### 10.15 Public Parking Lot Use Rates for approved Events:

~~All lot fees are for approved permitted Special Events only. Regular parking rates apply at all other times.~~

Brew Pub Lot—Upper Lot \$240.00 per day  
 Brew Pub Lot—Lower Lot \$105.00 per day  
 North Marsac Lot \$ 50.00 per day  
 Swede Alley Surface Lot \$ 50.00 per day  
 Swede Alley Wall Lot \$ 50.00 per day  
 Flag Pole Lot \$ 50.00 per day  
 Sandridge lot—Upper/Lower \$ 50.00 per day/ per lot  
 Quinn's Sports Parking Lots 1, 2, 3 \$ 50.00 per day/ per lot  
 Mawhinney Parking Lot \$ 50.00 per day  
 Library Parking Lot—Partial Use Only \$ 50.00 per day

## 10.16 Trail Use Fees

### Event Participation 'Caps'

Event participation numbers may be 'capped' at the following unless approval from City Council is provided.

Running/Snowshoeing	500
Biking	350
Triathlon	350
Cross Country Skiing	350
OTHER	TBD

### Trail Use Fee and Deposit Schedule

ACTIVITY	NUMBERS	LOCAL NON-PROFIT	OUT OF AREA NON-PROFIT	LOCAL PROFIT	OUT OF AREA PROFIT	DEPOSIT
Mountain Biking	30-350	1% x \$200 x number of participants	2% x \$200 x number of participants	1.5% x \$200 x number of participants	3% x \$200 x number of participants	TBD
Cross Country Skiing*	30-350	.5% x \$200 x number of participants	1% x \$200 x number of participants	1% x \$200 x number of participants	1.5% x \$200 x number of participants	TBD
Triathlon*	30-350	1.5% x \$200 x number of participants	2.5% x \$200 x number of participants	2% x \$200 x number of participants	3.5% x \$200 x number of participants	TBD
Running/Walking/Snow shoe*	30-500	.5% x \$200 x number of participants	1% x \$200 x number of participants	1% x \$200 x number of participants	1.5% x \$200 x number of participants	TBD
Other (Events that may propose significant impacts to the system)	TBD	TBD	TBD	TBD	TBD	TBD

If Council approves additional participation above a capped quota of participants, add \$3.00/participant in addition to fees provided below.

Cost per trail maintenance/mile \$200.

\*All winter events that propose to use the winter trails system may be subject to a grooming fees of \$35.00/hr. This fee may include pre-event preparation of the trails and post event maintenance of the trails.

#### 10.17 Credit Card Transaction Fees

Effective July 1, 2019, there will be a 2.00% service fee for all non-utility credit card payments equal to or greater than \$5,000.

### **SECTION 11. MUNICIPAL ELECTION FEES**

#### **11.1 Fees for municipal elections are as follows:**

\$150.00 Mayoral filing fee\*

\$100.00 Council filing fee\*

\*Fees are waived for candidates who prefer to collect 100 signatures of Park City registered voters.

## **Exhibit B: Recreation FY25 Fee and Cost Recovery Scenarios**

Park City Recreation has a 70% cost recovery goal. For FY24, Recreation projects a 72% cost recovery. Expenses have steadily increased each year since FY22. Based on these trends, expenses are projected to increase by 9% in FY25.

### **Recreation, PC MARC, and Tennis Cost Recovery by Fiscal Year**

<b>Fiscal Year</b>	<b>Expenses</b>	<b>Revenue</b>	<b>Subsidy</b>	<b>Cost Recovery</b>	<b>YOY Expense Increase</b>
<b>2021</b>	\$2,928,065	\$2,321,600	\$606,465	79%	
<b>2022</b>	\$3,262,542	\$2,736,878	\$525,664	84%	11%
<b>2023</b>	\$3,591,189	\$2,724,440	\$866,749	76%	10%
<b>2024</b> <b>(Projected)</b>	\$3,801,062	\$2,748,458	\$1,052,604	72%	6%
<b>2025</b> <b>(Projected)</b>	\$4,147,473				9%

In order to achieve at least 70% cost recovery in FY25, Recreation will need to raise an additional \$155,000 in revenue over the current (FY24) projected revenue. However, when setting user fees, Recreation management typically plans in a buffer to absorb unanticipated increases in expenses or decreases in revenue. For example, the recent damage to the PC MARC bubble is responsible for \$135,000 in lost revenue.

