



**PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, UTAH 84060**

September 3, 2026

The Council of Park City, Summit County, Utah, met in open meeting on September 3, 2026, at 2:45 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property and litigation at 2:48 p.m. Council Member Miller seconded the motion.

RESULT: APPROVED

AYES: Council Members Miller, Toly, and Zegarra

EXCUSED: Council Members Ciraco and Parigian

CLOSED SESSION

Council Member Ciraco arrived at 2:50 p.m. and Council Member Parigian arrived at 2:51 p.m.

Council Member Miller moved to adjourn from Closed Meeting at 4:48 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

WORK SESSION

Discuss Water Rate Consulting Contract Award:

Clint McAfee and Jason Christensen, Public Utilities, and Matt Wittern and Abi Holt, Raftelis Consulting, were present for this item. Holt reviewed the draft scope of work under the contract, which included meetings with the Council members, revenue requirements, cost of service analysis, rate design and structure evaluation, and public information/community outreach.

Council Member Parigian asked how they would determine a fair rate. Holt stated they would look at several factors, including processing costs and peak time usage, and develop a cost for that class. The Council agreed to move forward and approve the water rate consulting contract at the next meeting.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Ryan Dickey Council Member Bill Ciraco Council Member Molly Miller Council Member Ed Parigian Council Member Tana Toly Council Member Diego Zegarra Adam Lenhard, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. SWEARING IN CEREMONY

1. Police Swearing-In Ceremony:

Chief Wade Carpenter introduced four members of the Police Department being sworn in. Clint Johnson was promoted to lieutenant, Clayton Eves was promoted to sergeant, Rick Penrod was rehired as a full-time officer, and Zach Williams was rehired as a full-time officer. Mayor Dickey swore in these members of the Police Department.

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

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

Aaron Williams 84060 stated many wanted the Bonanza 5-Acre site to be green space. He felt the City did a great job protecting open space and had several parks. There wasn't enough housing for the workforce. More and more people could not live near the community they served. This meant more commuters and traffic coming into the City. He supported the Bonanza Plan as it was currently presented. This parcel was an opportunity to show the community what was valued.

Brian George 84060 addressed traffic and code compliance regarding the Bonanza site. He felt the traffic would get worse with this development. The Council claimed traffic would be reduced because the tenants would be living in town, but he knew the housing could not be restricted to workforce. He also felt the development violated the code, and asserted if the Planning Commission approved a height exception, that would set a new standard for the City. There was a movement to oppose this project. Their issue was

putting a generic housing complex in town. He urged Council to scrap the project and put an arts and culture district and open space there.

Allison Williams 84060 represented the missing middle – the leaders, executives, professionals and workers who live in the town. They couldn't qualify for affordable housing because they made too much money but couldn't afford a market-rate home either. She found a rental in Old Town and has a four-year lease. Because she lives here, she serves on the Chamber Board of Directors, and many other boards. She worked for the library, Lucky Ones, and is a DJ for KPCW. She felt living here meant more community involvement. She supported the current Bonanza plans because she knows what that would mean for the community.

Mike Hunter 84060 supported affordable housing but not at the Bonanza parcel because it was too expensive. He noted traffic congestion at the intersection there. He wanted to know if there was a master plan for the area. He was concerned the new retail would make the current retail fail because there wasn't enough business year-round for everyone. He requested that the Council go back to the drawing board.

Timothy Noonan 84060 rented in Park City and he advocated for affordable housing. He read through the project, and he didn't think this was the right project for this area. He didn't think the City would get a good project for the money. Half of the units were above 60% AMI, and the community would get another mixed used development.

Will Seggos 84060 just moved into the EngineHouse development and he thought it was great. He was excited to see the Bonanza development go up and he supported the project.

Zach Bretz stated he was in the transportation industry. He was concerned with the shuttle program presented to the Council on August 20th. He asked if taxpayer dollars should be deployed to undercut rideshare companies. There weren't many barriers to right of entry into the industry. He felt programs like this should be left to the private market.

Tanzi Propst was in the community because she was a recent recipient of affordable housing and she hoped to see others move here and enjoy the wonderful amenities here in the City. She rarely used her car and rode an ebike to get around, and she took the bus when the weather was bad. She thought the Bonanza project was great and asked the Council to keep it moving forward.

