PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
October 23, 2025

The Council of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually. Click here for more information.
Zoom Link: https://us02web.zoom.us/j/81996869170

CLOSED SESSION - 3:15 p.m.

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

WORK SESSION

4:30 p.m. - 2025 Kimball Arts Festival Debrief

4:50 p.m. - Park City Senior Citizens' Annual Report

5:10 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Transportation Grants Staff Report
2. Bus Rapid Transit Project Update

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

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from September 25, 2025

V. CONSENT AGENDA

1. Request to Approve Resolution No. 22-2025, a Resolution Declaring November 1, 2025, as "Extra Mile Day" in Park City, Utah
2. Request to Approve Resolution No. 23-2025, a Resolution Declaring November 2025, as Alzheimer's Awareness Month in Park City, Utah

3. Request to Authorize the City Manager to Execute a Contract Amendment with Berry, Dunn, McNeil & Parker, LLC Not to Exceed $157,500, for a Total Contract Value Not to Exceed of $222,950, in a Form Approved by the City Attorney's Office, to Provide Additional Implementation Support for the Tyler Technologies Enterprise Permitting & Licensing System

VI. OLD BUSINESS

1. 2025 Park Silly Sunday Market Debrief and Consideration to Approve the 2026 Market Dates
   (A) Public Input (B) Action

2. Discuss Design and Strategy Preferences for the Bonanza 5-Acre Site Redevelopment
   (A) Public Input (B) Possible Action

VII. ADJOURNMENT

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: Kimball Art Festival Debrief
Author: Chris Phinney
Department: Special Events
Date: October 23, 2025

Recommendation
The Kimball Art Center (KAC) will present a debrief of the 2025 Kimball Art Festival (Festival) as required annually by its City Services Agreement (Agreement).

Executive Summary
The Festival is a Community Identifying Event (4A-1-1.11B.6) that is embedded in the fabric of Park City. Both the KAC and City Staff consider the 2025 Festival a success. The debrief will highlight key areas, including attendance, economic impact, artist participation, sustainability initiatives, and fire lane management. A comprehensive background on the Festival can be found here.

Analysis
KAC's Debrief Summary is attached as EXHIBIT A**.** A year-over-year debrief summary is attached as EXHIBIT B**.** We have made findings that the KAC complied with the Agreement.

KAC Debrief:

- Attendance: The Festival welcomed 26,378 attendees, with the highest turnout recorded on Friday night, including 5,647 free tickets distributed to local Wasatch Back residents. Visitors traveled from all 50 U.S. states and the District of Columbia, as well as internationally from Canada, Australia, and France. The top five states by attendance were Utah, Texas, California, Florida, and Arizona.
- Economic Impact: According to the KAC, the Festival generated an economic impact of over $26,000,000 during its three-day weekend. This translates to an estimated $535,665 in tax revenue for Park City.
- Artist Participation: The Festival featured participation from 11 Wasatch Back artists, 23 in-state artists, and 131 out-of-state artists.
- Sustainability Measures: The Festival recycled 846 pounds of waste during the event and provided a water refill station for attendees at Miners Park.
- Fire Lane: Working in collaboration with the Park City Fire District (PCFD) and the Fire Marshal, the Festival revised fire lane layouts along Main Street, optimizing emergency access. This solution ensured engine access via the top of Main Street, Heber Avenue, and 4th, 5th, 7th, and 9th Streets. A UTV was used to respond to incidents in the areas between these access points. This approach reduced the need for tight turning radii at intersections and allowed booths on lower Main Street, north of 7th Street, to return to the center of the roadway.

City Initiatives:

- Transit: Transit averaged 6,448 riders systemwide each day during the Festival. Year-over-year data shows a slight decrease of approximately 693 (-9.7%) riders compared to the previous year.
- Parking: Parking recorded 963 transactions per day over the course of the Festival, reflecting a slight increase of 154 (19.6%) transactions from 2024.
- Public Safety: Public Safety dedicated 796 hours onsite, starting at 8:00 a.m. on Friday to close the street and continuing until midnight Sunday night to reopen it. No major incidents or noise complaints were reported during the Festival.
    - The event complied with the noise ordinance, which allows a maximum of 80 decibels. Police conducted proactive noise readings twice daily, all within the permitted limits.
    - As approved on May 22, 2025 (report/ minutes p. 16), the Spirit Garden remained open until 9:00 p.m. on Saturday night. No noise complaints or incidents resulted from the extended hours.
- Kane Security: The Kane staff managed the placement and removal of bollards on Main Street, oversaw parking, and monitored residential access. Their efforts were instrumental in preventing vehicles from cutting through residential neighborhoods.

Funding

Per the Agreement, KAC shall be entitled to a waiver of City service fees, which may not exceed $180,000 annually. The 2025 funding for City services associated with the Festival comes from the General Fund and totals $170,351 (Exhibit B).

Exhibits

A	Kimball Art Festival Debrief Summary
B	KAC Economic and City Service Fee Summary 2021 to 2024

2025 Park City Kimball Arts Festival Recap

The Park City Kimball Arts Festival is one of the country's top ranked arts festivals, one of Kimball Art Center's more celebrated programs, and considered one of Park City's signature events. Each year, the arts festival showcases the work of jury-selected artists from around the world and celebrates the importance of arts and culture in our community. Partnering with local businesses and other area nonprofits, the Park City Kimball Arts Festival aims to facilitate a place of connection, inspiration, and education against a backdrop of high-quality artwork. Looking forward to its 57th year, this three-day, open-air celebration of the arts continues to welcome guests from across the globe to connect with artists, engage with Kimball Art Center programming, and support Park City establishments.

In 2025, the Park City Kimball Arts Festival welcomed 184 artists from across the country and approximately **27,000 visitors** to Main Street, including 5,647 Summit County locals who attended Friday's Locals' Night free of charge. Kimball Art Center continues to offer Locals' Night attendance to Main Street employees regardless of Summit County residency. Attendees came from 42 states, Puerto Rico, Holland, and Norway to purchase art from participating artists. In addition to viewing and purchasing art, attendees enjoyed live music and dance performances provided by Mountain Town Music, visited food vendors, and engaged in art activities for all ages facilitated by the Kimball Art Center.

The 56th annual Park City Kimball Arts Festival had an **economic impact of over $26 million** throughout the course of the festival's three-day weekend. Of this, over $7 million came from attendees who visited Park City primarily to attend the festival. This amounted to an estimated **$535,000 in tax revenue for Park City** and **$227,000 in tax revenue for Summit County**. These tax dollars will directly impact our community through initiatives driven by the RAP tax and Transient Room tax, among others. In addition to the revenue impacts for local businesses and tax dollars invested back into our community, net income from the Festival is used to financially support the Kimball Art Center's year-round educational and exhibition programming for the benefit of the Park City community. These programs include youth summer camps, Elementary Visual Arts, Young Artists' Academy, Golden Art Club, and our year-round exhibitions program showcasing internationally recognized artists.

Kimball Art Center looks forward to continuing our relationship with Park City Municipal Corporation and Park City businesses to strengthen not only the festival itself, but also its economic and social impact on Park City's community.






The Kimball Art Center collected daily and weekend festival attendance totals via ACME, the festival ticketing software, and internal tracking processes. Lighthouse Research & Development, Inc. reported demographic data through post-event attendee surveys collected via email outreach.

Festival Weekend Attendance by Day				
	Gate Admission	**Comp Tickets**	**Summit County Locals Night**	**Total Attendance**
Friday	2,740	1,424	5,647	9,811
Saturday	7,481	1,495		8,976
Sunday	6,134	1,457		7,591
Weekend Total	**16,355**	**4,376**	**5,647**	**26,378**
YoY Change (2024/2025)	**-2.7%** (2024=16,810)	**-18.1%** (2024=5,341)	**-20.4%** (2024=7,093)	**-9.8%** (2024=29,244)

Comp Ticket Breakdown by Ticket Type and Day				
	Friday	**Saturday**	**Sunday**	**Total Weekend Attendance**
Media Pass	50	50	50	150
Volunteer Pass	253	253	253	759
Performer Pass	100	100	100	300
Food Vendor Pass	60	60	60	180
Artist Pass	368	368	368	1,104
Weekender Pass	199	199	199	597
VIP Pass	209	209	209	627
Wristbands - KAC Member	0	2	2	4
Wristbands - Sponsor	130	202	172	504
Wristbands - Community Partners	9	2	4	15
Wristbands - Employee Friends & Family	44	50	40	134
Wristbands - Other	2	0	0	2
Daily Total	**1,424**	**1,495**	**1,457**	**4,376**

Based on statistical survey analysis by Lighthouse Research & Development, the estimated percentage of 2025 festival attendees who were Park City residents is 46% and non-Park City residents accounted for 54% of total festival attendees. Of the 54% of festival attendees who are not Park City residents, approximately 49% were visiting Park City to primarily attend the arts festival. Given this information, Kimball Art Center assumes the below:

Attendance Breakdown of Park City Residents and Non-Residents		
Park City Resident Festival Attendance Percentage 46%	**Non-Park City Resident Festival Attendance Percentage** 54%	
	Non-Residents Primarily Visiting Park City to Attend the Arts Festival 26.5%	**Non-Residents Not Primarily Visiting Park City to Attend the Arts Festival** 27.5%

In 2025, the Park City Kimball Arts Festival saw paid, ticketed attendance from 42 states, the District of Columbia, Puerto Rico, Holland, and Norway. Utah attendees made up 75% of total attendance. Rounding out the top ten states for attendance are Nevada, New York, Maryland, Virginia, and Tennessee.

Paid, Ticketed Attendance by State (Ticket Data)		
Rank	**State**	**Attendance %**
1	Utah	75%
2	Texas	5.3%
3	California	4%
4	Florida	3.7%
5	Arizona	1.5%

Attendance Demographics: Age (Survey)	
18-30	2%
31-45	12%
46-50	27%
61-70	35%
Over 70	24%

Attendance Demographics: Gender (Survey)	
Male	32%
Female	68%

Attendance Demographics: Highest Level of Education (Survey)	
Less than a High School Grad	0%
High School Graduate	2%
Some College/Technical School	7%
Associates Degree	4%
College Graduate	40%
Post College Graduate	46%

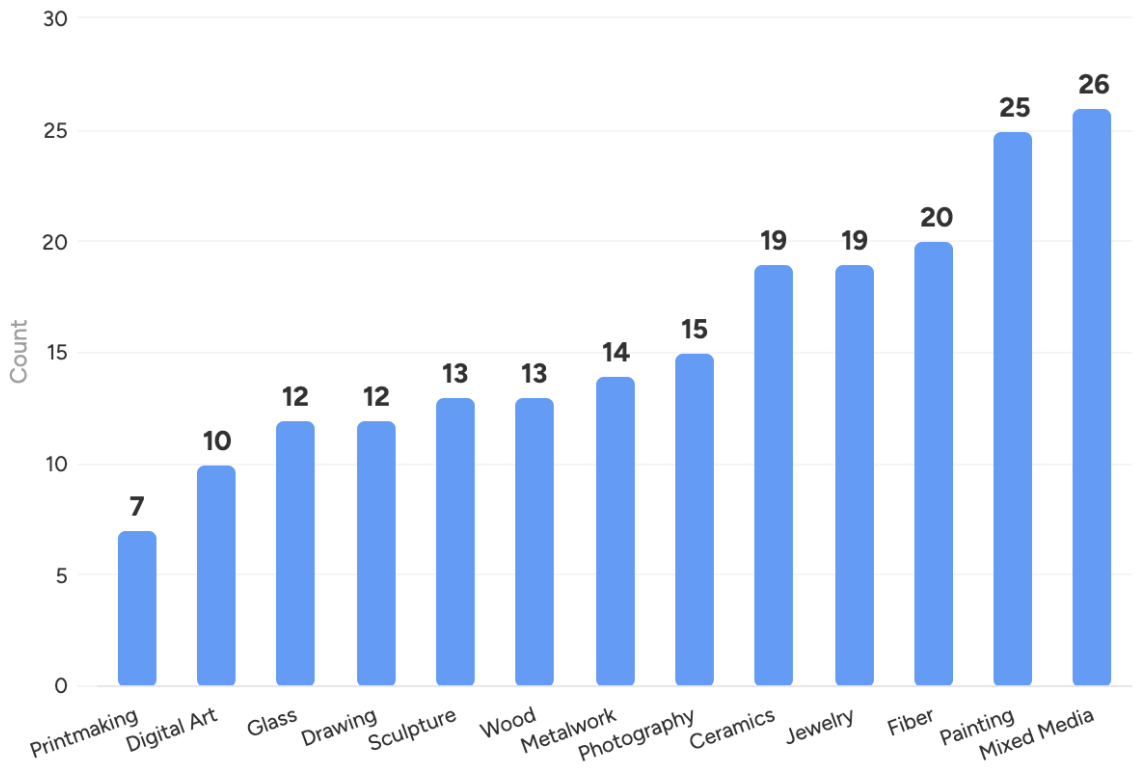
Attendance Demographics: Household Income (Survey)	
Under $50,000	2%
$50,000-$99,000	8%
$100,000- $149,999	11%
$150,000- $200,000	11%
Over $200,000	42%
Prefer not to answer	25%

Artist Demographics and Revenue

The Kimball Art Center collected all artist demographic data via Zapplication (artist management software). The Utah State Tax Commission reported all artist and food vendor revenue and tax data. The Kimball Art Center also did year-over-year equations.