The chart below shows the FY25 projected cost recovery for three different scenarios: 1) no change in fees, 2) a 50% increase to just non-resident fees, and 3) a combination of moderate increases to resident and non-resident fees.

### **FY25 Projected Cost Recovery Under Different Fee Scenarios**

<b>Scenarios</b>	<b>Projected Revenue</b>	<b>Cost Recovery</b>
No Fee Increases	\$2,748,458	66%
50% increase to nonresident fees only	\$2,825,458	68%
Moderate Increases (Residents & Non-residents)	\$3,042,315	73%

The fee increases in the proposed moderate scenario vary by service, but the nonresident increases are typically twice as much as the increases to residents. The fee increases in the moderate scenario are also based on the department management's assessment of what the market will bear. As recreation services are elastic, increasing nonresident rates too high would decrease demand, potentially resulting in a lower cost recovery.

### Exhibit C: Options for FY25 Ice Arena Resident Fees

Section 9.1 of the City's Fee Schedule states: "Area rates (for the Ice Arena) apply to residents of Park City, Summit County, and Wasatch County. Outside rates apply to requests outside Summit and Wasatch Counties."

While the Ice Arena's Interlocal Agreement with Snyderville Basin Recreation District (Basin) stipulates that all Basin residents receive the same rate as Park City Municipal residents, the City has the discretion to charge users from outside the ILA boundaries a higher fee for services. The chart below shows the revenue and cost recovery impact of applying the visitor rate to Summit and Wasatch County residents outside of the ILA boundaries.

Options for Ice Arena Resident Rates	Projected Revenue	Cost Recovery
Option 1: Local resident rate for all Wasatch and Summit County	\$979,591	73%
Option 2: Local resident rate only for Park City and Basin residents	\$987,991	74%

Assuming no change in demand, Option 2 would result in \$8,400 in additional revenue in FY25. Increased fees to Wasatch County and Summit County residents would likely result in some attrition, though it is difficult to predict the percentage. Option 2 would still bring in more revenue than Option 1, assuming an attrition rate of 50% or less. Both options would have minimal impact on cost recovery (73% versus 74%).



## City Council Staff Report

**Subject:** Sale of a Deed Restricted Affordable Rental Condominium  
**Author:** Rhoda Stauffer  
**Department:** Housing  
**Date:** April 11, 2024

### Recommendation

The Housing Team requests that the City Council review the owner's request to sell an affordable rental unit located at 1800 Homestake Road, #364-U, take public comment, and approve staff's recommendation to purchase the Unit and maintain it as an Affordable rental.

### Executive Summary

1800 Homestake Road, #364-U, also known as Claim Jumper #364-U, is a 1,373 SF three-bedroom condo deed-restricted in 2020 as an affordable rental unit. The Unit owner is 1800 Homestake LLC, whose principals are William and Susan Pidwell. The owner has requested that the Unit be sold to the existing tenant household at the Maximum Resale Price (MRP) as defined in the deed restriction.

The owner is making this request to the City because the tenant household does not meet Affordable guidelines to be a Qualified Buyer. The most recent review of the tenant household's qualifications revealed that their income is currently at 85% of AMI, which puts them in the Attainable category (81% to 150% of AMI) and no longer qualifies to purchase an Affordable unit. They were qualified when they submitted a pre-application and were added to the waitlist in 2019. They are now #3 on the Attainable waitlist.

Regardless of Council's decision, the owner has stated that he will sell the unit even if the Council denies the owner's request to sell to the tenant household.

**Background:** 1800 Homestake Road, #364-U (Claim Jumper #364-U) fulfills 1.53 Affordable Unit Equivalents (AUEs)<sup>1</sup> of a housing obligation resulting from the IHC/USSA/Burbridge Annexation Agreement and Master Planned Development (MPD) recorded [on January 23, 2007](#), and amended several times, the most recent on [October 9, 2019](#). The Housing Authority approved placing deed restrictions on #364-U at their [September 17, 2020](#), meeting.