Karen Riley eComment: "With the significant growth, development, and increased demand Summit County has experienced over the past 5–10 years, I ask the Council to consider funding an **environmental audit of our public open spaces**. An audit could establish a baseline for their health and ability to sustain additional pressures, including increased recreational use, wildlife and habitat impacts, connectivity, surrounding development, and overall ecological health. This baseline information would help us

better understand what additional impacts these lands can sustainably absorb and where greater protection may be needed. I would appreciate hearing whether the Council would support such an assessment.”

Mayor Dickey closed the public input portion of the meeting.

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Toly stated she attended the annual Chamber event today and she congratulated Randy Barton for getting the Hospitality Award. Sunday night there would be an event at City Park hosted by the Egyptian Theatre. She also paid her respects for Colin Hilton as he passed away recently. She noted this month was Suicide Prevention Month and she hoped people would get help if they needed it.

Council Member Ciraco attended the Chamber event as well. He related his journey to being accepted into the Leadership Program and how he met Colin Hilton in the process. He paid tribute to Hilton. Mayor Dickey paid his respects for Hilton as well and noted his accomplishments.

Staff Communications Reports:

1. June 2026 Sales Tax Report:

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from August 13 and 20, 2026:

Council Member Toly moved to approve the City Council meeting minutes from August 13 and 20, 2026. Council Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

Council Member Ciraco moved to close the meeting to discuss property at 6:18 p.m. Council Member Miller seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

Council Member Toly moved to adjourn from Closed Meeting at 7:42 p.m. Council Member Miller seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

VI. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Park City, UT

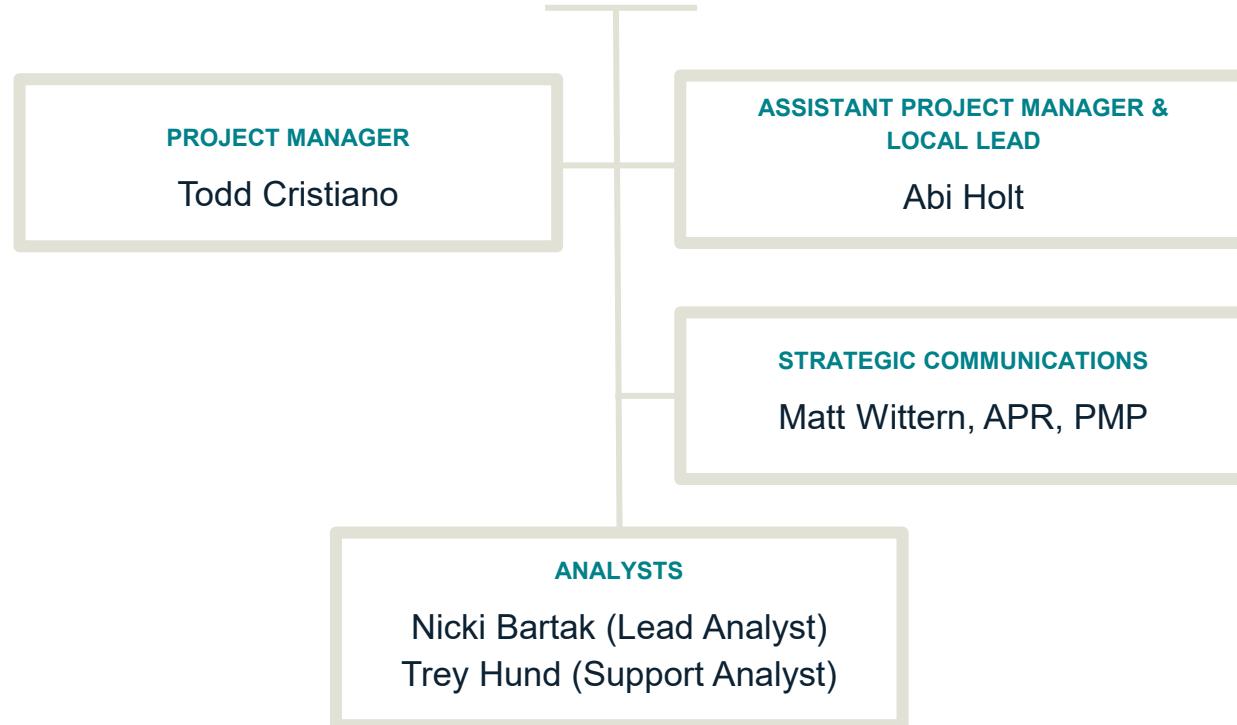
Water Rate Study

September 3, 2026



Our Team

Park City Municipal Corporation



Who is Raftelis?