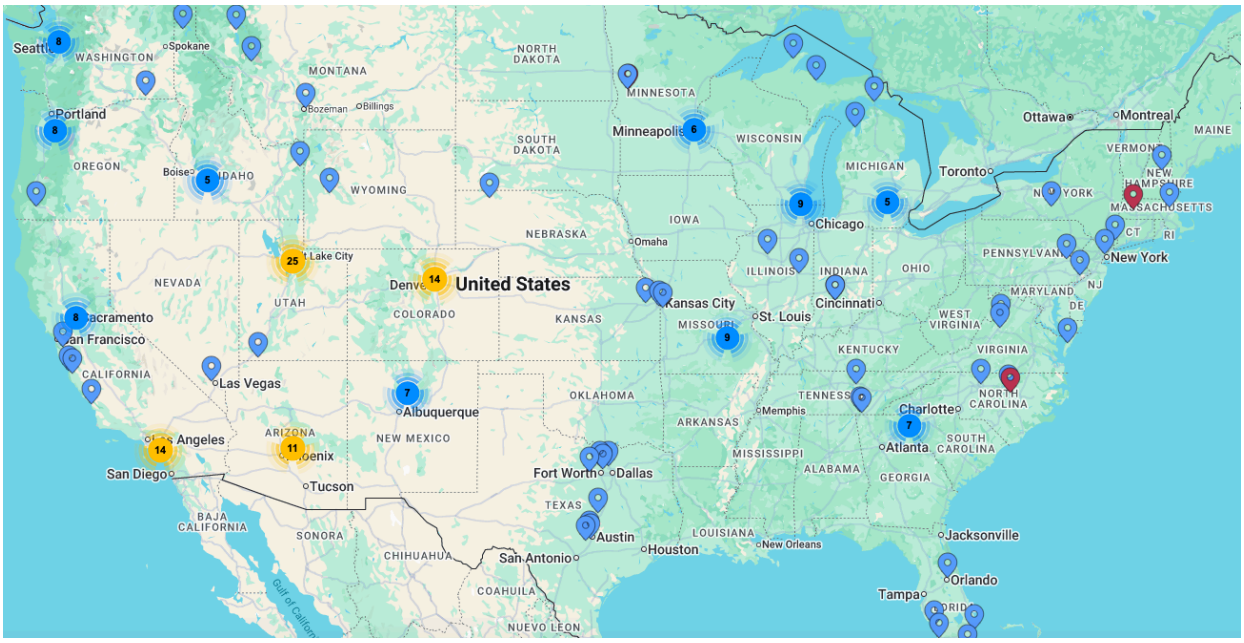
2025 Artist Stats							
Total Participating Artists		184					
Total Applications Submitted		1,108					
States Represented		30 plus Israel					
Utah Based Artists		**Wasatch Back Artists**		**Emerging Artists**		**First-Time Exhibiting at PCKAF**	
Count	**%**	**Count**	**%**	**Count**	**%**	**Count**	**%**
23	13%	11	6%	4	2%	30	16%

2025 Participating Artists by Medium



KIMBALL ART CENTER

2025 Participating Artists by Location



*Yellow circles and blue circles represent artists grouped by region; Blue pins represent individual artist locations; Red pins represent cancelled artists

Artist and Food Vendor Reported Revenue and Direct Tax Income

Reported Income	2021	2022	2023	2024	2025	YoY Change (2024/2025)
Art Sales	$1,852,443.98	$1,864,799.78	$2,037,049.61	$2,103,931.05	$2,239,365.76	**+6.4%**
Food Sales	$35,983.14	$39,171.99	$26,168.68	$33,200.86	$27,570.19*	**-17%***
Total Reported Income	**$1,888,427.12**	**$1,903,971.76**	**$2,063,218.29**	**$2,137,131.91**	**$2,266,935.95**	**+6.1%**
Tax Revenue from Artist and Food Vendor Sales	**$170,902.65**	**$172,159.09**	**$186,506.01**	**$193,709.17**	**$215,228.69**	**11%**

*As of 10/7/25 only 3 out of 10 vendors have filed tax returns with Utah State Tax Commission

Economic Impact Data

Economic impact data came from Lighthouse Research & Development, Inc., and calculations made by Kimball Art Center. Lighthouse Research & Development provided the demographic breakdown outlined in the 'Attendance' section of this report, as well as all data points for attendees primarily visiting Park City to attend the arts festival. They also provided all information on estimated spending per attendee throughout the weekend.

Based on the data reported by Lighthouse Research & Development, Inc., Kimball Art Center has made the following assumptions regarding the demographic breakdown of festival attendees:

- Non-Residents Primarily Visiting Park City to Attend the Arts Festival: 26.5%
- Non-Residents Not Primarily Visiting Park City to Attend the Arts Festival: 27.5%
- Park City Residents: 46%

Values:
A = Impact of attendees visiting Park City primarily to attend the arts festival
B = Impact of attendees not visiting Park City primarily to attend the arts festival
C = Impact of Park City Residents
D = Impact of total arts festival attendance

Equations used: D = (A÷ 26.5)100

Economic Impact Breakdown by Festival Attendee Group and Expenditure Type				
Expenditures by Type	**Fiscal Impact from Attendees Visiting Park City Primarily to Attend the Arts Festival (26.5% of total attendance)***	**Fiscal Impact by Attendees Visiting Park City Not Primarily to Attend in the Arts Festival (27.5% of total attendance)****	**Fiscal Impact by Park City Residents (46% of total attendance)****	**Fiscal Impact by All Arts Fest Attendees (100% of total attendance)****
Hotel	$853,556.97	$885,767	-	$1,739,323
Restaurant	$863,110.92	$895,681	$1,498,230	$3,257,022
Retail	$1,333,306.80	$1,383,620	$2,314,419	$5,031,346
Other	$4,421,143.44	$4,587,979	$7,674,438	$16,683,560
Total	**$7,471,118**	**$7,753,047**	**$11,487,087**	**$26,711,253**

*Types of other expenditures include but are not limited to purchases at the arts festival, recreation, grocery shopping, and gasoline

Tax Revenue Breakdown by Festival Attendee Group and Tax Type				
Tax Type	**Tax Revenue from Attendees Visiting Park City Primarily to Attend the Arts Festival (26.5% of total attendance)***	**Tax Revenue by Attendees Visiting Park City Not Primarily to Attend in the Arts Festival (27.5% of total attendance)****	**Tax Revenue by Park City Residents (46% of total attendance)****	**Taxes Revenue by All Arts Fest Attendees (100% of total attendance)****
Park City Tax Revenue	**$141,951.24**	**$147,308**	**$246,405.93**	**$535,665**
Local Sales and Use	$37,355.59	$38,765	$64,843.67	$140,964
Resort Community Tax	$82,182.30	$85,284	$142,656.07	$310,122
Mass Transit	$22,413.35	$23,259	$38,906.19	$84,579
Summit County Tax Revenue	**$60,386.74**	**$62,665**	**$104,822.27**	**$227,874**
RAP	$7,471.12	$7,753	$12,968.74	$28,193
County Option Sales	$18,677.80	$19,383	$32,421.84	$70,482
Tourism Restaurant	$8,631.11	$8,957	$14,982.30	$32,570
Transient Room - County	$25,606.71	$26,573	-	$96,629
Utah State Tax Revenue	**$37,355.59**	**$38,765**	**$64,843.67**	**$140,964**
Total	**$239,693.57**	**$248,739**	**$416,071.86**	**$904,504**

*One-half of Local Sales and Use Tax paid is returned to the city of origin and one-half is distributed statewide based on population

Estimated Spending per Attendee throughout the Weekend by Expenditure Type				
	All Attendees		**Attendees Visiting Park City Primarily to Attend the Arts Festival**	
Expenditure Type	**Mean**	**% of the Sum**	**Mean**	**% of the Sum**
Lodging	$83.33	8.40%	$120.61	11.4%
Restaurants	$127.72	12.90%	$121.96	11.6%
Other Food and Beverage	$26.42	2.70%	$30.14	2..9%
Recreation	$21.05	2.10%	$13.59	1.3%
Retail Shopping	$91.33	9.20%	$141.99	13.5%
Gasoline	$11.79	1.20%	$16.27	1.5%
Other	$631.10	63.6%	$611.13	75.9%
Sum of Means	**$993.46**	**100%**	**$1,068.45**	**100%**
Avg. Spending per Person	**$992.74**	**-**	**$1,055.70**	**-**

Kimball Art Center Staff and Volunteer Commitment

All staff and volunteer data were collected by the Kimball Art Center.

Kimball Art Center Staff

Through full-time, part-time, and contract employment, Kimball Art Center invested a total of $287,731 into the cultural job sector for arts festival staffing. Planning and production time for the arts festival amassed a total of 7,470 staff hours.

Staff Hours Worked	
Year-Round Kimball Art Center Staff	**5,694**
Temporary Festival Staff	**1,776**
Operations Team	1,202
Education Teachers and Interns	14
Gate Admissions Team	532
Volunteer Management Team	29
Total Staff Hours	**7,470**

Volunteers

The Kimball Arts Festival relied on the help of 253 individual volunteers across 445 volunteer shifts. Volunteers helped with every aspect of the festival, from scanning tickets to helping artists to restocking and selling concessions. 50 volunteers signed up for two shifts and 44 signed up for three or more. Over half of our volunteers had helped at a previous Arts Festival, and many have been returning to help with Arts Fest year after year. Volunteers ranged in age from a 9-year-old volunteering with his parents to octogenarians volunteering with their pals from the Senior Center.

Total Festival Volunteers: 253

- 445 shifts filled out of 546 total shifts during and leading up to the festival
    - 82% sign-up rate
- 1,700+ total volunteer hours

Sustainability Data

Kimball Art Center continued its partnership with Momentum Recycling to provide recycling services for the 2025 Park City Kimball Arts Festival. Kimball Art Center will continue to prioritize sustainability efforts at future festivals.

While the current system works well for recycling reporting, we are still working on getting accurate landfill data for the festival weekend. This is difficult to report due to the number of trash receptacles along the street, dumpsters used throughout the weekend, and needing to employ various teams to help collect and dispose of the waste.

Pounds of Recycling Reported			
	2023	**2024**	**2025**
Glass Recycling	620 lbs	388 lbs	426 lbs
Mixed Recycling	150 lbs	170 lbs	180 lbs
Food Waste	320 lbs	320 lbs	240 lbs
Total Pounds Collected	**1,092 lbs**	**878 lbs**	**846 lbs**

Bike Valet

For the 2025 festival, Kimball Art Center partnered with the Park City Mountain Bike team to run the complimentary bike valet. Approximately 100-150 bikes were stored at the bike valet each day. The Kimball Art Center provided bike valet racks and hang tags and PCMB provided a branded shade tent, staffing, and other promotional materials. PCMB kept all tips from the bike valet. Kimball is excited to continue this partnership for future festivals.

Paid Media Impressions and Performance

*All paid media data was collected by the Kimball Art Center

Channel	Impressions	Performance	KAC Spend
parkcitykimballartsfestival.org	// 339,000 unique users		
Paid Meta In-State	226,912	11,962	$2,536.49
Paid Meta Out-of-State	752,023	9,858	$5,947.42
Paid Google In-State	1,509	56	$67.52
Paid Google Out-of-State	37,153	978	$1,190.48
Paid YouTube In-State	1,595	12	$45.36
Paid YouTube Out-of-State	46,007	340	$154.70
Town Lift Digital	228,085	185	$800
Park Record Ad	75,000		$800
TOTAL	**2,440,109**	**173,966**	**$15,256.87**

Reflection and Growth

During the 2025 festival, Kimball Art Center implemented improvements and changes to the Park City Kimball Arts Festival based on community and artist feedback. We're excited to continue to accept and process feedback and improve the arts festival as we move into 2026.

2025 Initiatives

- Sustainability
    - Prioritized evergreen (no date or year) signage for multi-year use. This also allows KAC to reallocate AF expenses to other year-round KAC programs
    - Worked with Momentum Recycling to place recycling and compost stations at the most impactful locations throughout the festival
    - Partnered with the Park City Mountain Bike team to run the complimentary bike valet
- Connection to Locally Owned Businesses
    - Continued to offer Locals' Night wristbands to Main Street employees regardless of Summit County residency
    - Facilitated an artist lunch program with Clockwork Cafe
    - Partnered with Urban Sailor Coffee, Urban Pastisserie, and Versante Hearth + Bar for VIP Lounge activations
- Showcase Student, Teacher, and Local Artists
    - Displayed murals created by Kimball Art Center's summer camp students on Main Street near the Post Office
    - Created space for two student art booths, the Young Artists' Academy on Main Street and the Clay Studio artists in Miner's Park. Booths were curated and managed by students as an educational experience.
    - Hosted a design contest for Utah based artists. The winning designs were featured on the staff and volunteer t-shirts and merchandise items. Both the 1st place and 2nd place artists received an honorarium.
    - Programmed an exhibition of three KAC teachers in the VIP Lounge that featured their artwork on display and live artmaking

Growth Opportunities

- Incorporate promotion of arts festival artists into year-round marketing materials
- Highlight KAC mission and programs throughout the festival, including student and teacher art, Creation Station programming, and VIP Lounge activations
- Strengthen partnerships with local businesses
- Work with ACME, our new ticketing software to improve the Locals' Night ticket registration process
- Collaborate with PCMC staff to improve sustainability and public safety measures

Historical Data

2019 Totals:

- $26,366,156 total economic impact
- $112,945.15 total tax revenue
- $1,248,291.48 total revenue
- $1,211,375.47 art sales revenue
- $36,916.01 food sales revenue
- $112,970.38 direct tax revenue from vendor sales

2021 Totals:

- $14,079,908.81 total economic impact
- $470,036.50 total tax revenue
- $1,888,427.12 total revenue
- $1,852,443.98 art sales revenue
- $35,983.14 food sales revenue
- $170,902.65 direct tax revenue from vendor sales

2022 Totals:

- $23,282,293.79 total economic impact
- $748,151.19 total tax revenue
- $1,903,971.76 total revenue
- $1,864,799.78 art sales revenue
- $39,171.99 food sales revenue
- $172,159.09 direct tax revenue from vendor sales