The total housing obligation generated by the original MPD and all subsequent amendments is 110.89 AUEs. As detailed in the chart below, Intermountain Health Care (IHC) fulfilled its housing obligations in many ways. After some AUEs were deferred or waived due to allowance for community service facilities built on the site, such as the

<sup>1</sup> One AUE equals a 900 SF, 2-bedroom Unit, Section 5. E, [Housing Resolution 05-2021](#).

USSA training facility and the Summit County Health Department building,<sup>2</sup> IHC fulfilled other AUEs as follows.

- Contributing cash of an unknown amount to the Park City Heights project to buy down and deed-restrict 28 townhomes;
- Leasing land to the Peace House and making a cash donation of \$816,000 to help construct a new facility that includes eight shelter spaces, twelve transitional housing units, and two employee rental units;
- Making a cash-in-lieu payment to the City's housing fund of \$794,793; and
- Making cash payments of undisclosed amounts to place deed restrictions on existing units owned by private individuals, similar to the Live Park City Lite Deed program.

<b>IHC MPD Buildings</b>		<b>Housing Obligations</b>
	Hospital (300,000 SF)	44.78
	USSA (85,000 SF)	10.71
	Support Medical (150,000 SF)	34.98
	Surgical Center & Additional Support Medical (48,000 SF)	20.42
		<b>110.89</b>
<b>Minus Reductions/Waivers/Deferrals</b>		
	Deferral of USSA obligation	10.71
	Transfer to SC for Health Building	5.83
	Transfer to Physician's Holding	5.83
		<b>22.37</b>
<b>Balance of IHC Housing Obligation</b>		<b>88.52</b>
<b>Fulfillment</b>		<b>AUEs</b>
	Park City Heights (28 townhomes -1600 to 2000 SF per Unit)	44.78
	Lease of land for the Peace House new facility	12.50
	Additional cash donation to Peace House	4.00
	1440 Empire and Rail Central rental units	6.82
	Rail Central & Claim Jumper units	4.50
	Cash in-lieu payment to PCMC Housing Fund	2.04
	<b>Total approved</b>	<b>74.64</b>
<b>Future Balance owed</b>		<b>13.88</b>

Section 9 of Park City's [Housing Resolution 05-2021](#) provides six options for the fulfillment of housing obligations:

1. Construction of units on site.
2. Construction of units within the Park City corporate limits.
3. Dedication of existing units within Park City corporate limits.
4. Construction of units outside Park City but within the Park City School District boundary.

<sup>2</sup> Allowed as per Section 8. C, [Housing Resolution 05-2021](#)

5. Conveyance of land within the Park City School District boundary.
6. Payment of Fees in Lieu of Development.

**Legal Analysis of the Deed Restriction:** The Claim Jumper deed restriction provides several ways for the City to achieve its policy goals, providing both flexibility and control. Below are the legally available methods that provide a variety of desired outcomes.

1. **Right of First Option To Purchase.** The existence of the right of first option to purchase in the deed restriction allows the City substantial flexibility and control because PCMC is the holder and beneficiary of the deed restrictions. The City has the option to purchase the Unit any time there is a sale at the Affordable MRP as defined in the deed restriction. Under this right, there are no legal constraints on the disposition of the Unit. The City can assign its exercised option to a qualified buyer on a waitlist or to another buyer (Qualified or nonqualified) that the City chooses or complete the purchase and take title itself.

Once the purchase is completed, the City can then: 1) eliminate the deed restrictions and sell the property at market value, 2) keep the terms of the deed restrictions the same or update with current templates, or 3) modify the terms of the deed restrictions, to achieve its desired goals.

As the owner, the City can rent or sell the Unit on terms determined by the City. Section B below sets forth a number of options if the City becomes the owner.

2. **City-approved exceptions under the language of the Claim Jumper deed restriction.** On their face, the deed restrictions provide for City-approved exceptions. For example, Section 3.3 allows occupancy by any tenant or by any owner occupant with the prior written consent of the City "in its sole and absolute discretion." Also, Section 6.2 provides that the City may unilaterally modify the deed restrictions in a number of circumstances as long as the changes do not materially impair the rights of the current fee title owner.