2023 Totals:

- $25,920,650.48 total economic impact
- $942,409.97 total tax revenue
- $2,024,695.95 total vendor revenue
- $2,005,337.02 artist vendor sales revenue
- $19,358.93 food vendor sales revenue
- $181,483.00 direct tax revenue from vendor sales

2024 Totals:

- $21,707,775 total economic impact
- $801,202.57 total tax revenue
- $2,067,119.92 total vendor revenue
- $2,040,546.63 artist vendor sales revenue
- $26,573.29 food vendor sales revenue
- $187,306 direct tax revenue from vendor

Exhibit B KAC Economic and City Service Fee Summary 2021 to 2025

Item	2021	2022	2023	2024	2025 Estimate	2025 Actual	
Contract Term							
Number of Days	3	3	3	3	3	3	
Attendance							
Total Attendance	26,853	29,059	29,700	29,244	29,000	26,378	
Locals Tickets	4,576	6,385	6,901	7,093	7,000	5,647	
Top State Attendance	Utah	Utah	Utah	Utah	Utah	Utah	
Top 4 States Attendance	California, Texas, Florida, Arizona	Texas, California, Florida, Arizona	Texas, California, Florida, Arizona	Texas, California, Florida, Arizona	Texas, California, Florida, Arizona	Texas, California, Florida, Arizona	
Economic Impact							
Overall Economic Impact	$14,079,909	$23,282,294	$25,000,000	$21,000,000	$22,000,000	$26,000,000	
Estimated Park City Taxes	$267,518	$442,363	$535,649	$500,579	$500,000	$535,665	
Average Spending Per Person	$1,521	$1,208	$854	$718	$750	$993	
Number of Artists							
Total Artist Represented	191	184	198	186	186	184	
Wasatch Back	17	14	10	10	12	11	
In State	29	34	26	31	30	23	
Out of State	145	150	172	155	154	161	
Sustainability Measures							
Recycled/Composted	12,112 lbs	965 lbs	1,092 lbs	878 lbs	1000 lbs	846 lbs	
Transportation Measures							
Bike Valet Total	NA	450	450		500	450	
Parking Rate	$5/hr, max $18	$7/hr, max $30 from 10:00 to 4:00 p.m.	$8/hr, max $35	$9/hr, max $40	$9/hr, max $40	$9/hr, max $40	
Parking Occupancy	85% or higher	85% or higher	85% or higher	85% or higher	85% or higher	85% or higher	
Transit Ridership	21,280	29,059	28,436	21,422	29,000	20,000	
Fees and Costs							
Annualy Fees Waived Up To	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	
Actual Fees	$149,095	$81,270	$120,884	$155,780	$125,000	$170,351	
Fees Paid to City Annually	$10,000	$10,000	$10,000	$0	$0	$0	
**Attendance fluctuates based on better data and calculations. KAC does not believe attendance has gone down.*							
Detailed Fees							**Notes**
Special Event Application Fee	$640	$640	$518	$1,038	$1,038	$1,038	This is the new Special Event Fee at the CIE rate, which was adopted as part of FY24 Fee Schedule.
Fire & Building Permit	$218	$218	$1,010	$524	$1,900	$690	This will include after hours fees and time for staff to do inspections. Final fees are less due to less items to inspect, i.e. trailers, LPG bottles, less tent space, etc.
Parking Services - Parking Spaces	$0	$0	$36,000	$46,000	$46,000	$46,000	400 parking spaces, $40/day, for 3 days - Swede Alley Surface, Bob Wells, Flagpole, Wasatach Brew Pub, China Bridge
Building Maintenance	$1,500	$1,500	$3,000	$3,000	$3,000	$3,000	Extra restroom cleanings.
Transit Operations	$72,473	$21,987	$17,040	$10,934	$12,000	$12,000	$150/hour rates estimate. Includes extra routes and golf cart drivers.
Banner Installation	$5,300	$5,300	$2,872	$3,173	$3,173	$3,173	Actual cost is $3,173,
Public Safety - Police	$55,963	$38,625	$27,750	$52,600	$75,900	$79,600	All PD locations were filled this Festival. PD hourly rate to $100/hr per PCMC fee schedule.
Mobile Command	$0	$0	$450	$450	$450	$450	Per Fee Schedule
Equipment & VMS	$3,000	$3,000	$12,032	$13,000	$13,000	$13,000	Public Works estimate includes type 1, bus lane and equipment including VMS + PW man hours to implement.
Kane Security	$0	$0	$5,075	$8,721	$8,721	$8,900	Hard Cost - Residential, Taxi and Bollard Management
Trash & Recycling Services	$0	$0	$1,726	$2,000	$2,000	$2,000	Hard Cost - Extra Dumpsters and Increased Dumps
Community Engagement & Outreach	$0	$0	$750	$1,000	$1,000	$500	For Event Impact Notices, Impact Map and Boots on the Ground Outreach
Total	**$139,094**	**$71,270**	**#REF!**	**$142,440**	**$168,182**	**$170,351**	
Dining Deck Payout	$0	$0	$0	$2,000	$0	$0	Deck payout occurred only in 2024.
Total	$139,094	$71,270	#REF!	$144,440	$168,182	$170,351	

The State of the Park City Senior Center

"A Critical and Essential Community Service"

Presented to: Park City Council and Staff

Prepared and Presented by: Park City Senior Citizens, Inc.,
Board of Directors and Executive Director, Trason Dixon

October 23, 2025

The State of the Park City Senior Center
Presentation Outline

- Numbers Speak Volumes
- Meeting Community Needs: Driving Our Purpose via Programs and Services
- Utilizing Our Resources: ***Park City Municipal, Summit County, Park City Senior Citizens, Inc. – Partners Ensuring Essential Services – Our MOU in Action***
- ***Expectations for Collaborative Solutions: "The Big Ask"***
- Concluding Remarks
- Questions/Comments/Discussion

Membership Growth at Park City Senior Center by Year

Data Reflects January – October 7, 2025



Park City Senior Center – Who Are The Members?

- Current Membership – *657
- Increase from approximately 70 members in last five years
- **October 7, 2025*



Zip Code	Number	Area
84060	272	Park City
84098	264	Snyderville Basin, Summit Park, Silver Summit
Other Summit County	58	
Other Utah	24	
Out of State	38	
Unknown	1	
Total	**657**	

Meeting Community Needs: Driving Our Purpose via Programs and Services

PROGRAMS

- Five Unique Exercise Classes
  - Chair Yoga, Tai Chi, Movement & Mobility, Gentle Exercise, Fun & Fit
- Informational Presentations
- Live Music Performances
- Card Games, Puzzles, Pool
- Golden Art Club
- Line Dancing
- Picnics & Lunch Outings
- Wine Education Class
- Monthly Bus Trips
- Fiber Arts Club
- Walking Club



SERVICES

- Community
- Meals 3x Per Week
- Vaccinations
- Health Screenings & Blood Pressure Clinics
- Healthy Food Demos
- Community Resource Center
- Referrals for Needed Services
- Discounts on Entertainment
- Library Assistance Support/Book Club
- Technology Support/Apple Watch Class
- Medical Emergency Education
- Monthly Legal Clinics



It Takes A Village: *Partnerships*













Summit County Health Services

BalletNext

Elks Club

Park City Opera

Utah Legal Services

Kimball Art Center

Summit County Library

Park City Library

Park City Senior Center

Mountain Town Music

Pioneer Theater

MAG

Alzheimer's Association

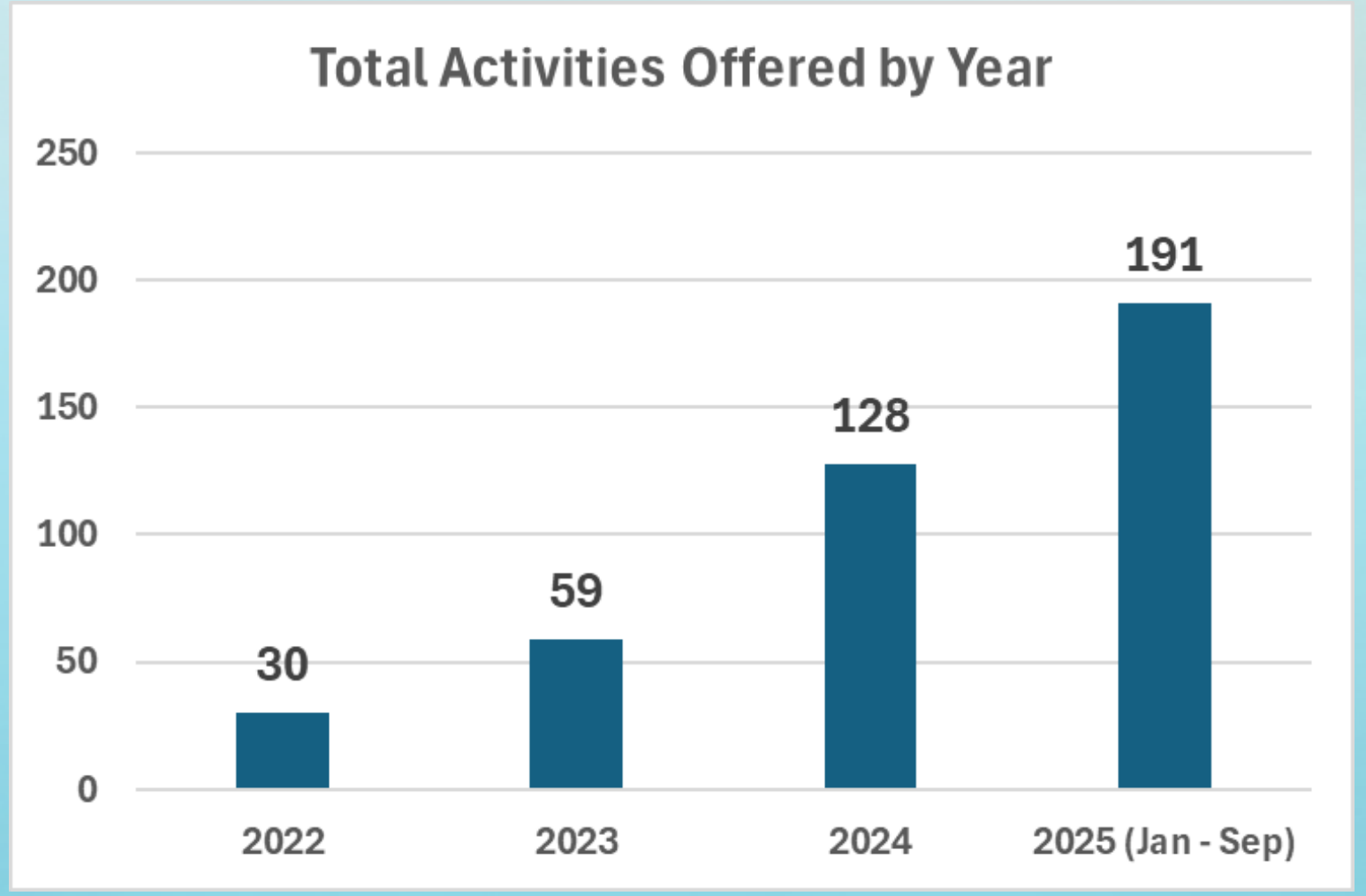
Park City Hospital

PC MARC

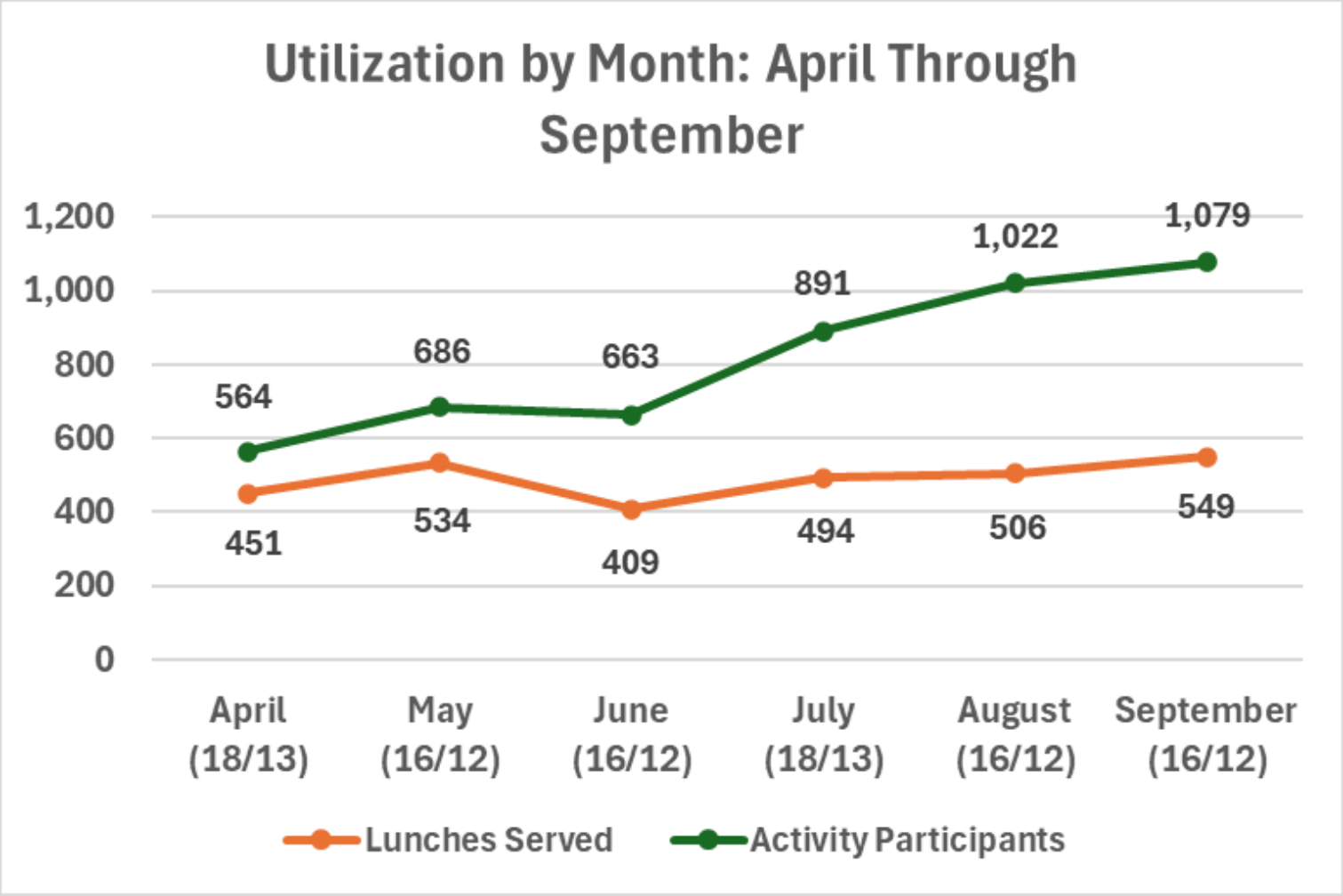
PC Performing Arts

PC Community Foundation

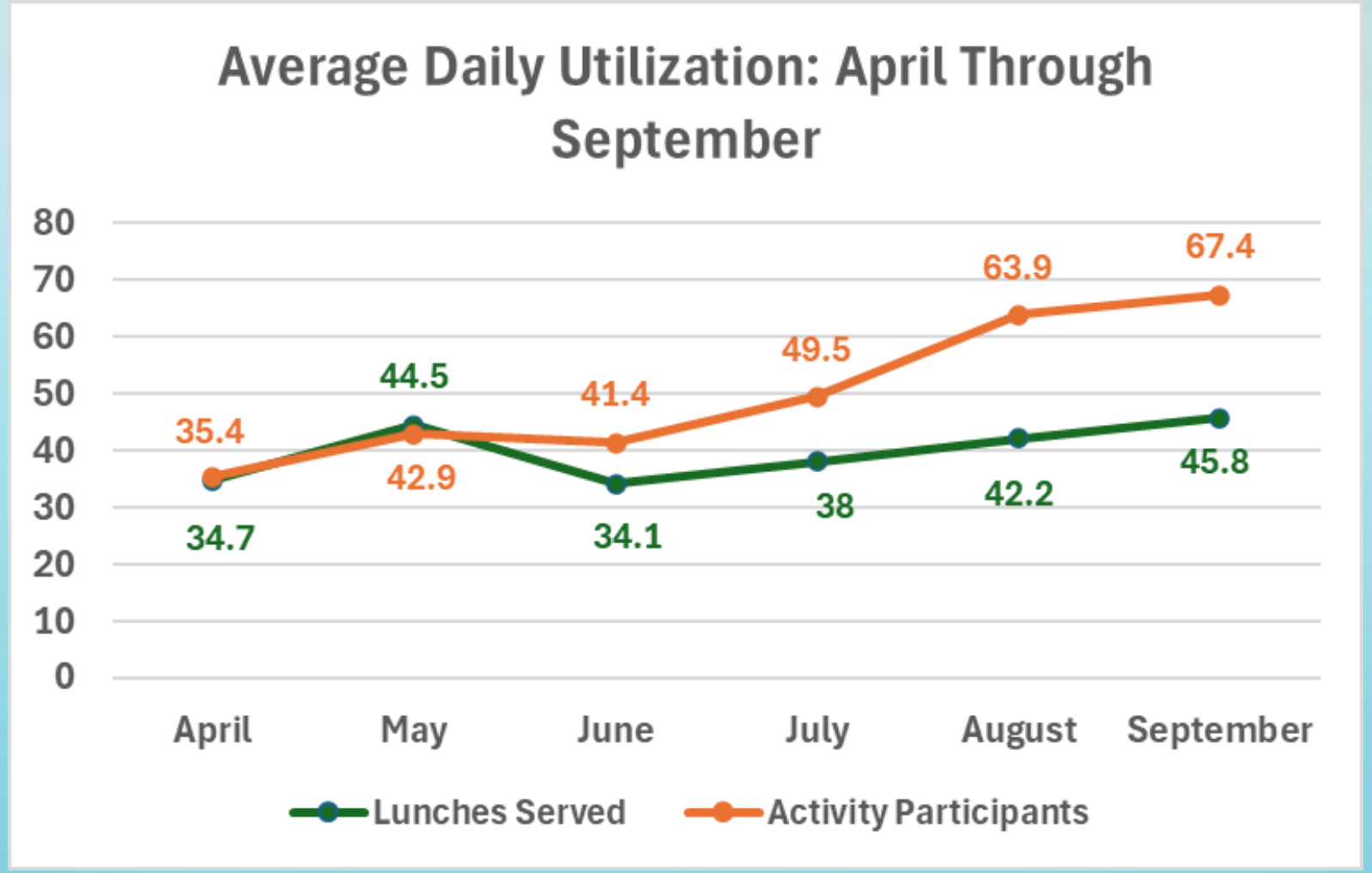
Accomplishments Abound
Explosion of Programs and Services



Build It and They Will Come!



Build It and They Will Come!



Partners Ensuring Essential Services for Seniors in the Community "Our MOU in Action"

- ***Park City Municipal***
  - Continue to move forward with building a new Senior Center
  - Provide on-going building maintenance (cleaning, snow removal, landscaping, water, exterior building and parking lot maintenance, HVAC, flooring, fixtures)
  - Subsidize activities (fitness classes offered by PC MARC)
  - Provide funding for Executive Director Position (Nonprofit grant)
- ***Summit County***
  - Provides Administrative Assistant, Chef, Assistant Cook
  - Cleans the Center weekly
  - Provides three (3) congregate meals weekly
  - Provides kitchen fixtures, dining tables, chairs
  - Provides transportation for once-monthly outings
  - Covers cost of utilities (electricity, water, gas, internet, phone service)
  - Provides monthly stipend to Board President ($114) and Vice President ($55)
  - Provides funding for Grant Writer ($7,000 – Nonprofit grant)

Partners Ensuring Essential Services for Seniors in the Community "Our MOU in Action"

- ***Park City Senior Citizens, Inc.***
  - Provide activities and programs to members
  - Collaborate with Community Based organizations
  - Coordinate Fundraising Efforts (Live PC Give PC, grant writing)
  - Serve on Park City Municipal Committees
  - Employ an Executive Administrative Assistant to the President and Board
  - Employ an Executive Director
  - Fund Golden Art Club (in collaboration with Kimball Art Center)
  - Assist with the daily operations of the Senior Center
  - Enlist volunteers to assist with daily operations
  - Host monthly birthday celebrations, holiday gatherings, Volunteer Recognition Tea
  - Provide some capital outlay needs (shelving, cupboards, etc.)

Expectations for Collaborative Solutions: The “Big Ask”

- New 15,000 square foot senior center
- Increase in operations
  - *Remain open four (4) days a week – Duration of 2025*
  - *Increase operational days/hours - five (5) days a week – 2026*
  - *Continue congregate meals three (3) days a week – Duration of 2025*
  - *Increase congregate meals to four (4) days a week – 2026*
  - *Increase congregate meals to five (5) days a week - 2027*
- Increase activities/programs
- Increase outings
- Fully operational with dedicated full-time staff
- Capital outlay – furnishing a new senior center

Without Our Volunteer, Working Board of Directors, None of This Would Be Possible



- Board President: Liz Novack
- Vice President: Cheryl Soshnik
- Board Treasurers: Carol Querry and Sean Marron
- Historian: Peggy Fletcher
- At-Large Board Members: Syd Reed, Marianne Cone, Linda McReynolds, Francie McNally, Craig Weakley, Jim Tedford, and Sylvia Goff

It Takes A Village to Provide Critical and Essential Services to Our Senior Community

We Extend a Special Thank You to:

Mayor Nann Worel and Council Members Bill Ciraco, Jeremy Rubell, Tana Toly, Ryan Dickey, and Ed Parigian

City Council
Staff Communications Report

Subject: Transportation Grants Update
Author: Kate Swedburg and Julia Collins
Department: Transportation Planning
Date: 10/23/25

Executive Summary

Since January 2025, the Transportation Department has expanded and streamlined the related grant portfolio. In that time, the department has been awarded over $10.5 million in new funding, closed out more than $9.3 million in grants, and submitted 13 new grant applications (10 federal and 3 county), with additional state and federal applications in progress. This steady flow of external funding strengthens Park City's ability to deliver high-quality transit service and advance transportation infrastructure. Grant funding reduces reliance on local revenues while expanding the reach and impact of City transportation investments.

Background

Transportation and transit operations in Park City depend heavily on federal funding. Federal Transit Administration (FTA) operating assistance and project-administration grants cover approximately 16% of annual operating costs, while federal capital programs fund the majority of bus purchases, electric-charging infrastructure, and bus-stop improvements. Each grant program requires a local match, which represents the City's cost-share contribution—typically between 10% - 40% of the total project value. Maintaining service levels and advancing planned upgrades depend on both securing grants and meeting the associated match requirements. The City's primary sources of transportation grant funding currently include:

Source	Current Awards	Pending Awards	Projects Supported
County (TST)	$8.5M	$3M	Deer Valley Drive, Transit Shelters, SR248, TDM, Snow Creek Tunnel, Park & Rides
State (TIF)	$6M	—	Bonanza Transit Center, Snow Creek Tunnel, Thaynes Pathway, Bus Stop Project
Federal (FTA)	$45M	$10M	Bus Stops, Fleet Purchases, Bus Chargers, Operations, Training

The table above summarizes the total value of transportation grants underway. This depth of funding reflects the City's proactive grant-seeking strategy and its ability to coordinate across multiple levels of government to deliver on transportation priorities.

Since January 2025, the department has executed approximately $10.5 million in grant contracts, marking significant progress in moving projects from award to implementation. Execution of grant contracts is a critical milestone, as it establishes the legal authority to obligate and expend funds. This funding supports:

- Bus Purchases
- Transit Operating and Administration
- Thayne's Pathway Phase 1 and 2
- Citywide Bus Stop Improvement Project
- Battery Electric Bus Chargers

As of October 14, 2025, the department has closed out approximately $9.3 million in grant funding. This includes completed capital projects such as Phase I bus stops, the Fresh Market bus stop, the Volkswagen settlement for bus purchases, and electric charger installations. Each of these projects has been fully reimbursed and signed off, demonstrating accountability and effective project delivery.

Looking ahead

Key projects currently advancing with grant support illustrate the transformative role of outside funding in Park City's transportation network:

- **Thaynes Multiuse Pathway**
  - $3M+ in state and county grants.
  - Phase I complete. Phase II design funded.
- **Bus Stop Project**
  - $14M in combined federal, state, and county grants.
  - Over 93% of the project is funded through grants, reflecting one of the largest multi-source funding efforts in recent City history.
  - Phase 1 complete. Phase 2 is coming in 2026.
- **Transit Operating and Administrative Expenses**
  - $11.5M+ of federal funding from FFY2022-2026
  - Supports ongoing transit service.
- **Iron Horse Depot & Shortline Overhead Charger Project**
  - A federal grant and the Rocky Mountain Power Incentive reduced the City's match to only 7%.
  - Installation completed in Summer 2025.
  - Training funded with a separate federal grant.
- **13 Bus Purchase and 5 Depot Chargers**
  - $14M in funding from 8 federal grants.
  - Gillig Battery Electric Bus delivery is expected Fall 2025.
  - 5 Depot Chargers delivered in October 2025.
- **Recreate SR248**
  - $7M in funding from TST County grants.
  - Project is halfway through an 18-month study.

- **Workforce Development and Training**
    - $300,000 in federal funding
    - Supports employee development for EV maintenance, operations, and charging infrastructure training.

The Summit County Council will consider TST funding recommendations in fall 2025. Park City has three projects under consideration, totaling nearly $3 million in potential funding. Additional opportunities are expected through UDOT TIF, MAG TAG, and targeted federal transportation programs.

Conclusion

Together, these transportation grants represent a diversified and resilient funding stream. By strategically applying for and managing federal, state, and county dollars, the Transportation Department is directly advancing City Council transportation priorities such as expanding multimodal transportation, improving environmental sustainability, and maximizing external funding to protect local revenues. The Transportation team continues to actively pursue funding opportunities that support the Bicycle and Pedestrian Plan as well as Park City Forward. This strategy leverages outside funding and protects local revenues for FY2026 and beyond.

SR224 BRT Program Cost Estimate: October 2025

Executive Summary

The SR-224 BRT Project Team has developed a revised cost estimate based on the 60% design. This is an update to the previous estimate based on the 30% design.

Program Cost	*MAR 2025*	*OCT 2025*	*Change*
Professional Services	$19.3M	$19.3M	-
Construction	$68M	$62.4M	($5.6M)
Vehicles	$6.8M	$6.8M	-
Right of Way	$6.2M	$6.2M	-
Contingency	$18.9M	$13.6M	($5.3M)
Total	**$119.2**	**$108.3M**	**($10.9M)**

Estimating factors resulting in the current changes in program costs:

Higher Level of Design

In August, the design team completed a full 60% design package for the project which continues to refine understanding of scope, cost, and impacts of the work as compared to the previous estimate based on 30% design.

Estimating Methodology

The construction contractor, Stacy Witbeck International (SWI), has again provided an updated contractor's estimate based on the 60% design package. With a further refined understanding of scope and quantities of work, SWI again developed a robust, bottom-up, quantity and production-rate based estimate. This construction estimating process has been confirmed by HVT's Independent Cost Estimate.

Project Contingency

The overall project budget was adjusted to continue following Federal Transit Authority (FTA) guidance on recommended contingency levels for major capital projects. Previously, the total program wide contingency was approximately 19%, or $18.9M. Utilizing FTA guidance for the current project phase, program contingency funds have been reduced to approximately 15%, or $13.6M.