## Analysis

Based on a review of Sections 3.1 and 3.11 of the [Claim Jumper deed restrictions](#) and the City's past actions, the Housing Team presents the following as the City Council's options:

- A. The City may allow the owner to sell the unit to a Qualified household for owner-occupancy.\*
- B. The City may assign its purchase option to the First Qualified buyer on the waitlist, which is the process approved for resales by the City Council at their [April 16, 2020](#) meeting ([minutes linked here](#)).\*

\* The existing tenant household would not qualify to purchase since Claim Jumper #364-U is an Affordable unit, and their income has increased to the Attainable level of 85% (Attainable is 81% to 150% of AMI).

C. The City may exercise its first option to purchase the Unit at the Maximum Resale Price (MRP) of \$347,400. In this case, there are many options for future use of this Unit and the following examples include past City practices.

1. **Rent as an Affordable Unit to the current tenant.** The Affordable maximum rent is \$1,496.26 in 2024 (affordable to households at 45% of AMI).
2. **Sell the Unit to the current tenant at an Affordable price.** The Affordable MRP is \$347,400, which is lower than similar properties due to high HOA dues of \$515. HOA dues must be considered in calculating the sale price; the higher the dues, the lower the sale price. The City has no way of protecting this Unit regarding affordable HOA dues since it is an existing unit, and it isn't likely that the rest of the owners will approve a CCR change to benefit one Unit. The most recent review of the tenant household's qualifications for purchase revealed that their income has risen to 85% of AMI, putting them in the Attainable category and rendering them a nonqualified household.
3. **Rent the Unit to a City Employee.** Long term employee rental units are in high demand and would be rented at a rate affordable to households at 50% of AMI. The rent for this Unit would be \$1,858.
  - a. Examples of past practice:
    - Purchase of 23 deed-restricted Prospector Square studio units to rent to Transit employees.
    - Over the years, the City has purchased many deed-restricted Cooke Drive duplexes to rent to city employees for short term needs (recruitment, transitional housing needs, etc.) The City currently owns six units for rent by City employees.
4. **Sell the Unit to a private individual or business at the Maximum Resale Price, with a deed restriction requiring it to be rented as an Affordable unit.** The sale price would be \$347,400, and rent would be limited to \$1,496.26 in 2024.
5. **Remove deed restriction and sell the Unit at market price.** Area comparables list sales prices of \$715,000 to \$720,000.
  - a. Examples of past practice: One developer (Ironwood) completed three projects in Empire Pass between 2004 and 2010. Each property included one employee housing unit (EHU). Despite the City's direction, the developer didn't include protections in the CCRs to keep HOA dues affordable on the EHUs. (The City now requires review rights for all CCRs on projects with EHUs.) All three units ended up with high HOA fees, rendering them unaffordable. Another complication is that the Ironwood developers sold the EHUs to individuals. (The City negotiates now to have the EHUs remain as common areas and owned/managed by the HOA.) All three units ended up with

noncompliance issues. After lengthy negotiations between 2013 & 2018, either the City purchased the Unit and sold it at market price or sold the right to remove the deed restriction.

6. **Sell the Unit as an Attainable Unit to a Qualified Attainable Owner-Occupant on the waitlist.** The City's practice for setting the price for an Attainable unit is the maximum price affordable to a household earning 120% of AMI which is \$563,750 for Claim Jumper 364-U.
7. **Rent the Unit as an Attainable unit.** The rent for this Unit could be set at any amount determined by the City. Housing Resolution 05-2021 does not assign rental guidelines for Attainable Units. It could be rented at 85% (the AMI level of the current tenant household), which is \$3,157.75, or at the level used to calculate Attainable sale prices (120% of AMI), which is \$4,458 or any amount in between.

The Housing Team recommends that the City Council approve the purchase of the Unit at the Affordable Price of \$347,400, continue to rent to the current tenant household at the affordable price of \$1,496.26. Provide notice that in six months, should they decide to stay, rent will rise to what is affordable at 85% of AMI (current income of tenant household) which is \$3,257.75.