Value Engineering

Along with the refined design and scope documents, robust value engineering reviews have also been undertaken on the project. The value engineering efforts have produced cost savings in the construction, utility work, and right of way categories. Value engineering efforts will continue throughout the coming stages of scope and design finalization.

1570 Sego Lily Wy, Park City, UT 84098
BRT@hvtutah.gov
P: 435-246-1538

PARK CITY COUNCIL MEETING MINUTES - DRAFT
445 MARSAC AVENUE
PARK CITY, UTAH 84060

September 25, 2025

The Council of Park City, Summit County, Utah, met in open meeting on September 25, 2025, at 2:45 p.m. in the Council Chambers.

Council Member Dickey moved to close the meeting to discuss property, personnel, and advice of counsel at 2:46 p.m. Council Member Ciraco seconded the motion.

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

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

CLOSED SESSION

Council Member Toly moved to adjourn from Closed Meeting at 4:22 p.m. Council Member Ciraco seconded the motion.

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

WORK SESSION

Mid-Season Update: Bonanza Flat Paid Parking and 9 Purple Transit Service:
Tim Sanderson, Transportation Manager, summarized this was a great pilot and his team saw amazing ridership. Julia Collins, Transportation Planning Manager, recapped the pilot by reviewing the Council's approval for having a paid parking program at Bonanza Flat with a free parking permit for locals, implementing the 9 Purple Route extension to go to Bonanza Flat, trailhead improvements, and using parking revenues to offset the additional transit service cost. She stated there was strong demand for this route and they had seen reduced congestion and more available parking at Bonanza Flat. The public feedback was supportive and positive.

Bill DeGroot, Transit Manager, reviewed the bus service to Bonanza Flat and stated there was an explosion of demand on the weekends. He noted the Parking Team built out the parking lot to allow the buses to turn around and he asserted the area was safe

as a pickup/drop-off area. Because of the success of this route, his team discussed continuing it for winter service and they felt it was feasible as long as the parking lot was snowplowed to allow a full-size bus. He requested continuing the pilot throughout the winter season.

Johnny Wasden, Parking Manager, was pleased with this pilot program and indicated only 3%-7% of the parking permits were used on a daily basis. He thought riding the bus was the preferred choice to driving. Billy Kurek, Trails Ranger, asserted the single passenger vehicles parking at Bonanza Flat had dropped dramatically. His team didn't have to issue parking tickets like they did last year. Now they could shift their focus from parking lot safety to trail education, intercepting fires and campers, and ensuring everyone got to enjoy Bonanza Flat. Logan Jones added they were working to build a bus turn around at mid-mountain by 2026.

Wendy Fisher, Utah Open Lands Executive Director, stated the conservation values were being met, even with the paid parking requirement. She indicated the 9 Purple Route was receiving great feedback from users and it made a difference in the recreational experience. She thought the strategy should be embraced in many different areas. She hoped transit in the Wasatch Front would adopt these same policies. Fisher complimented the Park City Team for a great job. Collins stated they were learning and improving service and would continue monitoring ridership, permit usage, occupancy, cost, bike and dog boardings, and parking revenues through October.

Council Member Toly asked if staff tracked where the cars were coming from. Collins stated they would bring data back at the end of the season, but most were from Midway. She noted Utah Lands was working to get service from Salt Lake Valley to Bonanza Flat as well. Council Member Toly asked if there was a need for service on weekdays. DeGroot indicated there were definitely more riders on the weekend, but the service didn't go to the trailhead on weekdays and when that began, he would analyze it more. Council Member Toly asked about the ridership for the early and late runs. DeGroot stated there were many passengers on those runs. Collins indicated workers were taking the early and late runs. Council Member Toly indicated she was excited to see the winter service.

Council Member Ciraco asked if the bus attracted more conservation-minded folks. Fisher stated it was the opposite and indicated they had many opportunities to educate the public as they deboarded the buses. She felt the education caused people to shift their mindsets. Council Member Ciraco was pleased with the outcome and hoped to see it continue.

Council Member Parigian thought the program was awesome and he looked forward to continuing it. Sanderson agreed this was a good proof-of-concept and thought the appropriate paid parking fee combined with transit was key to the success of the pilot. Council Member Rubell reflected this program was hard to move forward. He remembered wanting Bonanza Flat to be for everyone and Council wanted the program

done well. He felt this pilot was excellent. Council Member Dickey asserted it was great to see this outcome.

Dogs on Bus Policy Update:

Tim Sanderson, Transportation Director, indicated that in addition to the pilot for buses, they conducted a pilot to allow dogs on buses. He reviewed the pilot would run until November 1st, and he asked the Council to extend it to year-round. He indicated the demand was manageable and they had zero events of dogs interacting with people. There was considerable enthusiasm in the community to allow dogs on buses. He noted at least half of the dog ridership was on the 9 Purple Route that went to Bonanza Flat. Sanderson stated that if this program was extended in the winter, they would look at capacity, and the bus operator would have discretion to have the dog and owner wait for the next bus.

Council Member Rubell supported extending the pilot with the recommendations. He cautioned against leaving the policy to the operator and requested that a policy be implemented if it became a problem. DeGroot stated this was a dog-friendly City and his only concern was keeping the dogs safe in the winter, especially with hot heaters going. They would monitor the situation. Council Member Dickey supported making this program permanent and year-round.

Council Member Toly asked if other ski resort cities had this program. DeGroot stated there were no other ski cities doing this, but other transit agencies had this program. He indicated this was a dog community, so the program gave those dog owners more freedom. Collins indicated they reached out to some other cities and Sedona just started a Dogs on Bus policy and a trail transit service. She indicated the request for year-round service was to be consistent. Council Member Toly supported the program.

Council Member Ciraco supported making the program permanent. Council Member Parigian hesitated in making it permanent since they hadn't experienced this during the winter. He wanted to see how it turned out. He supported continuing the pilot. Sanderson stated if the program had problems, they could adjust the policy.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Jodi Emery, Acting City Manager	**Present**

Margaret Plane, City Attorney Michelle Kellogg, City Recorder	
None	**Excused**

II. PRESENTATION

1. Bus Rapid Transit (BRT) Project Update by Gabriel Shields, High Valley Transit Chief Development Officer:

Gabe Shields and Caroline Rodriguez, High Valley Transit (HVT) presented this item. Shields stated construction had begun by the Canyons and they were doing some final tweaks to make this the right project for the community. He referred to the Thaynes/Snow Creek Stations and indicated they worked with staff to reduce the footprint. The new station would not have a windscreen, it would be a smaller shelter, and it would not have an elevated platform with an ADA ramp. Council Member Dickey asked how high the elevated platform was for the other shelters. Shields stated the level platform/curb was 12 inches to allow a flat boarding process onto the bus. Rodriguez noted the BRT buses were the same as Park City buses. Council Member Dickey felt a level boarding would be desirable for people carrying skis. Council Member Rubell agreed level boarding had its benefits, but the Council didn't know if the stop was even needed so they wanted it scaled back. He felt the smaller footprint was a fair tradeoff with all the surrounding greenery. Shields stated there would be no impact to the landscaping. Council Member Rubell indicated there was a visual impact. Council Member Toly favored the windscreen at the stop. Shields indicated the windscreen required a larger 18 foot structure.

Council Member Ciraco asked if the structure could be a little smaller and still be able to keep a windscreen. Shields indicated that could be looked at and he felt there was a little room that could be cut off. Council Member Ciraco supported the smaller structure and stated it would service the riders well. Council Member Parigian thought the project was a mistake. Council Member Rubell liked a windscreen and asked to make it as small as possible. Council Member Dickey supported having a windscreen there and didn't have any objection with making the shelter the same as the other shelters. Rodriguez clarified the smaller shelter would not include the level bike boarding.

Shields explained the Box of Rocks intersection would now have two left turn lanes onto Deer Valley Drive from SR-224. They also converted the through lane from Deer Valley to Empire to a shared right turn lane. He noted the project would pay for all aspects that it would touch, and he sent a list to staff of areas of improvement important to the City that adjoined the project but wasn't part of the project. The City could contribute financially to upgrade adjoining areas or parts of the project where an elevated outcome was preferred. This was called a betterment agreement. Council Member Rubell supported working with the community to mitigate impacts and improve safety. Council Member Dickey supported this as well. Council Member Toly asked if bike and pedestrian recommendations would be on all the intersections or just the ones under

construction. Shields clarified that the project would touch the three intersections. Council Member Rubell asked that they expand the project to update all four intersections with paint. Council Member Toly supported the two left turn lanes in the project. She asked if an additional lane could be added in the future to go to Park City Mountain Resort. Shields stated there was a through lane, but UDOT needed to determine if or when an addition was necessary.

Council Member Ciraco supported the intersection and supported the City stepping up to make additional improvements. Council Member Parigian clarified the BRT project would do the minimal work and the City would do the rest, to which Rodriguez affirmed. Council Member Parigian asked if land would be needed, to which Shields indicated land would be taken at the Park Avenue Condos, Cole Sports, and US Bank. They were in negotiations with those owners, and they only used imminent domain as a last resort.

Shields reviewed the property impacts associated with the project. He stated there were no total land acquisitions and no sound walls would be required. He explained the right-of-way process: design documents were put together, UDOT studies them for conformance, the property needed would receive an appraisal, and ultimately UDOT would acquire the property for the right-of-way. He stated the Park Avenue Condos would be impacted along the southwest corner of the HOA. The project managers had to negotiate with all members of the HOA. Some current challenges with that strip included trespassing, children's toys going into the street, and difficulty with egress. Shields stated they had to determine how the project would make the challenges worse than it was at present. The study determined there would not be any more noise than at present. He asked if the City wanted to develop a discretionary fund to help these owners. The project was required to build to UDOT standards so they wouldn't follow Park City code. The City could choose to upgrade with a wall or other feature if they didn't like the UDOT standard.

Council Member Toly supported developing a discretionary fund to help these owners with aesthetics of their properties. Council Member Ciraco asked why this had to be determined before the right-of-way was acquired. Shields stated they were going through the design process, so they needed that information. Council Member Ciraco asked if the betterment was done as a separate project. Shields stated it could be incorporated so the project contractor performed the extra work.

Council Member Parigian wanted it done right but wanted to deduct the City costs from the amount they would pay towards the project. Council Member Dickey asked how the betterment money would be determined, to which Shield stated as they got their final numbers, they would collaborate with the City to separate the betterment portion. Council Member Dickey was supportive. Council Member Rubell supported supplementing the project and indicated they shouldn't selectively do this. He wanted to universally better the project. Council Member Toly asked if this project would go to the Planning Commission, to which Shields stated this project was in UDOT's right-of-way

so they didn't need Planning Commission approval, but with an upgrade, the Planning Commission could sign off on it.

Shields stated the corridor would be widened 10 feet from Kimball Junction to Thaynes Canyon Drive. He knew there was a desire for a rural feel, but the top priority was to move workforce, residents, and visitors through the corridor. He thought staff could help them with mitigations for the wider road. He stated this fall they would remove the medians around the Canyons and install laterals and fiber. They were also pushing public outreach on the project.

Other updates Shields wanted to brief the Council on included capacity of the BRT route. He indicated the capacity when this project was finished would move 10,000 riders per day, but it could increase to 50,000 per day for the Olympics. He displayed survey results and asserted a high percentage of residents supported the BRT project.

Rodriguez asked who would be assigned to be on the executive committee for this project. Mayor Worel wanted to wait until after the election and have the future mayor determine that. Shields stated the BRT budget discussion was coming to the Council on October 23rd.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Rubell attended the ribbon cutting ceremony for the Thaynes Pathway and stated the community came out and was supportive of it.

Staff Communications Reports:

1. Thaynes Pathway Golf Net Project Update:

Council Member Rubell thanked Transit for addressing neighborhood concerns. Some in the community had concerns on the net. Steven Dennis, Project Engineer, stated the net was being completed simultaneously with the pathway. The net would be 50 feet tall at the tee off and as the hill progressed, the net would decrease in height to 20 feet. He had discussions with a business on treatment board at the base of the net to protect the net from lawn mowers. Another option would be to install a three-foot chain link fence. Staff recommended installing the chain link fence and he asked the Council for their opinion. Mayor Worel asked if chain link fences were allowed in the City, to which Dennis stated they were allowed in recreation areas. Council Member Dickey asked why the board was not recommended. Dennis stated the longevity of the chain link was a factor and it had low maintenance. The board would need to be painted regularly. Council Member Parigian asked what the longevity was for the chain link fence, to which it was indicated at least 15 years. The majority of the Council supported the 2x12 wood board.

2. MARC Court Allocation for 2025-26 Winter Season:

3. School Resource Officer Update:

4. City Manager Work Plan:

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

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Sue Gould, Keep Clark Ranch Wild cofounder, stated a citizen initiative was presented to the Planning Commission called Keep Clark Ranch Wild. She was not against affordable housing since PC Heights didn't exist a few years ago. She highlighted technical deficiencies with Alexander Company's application. The City was a co-applicant and co-developer on the proposed Clark Ranch project, which she thought was a conflict of interest. The City was driving expedited reviews to push the project through. She thought it made sense to separate the processes. Alexander Company proposed over 14 acres which exceeded the limit by over 40%.

Jeff Iannacconne 84060 cofounder Keep Clark Ranch Wild, wanted open space to be protected and affordable housing built responsibly. Staff reports claimed COSAC unanimously recommended affordable housing on 10 acres of Clark Ranch, but this was not true. He read the actual recommendation in the COSAC minutes from August 25, 2015. He wanted to know why housing was considered on this spot and if it maintained conservation values.

John Greenfield 84060 cofounder Keep Clark Ranch Wild, asked that the City website and staff reports be updated to reflect COSAC minutes. He was an affordable housing proponent, but 3% caps and soaring HOAs trapped residents in their current situations. He wanted more affordable housing, but Clark Ranch was not the place. He suggested the land next to the film studio would be a good place.

Douglas Duditch 84060 wished the candidates luck in the upcoming election and stated he and his Rail Trail neighbors would keep their Rail Trail decisions in mind while voting. He spoke with the Trails Department on plans for this area and they were committed to keeping the trail beautiful. He asked people on the trail with strollers if they thought the trail was dangerous, to which many said no, and some said they did when ebikes were on the trail.

Eric Groten eComment: "Please note that the Groten household is opposed to any zoning change allowing four-story development in Bonanza Park. Although the view corridors going down Kearns looking toward PCMR undoubtedly would be impacted, our bigger concern is the precedent it sets for other locations. Once that door gets opened, every other developer will have a legitimate basis to ask for an exception, as well. Park City is not a conventional municipality, in which density can be a value; we

are a recreational community that relies on scenic values to maintain its character. Please don't give that up for the sake of a project whose scope and importance isn't itself well established."

Sally Elliott eComment: "Generally, I have opposed both major growth and tall buildings for Park City....BUT....in my dotage, I'm beginning to re-think those postures. We've preserved open space, built new affordable housing, provided remote parking and enlarged our free public transportation systems. Despite all these improvements, traffic continues to worsen. Ski resorts increasingly find it more difficult to hire and house sufficient help for winter activities. We've become victims of our own success!! If we rigorously maintain the delightful historic character of Main Street and our historic district, it might not be so bad to allow height restrictions of a couple of stories on the edges of the city. Heck, it might even encourage people to prefer to be on Main Street to enjoy the historic integrity of "human-sized" buildings. If we want to provide space for the arts to flourish, "affordable" housing, commercial space for new business, we've gotta go "up" because there's no land remaining to go "out". I understand and appreciate your conundrum. I'm glad I no longer sit in your seats. You're in a tough spot and I sympathize with you. Regardless of your decision, you're going to face criticism. I'll understand your decision, regardless of what it is."

Joyce Baron eComment: "In a recent city council meeting we heard that no specific nonprofits will be guaranteed a space in the Bonanza parcel project. I am writing to encourage you to support setting aside space for the Arts Council of Park City and Summit County. The Council is one of the oldest Arts & Culture organizations in Summit County. It serves as the designated Local Arts Agency for Park City, North Summit, and South Summit/Kamas Valley. They have a successful history and a great track record of being reasonable, focused, and being in-tune with our Park City culture. I highly encourage our city leaders to dedicate space in the Bonanza project for the Arts Council. I hope we have your support."

Tanya Swenson eComment: "Please leave the 35ft height restriction in place for the Bonanza Redevelopment."

Cheryl Fox eComment: "I'm a Park City resident and I participated in the many surveys and listening sessions that the City held over the years about the five-acre Bonanza property that the City owns. The withdrawal of Sundance and now Kimball Arts Center has fundamentally changed the way I would answer those survey questions if they were asked today. Because there is no longer a community partner that needs buildings in the five-acre parcel, we should pause to reconsider how this land can best serve the Park City community now. The five-acre parcel is the entry to Park City for people coming in on 248. Rather than greet them with a built environment, let's welcome them with a sweeping vista of open space that draws the eye up to the surrounding mountains. The five acres could become a beautiful park, with rain gardens, native plants, a sledding hill, shade and benches to create gathering places. The surrounding, privately held buildings are already considering renovations. The City does not need to

spend taxpayer money to compete with these private enterprises. More importantly, the City should not spend money creating a built environment that will compete with Main Street. I live in Park Meadows, and I work in Prospector. I walk the inner plaza area, Barrett Lane, of Prospector almost daily. I'm usually the only person there. Contrast this with Library Field, where the green space invites residents at all times of day: neighbors gather to chat; kids run around and go sledding. Let's learn from the experiences of failed plazas as well as paying attention to what our residents do use. There is enough pavement and enough building happening within City limits, and certainly more than enough happening beyond our boundaries. Let's use this opportunity to reaffirm Park City's commitment to preserving the natural environment by reclaiming and restoring this land to a more natural state. Let's use this opportunity to highlight the views of the hillsides we've spent millions to protect. Park City residents and our leadership have a history of bold, unconventional thinking, especially when it comes to saving the open spaces that we cherish. These open lands now define Park City. Our 248-entry corridor should echo and reinforce our ongoing commitment to putting the natural landscape forward. Hiring a landscape architect to design the space and creating a park will cost far less than buildings, and the park can easily be completed in time to welcome people to the Olympics. It might also be possible to relocate the current, historic senior center building as a local art center. I understand that the community has asked for some resolution for the five-acre parcel. But with the withdrawal of the Kimball Art Center just last month, the conditions that we were asked to consider have changed fundamentally. We need an opportunity to truly reconsider what should happen on those five acres, and not rush into something that will add pavement, block views, and create more congestion at an already difficult pinch point. Many communities across the country are reclaiming blighted urban areas for public parks. They've found that these green spaces create more neighborhood pride, healthier residents, and vibrant surrounding businesses. Let's keep the Park in Park City."

Sarah Hall eComment: "As a regular user of the McLeod Creek Path, I support your approval of the Bridges Project service agreement. I also encourage you to consider making the bridges wider to allow for safer use, especially when bikes are traveling in both directions or when riders have trailers with children in tow. Thank you for your continued commitment to improving our wonderful multi-use path system."

Mark Barber eComment: "Regarding the recent approval of a new indoor Pickleball facility near Quinns Junction, I wanted to suggest considering the addition of Padel courts to the project. While nascent in Utah, Padel is exploding in popularity in other parts of the US and is the fastest growing sport in the world. There is already discussion about it becoming an Olympic sport given its global participation. Padel courts are being built across the US at a rapid pace and it will inevitably overtake Pickleball in popularity - so given the significant investment in this new facility, I think it would be wise to add Padel as a hedge for the future - most new facilities that are being built today have both Padel and Pickleball courts for that reason."

Clay Stuard eComment: “Comments regarding BOPA 5ac Parcel – Brinshore Proposal This is a hard puzzle to solve. I acknowledge and appreciate the significant effort that council members and Brinshore are exerting to find a solution. These comments relate to the proposal as currently configured: -Overall, this still feels and looks like a large affordable housing project on what has historically been and is currently zoned for general commercial on 2 prominent boulevards, and I don’t think that is the appropriate outcome. The mix of uses is predominantly residential and the architecture appears too residential. -The Village Center within the project needs more “activation” and “hardscape” to draw surrounding neighborhood residents and visitors into it on a regular basis. This would include more food service, everyday commercial stores, entertainment facilities and programming (think New Park Compass Plaza/Lawn Area, only better). It cannot feel like you are walking into an apartment complex with residents peering down onto the Village Center. -A standalone seasonal ice rink is not a practical feature. -The second level parking option would further overwhelm traffic exiting this site onto Kearns…totally impractical and extremely expensive. -There appears to be a fundamental conflict between Brinshore’s intention to obtain LIHTC financing and providing housing for PARK CITY’S essential work force (teachers, fire and police departments, city employees, resort and service industry employees and the like). If a large portion of this housing cohort cannot be assured of priority access to available inventory, then is it appropriate for PC taxpayers to subsidize this project? -What is the total subsidy amount per residential unit going to be? It appears to be in the range of $300,000-$500,000 per unit. I have not seen any economic analysis of the project such as total cost, portion of that cost that PC is directly or indirectly paying for, estimated Gross Income/NOI and estimated value of completed project (that Brinshore will own, subject to the 50-70 land lease). -What is the total square footage of buildings and mix between residential and non-residential? I don’t seem to be able to find those statistics? -There is no “overflow” perimeter road parking available, so the underground parking has to be adequate for both the residential portion of the project as well as for the non-residential portion. Most affordable housing projects I have visited are under parked and have impacts on surrounding properties. -More vertical architectural articulation is needed. Suggest stepping down one or both ends of buildings 1, 2, 3, 4 and 6. This will result in a staggered two, three and four story building skyline. Preferred Alternative: -More commercial and community retail/maker/gathering uses and appearance, with a less residential presence (think New Park, but better). -Overall less development intensity consisting of one (10%), two (30%) and three (60%) story buildings supported by some surface level parking and supplemented by an above grade parking structure at the SW corner of the property (with the affordable housing on top of it and massed around it. Some amount of surface level parking will allow residents from surrounding neighborhoods and visitors to access the commercial uses in the project without utilizing an underground parking lot (because I will never use an underground parking lot while I live in PC…underground parking is not why I moved here 35 years ago).”

Mayor Worel closed the public input portion of the meeting.

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from August 25 and 26, 2025 and September 4 and 5, 2025:

Council Member Dickey moved to approve the City Council meeting minutes from August 25 and 26, 2025 and September 4 and 5, 2025. Council Member Ciraco seconded the motion.

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

VI. CONSENT AGENDA

1. Request to Adopt Resolution 19-2025, Approving the Public Treasurer's Investment Fund Entity Resolution:

2. Request to Approve a Design Professional Services Agreement with Methods Consulting Inc., in a Form Approved by the City Attorney, Not to Exceed $257,602.32 for Design and Construction Services Related to the Mcleod Creek Path Bridges Project:

3. Request to Authorize the City Manager to Execute a Design Professional Services Agreement with HDR Inc., in a Form Approved by the City Attorney Not to Exceed $299,941.51 for Design and Construction Document Preparation for the Munchkin and Woodbine Improvements Project:

4. Request to Authorize the City Manager to Execute an Agreement with Spectrum Engineers, Inc. in a Form Approved by the City Attorney's Office Not to Exceed $250,000 for Engineering Design and Construction Management Services for the Installation of Battery Electric Bus Depot Chargers:

5. Request to Approve Resolution No. 20-2025, a Resolution Adopting the Revised Driving on City Business and Use of City Vehicles Policy, Effective October 1, 2025, for Park City Municipal Corporation:

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

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

VII. OLD BUSINESS

1. Consideration to Approve Ordinance No. 2025-20, an Ordinance Amending Title 2, Chapter 4, Section 11 of the Park City Code, Related to the Responsibilities and Authority of the City Engineer:

John Robertson and Becky Gutknecht, Engineering, presented this item. Robertson reviewed the Council approved some specific encroachments the Engineer could approve and he requested that list be expanded with the proposed redlined code amendments. Gutknecht displayed examples of life/safety encroachments like walls, bridges, or railings. Examples of property access included bridges to accommodate the steep slopes, stairs or ramps. Slope stabilization was another area they needed authority over. Gutknecht stated the City had a Historic Sites Inventory and there were requirements for what had to remain on the property and be preserved. They would like the authority to approve encroachment agreements so those things could remain in place. Regarding signage and awnings on buildings, encroachments agreements were sometimes required, and they documented the sign positioning.

Council Member Parigian asked what the City's obligation was to approve an encroachment for a home that was raised, forcing the stairs into the sidewalk. Gutknecht stated that would go through the Land Management Code (LMC) process, but the Engineer would have to approve the encroachment into the right-of-way. Council Member Parigian asked about access to a property on a corner, to which Gutknecht stated they gave access to the safest right-of-way.

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

Council Member Rubell thanked the Engineering Team for being responsive to the Council's request. Council Member Parigian indicated the Planning Commission and Historic Preservation Board had robust conversations on encroachments. He didn't want to take away their authority and asked how to prevent that. Robertson stated any project that required a planning process would go to the Planning Commission and encroachments would be part of the conditions of approval that would be discussed by the Commission, and they could make recommendations. This ordinance would give the City Engineer the authority to sign the encroachment agreement.

Luke Henry, Assistant City Attorney, stated the Planning Commission didn't have authority to build into the City right-of-way, and the Engineer would have the authority to allow that. Council Member Parigian asked if this used to come to the Council for approval, to which Henry stated it did not. This ordinance was codifying what the City Engineer had been doing all along. Gutknecht indicated major items would come to the Council for consideration.

Council Member Ciraco moved to approve Ordinance No. 2025-20, an ordinance amending Title 2, Chapter 4, Section 11 of the Park City Code, related to the Responsibilities and Authority of the City Engineer. Council Member Dickey seconded the motion.

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

2. Consideration to Approve Ordinance No. 2025-21, an Ordinance Adopting the 2025 Park City General Plan, a Comprehensive Update to the 2014 General Plan:
Rebecca Ward, Planning Director, Cristin Van Dine and Bill Johnson, Planning Commissioners, Jessica Garrow and Marianne Stuck, Design Workshop, and Josh Palmer, were present for this item. Ward stated many hours were put into this process and she thanked all who served on the committees. She indicated this plan was unanimously recommended by the Planning Commission and the Historic Preservation Board (HPB). Garrow reviewed the timeline for completing the General Plan. Stuck reviewed the changes to the plan based on feedback given at the last discussion with the Council.

Council Member Dickey asked if owner-occupied and renter-occupied units were considered primary residences, to which Garrow affirmed. Council Member Dickey asked how they got that data, to which Garrow stated it was primarily based on the census. Council Member Rubell referred to Number T2 and asked if the plan would be adopted and then fixed later. He thought something was missing with getting cars off the road. Ward stated it could be added into the transportation strategies. Council Member Rubell referred to T5 and C5 and stated they were specific to Old Town. He asked that those be broadened to the whole community. Garrow indicated C5 was specific to historic preservation and later chapters addressed it with a broader perspective. Council Member Rubell felt it was amiss because there were historic assets throughout the City so he wanted that broadened. Ward stated this was framed to be for the 400+ designated landmark sites. There were a few outside the district. The HPB was focused on Old Town. Council Member Rubell reiterated the historic character was more than just Old Town and he wanted it reflected in the plan.

Council Member Ciraco thought historic character was a broad sweeping term, so he supported reflecting that in the plan. Ward noted the broad strategy was in 1F. Council Member Toly requested the fire protection to include all the neighborhoods. Council Member Parigian agreed. Council Member Dickey thought it was logical as written but he was comfortable changing it. Council Member Rubell asked that the section be broadened to read that it was protecting all the historic assets and historic character.

Council Member Rubell asked how this would be used to apply to the City's efforts, such as not widening roads, and noted there was the BRT project. He asked how those conflicts worked. Ward stated road widening was addressed in the General Plan, and it stated road widening was a tool to help with traffic challenges, but it shouldn't prioritize single occupant vehicles, only multimodal modes of transportation. She also indicated the Moderate Income Housing Plan was an amendment to the General Plan and that would be updated on a regular basis. The goal related to Clark Ranch was to enact zoning changes and amend the LMC to incentivize the development of affordable

housing. Another example was the Bonanza Park Small Area Plan would be a supplement to the General Plan. The Long-Range Transportation Plan was also a supplement to the General Plan.

Council Member Rubell asked what the purpose of the General Plan was when the other plans conflicted with the General Plan. Ward stated the General Plan provided a vision with goals and strategies to fulfill the vision. The appendix was not comprehensive, and anything implemented through the General Plan would go through a public process. How it was interpreted and implemented would be up to the Council. Council Member Rubell clarified this was meant to be a strategic document but was a guiding document. Council Member Ciraco referred to the Water and Open Space sections and stated it talked about wildlife corridors. He asked that it say wildlife corridors and habitats. Council Member Toly asked if there was any mention of traffic management in conjunction with the resorts, to which Ward affirmed.

Mayor Worel opened the public hearing.

John Greenfield 84060, referred to Council Member Rubell's comment on conflict with the General Plan and thought that was a good concern. He stated one way to mitigate conflict was with public engagement. This did not happen with Clark Ranch, but the unit count was decided behind the scenes. Public engagement was a core City value until it wasn't. The LMC said projects should fit the site and with Clark Ranch the site was fit to the project. He asked what the point of having a plan was if it was not followed.

Mayor Worel closed the public hearing.

Council Member Rubell felt if the Council set the strategy, it should be followed. This was based on a wide inclusion of community input. The best way to lose the community was to ask their opinion and then not do it. He wanted to reference conformance to the General Plan as decisions were made in the future. Mayor Worel recalled years ago, staff would include reference to the General Plan in their staff reports and she encouraged that to be reinstated.

Council Member Ciraco indicated they wouldn't know what was missed until they approved it. He thought this was a great effort and there was a lot of collaboration between citizen committees, staff, and the consultants. He thanked everyone for their work. Council Member Parigian thanked everyone as well. He asked about changing Library Park to Library Field, to which Ward stated they would make that change. Council Member Dickey thanked the team and the Planning Commission. He appreciated having the joint sessions and felt they were productive. The General Plan provided guidance to competing priorities and he thought it was excellent. Mayor Worel thought working for 15 months to get this done was great.

Council Member Rubell moved to approve Ordinance No. 2025-21, an ordinance adopting the 2025 Park City General Plan, a comprehensive update to the 2014

General Plan, with amendments to Section C - in broadening references specific to Old Town to the entire community, Section W - adding “habitat” alongside wildlife corridors, and changing the reference of Library Park to Library Field. Council Member Ciraco seconded the motion.

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

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

_____
Michelle Kellogg, City Recorder

City Council Staff Report

Subject: Extra Mile Day Resolution
Author: Michelle Kellogg, City Recorder
Department: Executive
Date: October 23, 2025

Summary Recommendation

Pursuant to a request by the Extra Mile America Foundation and the consent from three or more City Council members, consider approving a resolution proclaiming November 1, 2025, as Extra Mile Day in Park City. This resolution supports individuals and organizations who are dedicated to "going the extra mile" in volunteerism and service.

Background

Extra Mile America is an organization made up of 100% volunteers that are committed to reminding individuals and organizations that creating positive change is not just a water cooler topic; it is being active in going the extra mile. This organization casts a bright light on the *"Extra Mile Heroes"* and change-makers who surround us and who continue to give their best. Extra Mile cities can be found at www.ExtraMileAmerica.org.

- The idea for Extra Mile Day started in 2009 when Shawn Anderson created the Extra Mile America Tour, a cross country bicycle tour and inspirational outreach event.
- Extra Mile Day has grown from 23 participating cities in its inaugural year to over 500 cities.
- Park City has been an "Extra Mile City" since 2012.
- With over 100 diverse nonprofits promoting everything from mountain sports to social services, arts, and climate solutions, Park City has an advocate in every corner of the community going the extra mile for our residents and visitors.

Approving the Extra Mile Day Resolution in Park City demonstrates the Mayor and City Council's support for creating positive change within the Park City community. We encourage all individuals and organizations to go the extra mile on November 1st.

Funding Source

No membership fees or other commitments are associated with this resolution.

Resolution No. 22-2025

RESOLUTION DECLARING NOVEMBER 1, 2025, AS "EXTRA MILE DAY" IN PARK CITY, UTAH

WHEREAS, Park City, Utah is a community which acknowledges that a special vibrancy exists within the entire community when its individual residents collectively "go the extra mile" in personal effort, volunteerism, and service; and

WHEREAS, Park City, Utah is a community which encourages its residents to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and

WHEREAS, Park City, Utah is a community which chooses to shine a light on and celebrate individuals and organizations within its community who "go the extra mile" in order to make a difference and lift up fellow members of their community; and

WHEREAS, Park City, Utah acknowledges the mission of Extra Mile America to create 550 Extra Mile cities in America and is proud to support "Extra Mile Day" on November 1, 2025.

NOW THEREFORE, the Mayor and City Council of Park City, Utah, do hereby proclaim November 1, 2025, to be Extra Mile Day. We urge each individual in the community to take time on this day to personally "go the extra mile", and also acknowledge all those who are inspirational in their efforts and committed to make their organizations, families, community, country, or world a better place.

PASSED AND ADOPTED this 23rd day of October, 2025.

PARK CITY MUNICIPAL CORPORATION

_____
Mayor Nann Worel

Attest:

_____
Michelle Kellogg, City Recorder

Approved as to form:

_____
City Attorney's Office

City Council Staff Report

Subject: Alzheimer's Awareness Month Resolution
Author: Michelle Kellogg, City Recorder
Department: Executive
Date: October 23, 2025

Summary Recommendation

Pursuant to a request by the Alzheimer's Foundation of America and the consent from three or more City Council members, consider approving a resolution proclaiming November 2025, as Alzheimer's Awareness Month in Park City. This resolution provides awareness of the growing cases of Alzheimer's disease in the United States.

Background

Alzheimer's Foundation of America (AFA) has a mission to provide support, services, and education to individuals, families and caregivers affected by Alzheimer's disease and related dementias nationwide, and fund research for better treatment and a cure. AFA was founded in 2002 by a caregiver whose mother lived with Alzheimer's disease from 1980-1992. At that time, there was little information available and nowhere to turn for support. His goal was to make sure that no other family living with Alzheimer's disease would have to go through the journey alone.

AFA was created to be that resource for families in their time of need. AFA operates a National Toll-Free Helpline (866-232-8484), staffed entirely by licensed social workers, which provides support and assistance to callers, as well as connects them with resources in their area, no matter where in the United States they live. The helpline has grown into a seven-day a week service. AFA's national network of more than 2,000 member organizations serves families affected by Alzheimer's disease and other dementia-related illnesses in each of the fifty states.

To help individuals take a proactive approach to brain health, AFA has a National Memory Screening Program that provides free, confidential memory screenings at sites across the country. What began as a program on a single day in November has grown into a year-round service which has screened more than 5.1 million people to date.

AFA also works with professional caregivers and dementia-care settings to provide them with additional training and continuing education to elevate the level of care they provide on a daily basis. AFA has trained and educated more than 26,000 individuals through its professional training and community education programs.

Funding Source

No membership fees or other commitments are associated with this resolution.

Resolution No. 23-2025

RESOLUTION DECLARING NOVEMBER 2025, AS ALZHEIMER'S AWARENESS MONTH IN PARK CITY, UTAH

WHEREAS, Alzheimer's disease is a progressive brain disorder that impacts memory, thinking and language skills, and the ability to carry out the simplest tasks.

WHEREAS, Alzheimer's disease is the most common cause of dementia. Dementia itself is not a disease, but a term used to describe symptoms such as loss of memory, loss of judgment and other intellectual functions.

WHEREAS, Alzheimer's is a growing national health issue. More than 6.7 million Americans are currently living with Alzheimer's disease and the Centers for Disease Control and Prevention (CDC) estimate that number could grow to 13.8 million by 2060. One in six seniors are living with Alzheimer's disease and more than 11 million people care for someone living with the disease every day.

NOW THEREFORE, the Mayor and City Council of Park City, Utah, do hereby proclaim November 2025, to be Alzheimer's Awareness Month.

PASSED AND ADOPTED this 23rd day of October, 2025.

PARK CITY MUNICIPAL CORPORATION

_____
Mayor Nann Worel

Attest:

_____
Michelle Kellogg, City Recorder

Approved as to form:

_____
City Attorney's Office

City Council Staff Report

Subject: Contract Amendment with Berry, Dunn, McNeil & Parker, LLC
Author: Mindy Finlinson, Finance Director
Department: Finance
Date: October 23, 2025

Recommendation
Consider authorizing the City Manager to execute a contract amendment with Berry, Dunn, McNeil & Parker LLC (BerryDunn) in a form approved by the City Attorney's Office, to provide additional implementation support for the Tyler Technologies Enterprise Permitting & Licensing system in an amount not to exceed $157,500. The total contract value would increase from $65,450 to a new, not to exceed amount of $222,950.

Executive Summary
Park City Municipal Corporation (PCMC) entered into a Professional Services Agreement with BerryDunn to conduct a comprehensive IT assessment. Based on their familiarity with PCMC's systems and operations, staff proposes amending the agreement to add implementation support for the City's new Tyler Technologies Enterprise Permitting and Licensing system.

The expanded scope includes project management, vendor coordination, business process alignment, data conversion, and system validation. Utilizing the existing consultant will ensure continuity, reduce onboarding time and costs, and minimize project risks while leveraging their expertise with municipal IT systems and Tyler implementations.

Analysis
The parties entered into a Professional Services Agreement on September 16, 2025. PCMC engaged the Service Provider through a Request for Proposals (RFP) to perform a comprehensive IT assessment. This assessment included a review of PCMC's current IT systems, organizational structure, and recommendations for future technology investments.

As part of that work, the Service Provider developed a detailed understanding of PCMC's IT environment, staff workflows, and technology objectives. Their expertise and familiarity with City systems place them in a unique position to continue providing implementation support.

The parties now desire to amend the Original Agreement to modify the Scope of Services, compensation, and term of the Agreement. A procurement waiver was published on the Park City website prior to this amendment request, in accordance with City procurement procedures. The waiver allows continuation with the existing consultant based on their unique qualifications and competitive selection. PCMC has

selected Tyler Technologies for its Enterprise Permitting and Licensing (EPL) solution, which requires significant technical expertise, process redesign, and coordination across departments to implement successfully.

Adding an implementation support scope of work to the Service Provider's existing contract will include:

- Project management and oversight of the Tyler EPL implementation.
- Vendor coordination to ensure timely deliverables and system integration.
- Business process alignment and change management with internal departments.
- Data conversion strategy, testing, and validation support.
- Independent validation that the system meets contractual and functional requirements.
- Development of project governance documents.

The amendment is being requested to ensure continuity and efficiency in the City's IT initiatives. The Service Provider, already engaged to conduct the City's IT assessment, possesses detailed knowledge of PCMC's systems, operations, and needs. Expanding their scope of work to include support for the Tyler EPL project will leverage this existing familiarity, avoiding duplicative onboarding and transitional costs. The Service Provider's specialized expertise in municipal IT management and experience with Tyler Technologies implementations make them uniquely qualified to support this effort. Given the time-sensitive nature of the Tyler project, maintaining the Service Provider's involvement will help prevent schedule delays, additional costs, and minimize project risks by ensuring consistency, preserving institutional knowledge, and maintaining accountability through a single, well-qualified consulting partner.

Funding

All services performed by the consultant will be paid from the existing ERP implementation budget.

City Council Staff Report

Subject: Park Silly Sunday Market Debrief
Author: Chris Phinney
Department: Special Events
Date: October 23, 2025

Recommendation

The Park Silly Sunday Market (Market) will present a debrief of the 2025 Market as required annually by their City Service Agreement (Agreement) (Exhibit A), and seeks Council approval for the 2026 market dates.

Executive Summary

We consider the 2025 Market a success, and the debrief will focus on attendance, artist participation, sustainability measures, transportation, vendor mix, noise and compliance, the working group, and community partnerships. A full history of the Market can be found here.

Per section B(2.1) of the Agreement, the Council shall review and approve the dates for the following year. We do not have any concerns with the dates proposed, and there are no conflicts on the City's Event Calendar. The proposed 2026 dates for the Market will be on the following Sundays:

- June 7, 14, 21, 28
- July 12, 19
- August 30*
- September 6, 13, 20, 27

*According to Section B(2.1) of the Agreement, PSSM will not hold the Market in August unless both parties agree in writing, as outlined in Exhibit B. We recommend allowing the Market to be held on August 30, 2026. Due to the way the calendar falls in 2026, there are no other viable scheduling options to honor the contractual 11 Sundays without either starting the Market Season on Memorial Day weekend, which is also prohibited by the Agreement, or extending it into October, both of which present contractual and logistical challenges.

According to Section B(2.1) of the Agreement, Park Silly Sunday Market and the City may request adjustments to the total number of Market days. Any addition or elimination of Market dates constitutes a Material Change and requires Council approval. On July 10, 2026 (minutes, p. 3), Council requested that the potential addition of dates for the 2026 Market season be included as a discussion item during the debrief presentation. Currently, the Market has not requested any additional dates. However, we are prepared to discuss proposed date additions to the 2026 season. Outreach was conducted with the HPCA and the Main Street Merchants on October 3, 2025, regarding the potential changes to the number of dates. An HPCA response is attached as Exhibit C.

Analysis

The Special Event Department found that the 2025 Market complied with the current Agreement and Title 4A of the Park City Code. Highlights from the 2025 season (Exhibit A) include:

- Attendance: 179,756 people attended the Market in 2025 (186,970 in 2024), with the highest on July 20 and August 31.
- Sustainability Measures: The Market maintained an 84% diversion rate, the same as in 2024. More than 15,075 pounds of recycling, compost, and glass were diverted from our landfill, compared to 2,925 pounds going to the landfill.
- Transportation:
    - The Market continues to strongly encourage alternative modes of transportation and reducing impacts on residential areas. In addition to encouraging transit, the Market does not allow vendors to park on Park Avenue.
    - The Bike Valet saw more than 1,325 bikes over 11 Sundays, up from 1,184 bikes in 2024. The bike valet was guaranteed at all events.
- Vendor Mix: The Market remained within the approved vendor mix requirements throughout the season. There were no more than 12 jewelers and 12 food vendors. There were no importers allowed at the market this season.
- Noise and Compliance: All noise readings complied with the decibel requirements (no amplified noise from 10:00 am to 12:00 pm and 75 decibels from 12:00 pm to 5:00 pm). No noise complaints were reported.
- Working Group: The Working Group (Council Liaisons, HPCA, and the Market) planned to meet if concerns arose. No meetings were requested.
- Community Partnerships: The Market continues to provide many community partnerships, offering 102 free booths to nonprofits, farmers, the Park City Professional Artists Association, HPCA, and Park City Municipal. Reduced-cost booths were also provided to 52 youth vendors. Additionally, 24% of the Market's vendors were local to Summit County and Wasatch Back.

City Initiatives:

- Transit: Transit saw 41,074 riders on Sundays, with an average daily ridership of 3,734. Overall, we are up 0.4% from last year; our transit numbers were nearly identical to 2024. However, riders coming in from the Richardson Flat Park and Ride had a slight decrease of 4.4% from last year's total (5,049 this season vs 5,284 in 2024).
- Parking: We saw an average of 1,410 transactions each Sunday, with parking filling by 11:30 am. Based on parking data, the number of weekly PSSM visitors was down 3.9% from 2024. 2025 parking rates for PSSM were $9 per hour, with a maximum of $40/day, unchanged from 2024. We believe the price of parking is relatively inelastic.
- Public Safety: Public Safety started at 7:00 am to close the street and worked until 7:30 pm to reopen. No major incidents or noise complaints were reported during the event.
    - The police department proactively performed noise readings twice daily (12:30 pm and 3:30 pm). All readings complied with the Agreement.

- Kane Security: Kane Security monitored and protected residential neighborhoods at the intersection of Upper Swede Alley and Main Street. They were instrumental in stopping cars from traveling through the residential areas.

Funding

The Agreement states that PSSM shall be entitled to a waiver of City Service Fees for 11 markets, up to $85,000 (Basic City Services (section C(6.1)). Funding for City Services is covered within existing budgets and comes from the General Fund. The post-event total City Service Fees for the 2025 PSSM are $83,176. Additionally, PSSM continued to provide bollard and pedestrian management at no cost to the City. The table below shows how the projected fees are spread through City departments:

City Service Fee	Preseason Estimate	Post Event Total
Special Event Permit - Level 4 - CIE Rate	$384	$384
Building Permits	$120	$2,996*
Parking Removal	$8,096	$8,096
Banner Installation	$700	$700
Public Safety Personnel	$61,200	$66,100
VMS & barricades/equipment	$4,400	$4,400
Communications and Outreach	$500	$500
Estimated City Service Fees	$75,400	$83,176

*The increase in Building Permit fees is due to the inclusion of inspection charges for each of the 11 weeks, which were inadvertently omitted in 2024.

Exhibits

Exhibit A	2025 Park Silly Sunday Market End of Season Measures of Success
Exhibit B	2026 Park Silly Sunday Market Date Request
Exhibit C	HPCA Outreach Response

Exhibit A – PSSM Season 2025 Measures of Success

Park Silly Sunday Market – 2025 Season Review **Measures of Success** **Requirements**	**Legend** **S – Succeeding in meeting Contracted** **I - In progress / Meeting Requirements** **U – Unsatisfactory - Not meeting**	
Vendor Mix		
Jewelers (allowed per week maximum) i. 2025- 12	**Notes**: Requirements were met.	S
On-site Food Vendors & Snack food Vendors (per week maximum) i. 2025 - 12	**Notes**: Requirements were met.	S
PSSM will invite two (2) HPCA representatives in the jurying of jewelry vendors.	**Notes**: Requirement was met by PSSM.	S
PSSM will coordinate three (3) working group meetings with the HPCA and PCMC to identify possible conflicts and/or issues with vendor mix.	**Notes**: No meetings were required. No conflicts or issues were reported.	S
PSSM will provide to the City a list of vendor classification definitions along with preference criteria for vendor mix.	**Notes**: Requirements have been provided and met.	S
Parking / Traffic / Pedestrian Management		
Create event parking plan i. Identify vendor vehicle with license plate identification. ii. Identify public parking locations both in Old Town/Main Street along with alternative parking areas. iii. Identify locations where parking will be removed to provide space for event and mitigate impacts of event iv. Continue increased communication between departments and PSSM to encourage parking of vendors in suggested vendor locations.	**Notes**: i. Completed. ii. Completed. Parking along the west side of Park Ave was signed for locals only. iii. Completed. iv. Completed. .	S
Work with Special Events and Transit to get out alternate transportation messaging out with: i. Co- messaging with PC Transit Dept. ii. PSSM will create and implement different methods of informing the public (PSA's, print ads) iii. Create and implement a program encouraging non-motorized forms of transportation to the market. ix. Addition of Shuttle Service on expected heavy attendance day – September 1.	**Notes**: Completed. - While PSSM does not perform any paid marketing. Social media focused on transportation alternatives, including City transit, bikes or walking to attend.	S
Submit sign Plan to Staff at the time of Supplemental Plan containing the following: i. Locations ii. Size & Type iii. Message iv. Placement and removal times	**Notes**: Completed. Signs were submitted to the Special Events office and reviewed by Planning.	S
Work with City to create a pedestrian management plan that addresses the crossings of Heber/Main and Swede Alley	**Notes**: Completed. PSSM hired crossing guards to manage Pedestrian Management at Heber and Main.	S
Market Set-Up and Inspections		
a. Weekly notification to staff of footprint or operational changes	**Notes**: Completed. No footprint or operational changes took place during the 2025 season.	S
b. Location of interior sponsor signs	**Notes**: Completed. PSSM submitted a full sign plan showing location of interior signage.	S
Street Cleaning and Trash Removal		

a. Pre-Meet with City's Street Department to create a street cleaning and trash removal plan.	**Notes**: Completed.	S
b. Meet with Street Department two (2) additional times throughout summer to address any issues with plan. Dates will be scheduled as issues arise.	**Notes**: Completed. No issues were reported. No meetings were needed.	S
Coordination with PCMC and HPCA		
a. PSSM will schedule monthly 'Working Group" meetings from June through September if needed to address concerns or issues.	**Notes**: Completed. No issues were reported and no meetings were necessary. .	S
c. PSSM will schedule a weekly market walk through with City representatives	**Notes**: Completed. Weekly walk-throughs were scheduled with the Fire Marshall and Special Events Dept.	S
d. PSSM will supply the City Representatives with weekly report containing the following i. Estimated attendance ii. Zero Waste statistics iii. Breakdown of number of vendors and types iv. Provide a list of other sustainable efforts throughout the event. v. PSSM to participate in and provide a list of City functions related to Green Event management that they participate in, as well as a lists of non-profits who they provide sustainable mitigation efforts for. vi. PSSM to present a year over year a comparison for sustainable effort comparison in coordination with the City during annual end of season review.	**Notes**: Completed. PSSM supplied the SE Dept with weekly reports.	S
e. PSSM will supply the City Representatives with an ongoing list of vendor and staff license plates: i. Prior to the start of the June 4 Market. ii. At any time they add license plates to the market throughout the 2025 season. iii. License plate lists should be provided to the City Representative no later than 10:00 a.m. each Sunday.	**Notes**: Completed. PSSM supplied the SE Department a list of the Market vendor and staff license plates and names.	S
Marketing and PR		
a. HPCA logo on all advertisements & promotions	**Notes**: Completed.	S
b. Engage in cross promotions with Chamber, HPCA, Park City Restaurant association	**Notes**: Completed.	S
c. Media – The HPCA logo and sponsorship credits will be provided in all media placement that the PSSM currently employs, including but not limited to: I. Print ads II. Ads, links or info listings on Utah tourism, business and special internet websites; III. Periodic television coverage; IV. Radio PSAs and promotions; V. Website spots, summer guides, fairs, non-profit organization calendar listings; VI. Email blasts; and VII. Social media, ' if applicable"	**Notes**: Completed, however, PSSM has significantlycut back on all marketing efforts, focusing only on social media locally.	S
Other Items:		
Quantify Marketing & PR Value	**Notes:** In progress. It is likely due to the cutback on marketing efforts that this value will be significantly less than previous years.	S
PSSM shall present an annual report preceding market season. This reportwill contain the following: i. Estimated attendance ii. Zero Waste statistics iii. Breakdown of number of vendors and types	**Notes**: Completed. PSSM has reported I – iii and is listed below.	S

2025 PSSM End of Season Data:

	TOTAL for 2025	
Estimated Attendance	179,756	Attendance
	1,325	Bike Valet
		Commingled
Zero Waste Statistics (in lbs.)	6,325	Recycling
	4,450	Compost
	2,925	Landfill
	4,300	Glass
		DIVERSION
	84%	**RATE**
Breakdown of number of vendors and types		
	960	Artist
	75	Designer
	21	Farmer
	90	Gourmet
	110	Jeweler
		On-Site/Snack
	100	Foods
		Service
	34	Vendor
	52	Youth Vendors
	1,442	**TOTAL**
	WHERE OUR VENDORS ARE FROM:	
		Summit
	24%	County
	74%	Utah (other)
	2%	Out of State
	FREE Booths Offered:	
	48	Non-Profits
	21	Farmers
		Featured
	11	Artists
		PCPAA
	11	Members
		HPCA
	11	Members
	102	**TOTAL**

City Fees:

City Service Fee	Preseason Estimate	Post Event Total
Special Event Permit - Level 4 - CIE Rate	$384	$384
Building Permits	$120	$2,996
Parking Removal	$8,096	$8,096
Banner Installation	$700	$700
Public Safety Personnel	$61,200	$66,100
VMS & barricades/equipment	$4,400	$4,400
Communications and Outreach	$500	$500
Estimated City Service Fees	**$75,400**	**$83,176**

October 1, 2025

Park Silly Sunday Market
PO Box 684229
Park City, UT 84068

To Whom It May Concern:

This letter is to request the following dates for our 2026 Park Silly Sunday Market season.

June 7, 14, 21, 28
July 12, 19
Aug 30
Sept 6, 13, 20, 27

If you have any questions, please do not hesitate to call me.

Sincerely,



Kate McChesney
Executive Director
435.714.4036
kate@parksillysundaymarket.com

October 14, 2025

Mayor, Nann Worel & Park City Council Members
Park City Municipal Corporation
PO Box 1480
Park City, UT 84060

Subject: Request for Economic Impact Review Prior to Expanding 2026 Park Silly Sunday Market

Dear Mayor and City Council Members,

I am writing to respectfully request that, should the Council wish to consider changes to the number of days or overall scope of future Park Silly Sunday Markets, no formal decision be made until a comprehensive and transparent evaluation of the market's economic and operational impacts on Main Street businesses has been completed and publicly reviewed.

While the Park Silly Sunday Market remains a valued and defining community event, it is essential that any modifications to its structure or duration be informed by objective data and meaningful input from those most directly affected—Main Street business owners and operators. A thorough review should include analysis of customer traffic, sales performance, logistical considerations, and overall business impacts associated with the event.

It is important to recall that the current market schedule resulted from an extensive process undertaken by the Historic Park City Alliance (HPCA), which included surveys and multiple rounds of balloting among downtown businesses. That process yielded a balanced compromise that helped resolve years of significant debate and established a framework that reflected the collective interests of the district.

Before finalizing any future framework, we urge the City Council to support an inclusive and data-driven approach that promotes transparency, collaboration, and thoughtful decision-making. This process will help ensure that the final outcome aligns with the broader community's goals—supporting local businesses, preserving the vitality of Main Street, and maintaining Park City's distinctive character.

To ensure a thorough and transparent process, we respectfully request a minimum of one month to conduct proper community outreach and complete an economic and impact survey. This timeframe will allow us to engage directly with Main Street businesses and stakeholders, distribute and collect survey responses, and compile meaningful data that accurately reflects the economic and operational effects of the proposed changes. Allowing this process to be completed in full will provide the Council with comprehensive, community-informed insights before any formal decisions are made.

Thank you for your leadership and for your continued commitment to equitable and sustainable community outcomes. I appreciate your consideration of this request and look forward to continued collaboration as this discussion moves forward.

Sincerely,

Monty Coates

Monty Coates
HPCA Board President

City Council
Staff Report

Subject: **Bonanza 5-Acre Site**
Author: **Heather Sneddon, Michelle Downard, Chris Eggleton**
Department: **Executive, Economic Development**
Date: **October 23, 2025**

Pursuant to Council direction, our development partner, Brinshore, will facilitate a fifth discussion regarding the Bonanza 5-acre site redevelopment. Brinshore has facilitated four prior Special City Council Meetings on August 25, 2025, September 5, 2025, September 24, 2025, and October 13, 2025.

During the fifth meeting, Brinshore and the City Council will further discuss, develop and refine the design elements of the Bonanza 5-acre site, including the scale, housing mix and density, underground parking, and community gathering spaces and art spaces.