Helping local governments and utilities thrive



Finance



Digital, Technology, and Data



Organizational Assessment



Strategic Planning and Facilitation



Artificial Intelligence



Utility Development, Implementation, and Program Support



Strategic Communication

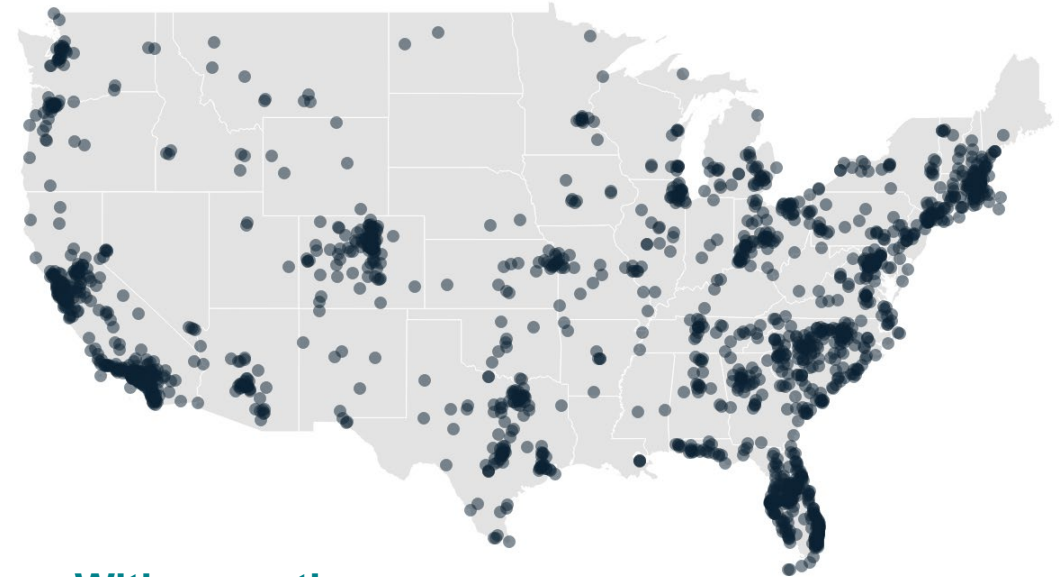


Executive Services



Asset Management

National Experience



With more than...

190+ consultants across the U.S.

Raftelis has provided assistance to over

2,000+ public agencies and utilities

A rate study balances:



What is a Rate Study?

A rate study is a financial planning and rate-setting process that:



Identifies the cost to be recovered from rates:

- O&M
- Capital
- Reserves
- Debt Service



Sets legally defensible rates

- Cost of service analysis
- Follow industry best practices



Aligns with community objectives

- Revenue stability
- Essential use affordability
- Cost recovery between classes
- Cost recovery within a class
- Conservation
- Ease of understanding, administration, and implementation



Scope of Work

1. The Council Goal-Setting Meeting
2. Revenue Requirements
3. Cost of Service Analysis
4. Rate Design and Structure Evaluation
5. Public Information and Community Outreach

City Council Goal Setting Meeting



How does the City define success?



Feedback, guidance, and engagement over the course of the study



Ranked pricing objectives to shape the financial sufficiency and rate equity of the utility



Revenue Requirements



How much does the utility need to provide quality water service?



Cost of Service Analysis



What is the true cost of reliable water service?



Is each customer class paying their fair share, based on costs they place on the system?



Rate Design and Structure Evaluation



Translating cost into strategic pricing.



Public Information and Community Outreach



**Making the case to your
constituents.**



Common Desired Outcomes



**Increase Understanding
of Current Challenges**



**Build Community Trust
and Transparency**



**Encourage Proactive
Customer Engagement**



**Seek Broad Set of
Insights and Buy-In**



**Demonstrate Value of
Infrastructure Investments**

Communication Channels and Tools

Website Content / Microsites



A Reliable Supply Since 1921

Customer Service Our Water Conservation Public Meetings News & Information About the District

Search ...

Customer Service

- Pay Bill
- Start / Stop Service
- Water Loss / Leaks
- New Meters & CWSA's
- Emergency Information
- Rates & Fees**
 - 2024 Rate Study**
 - Monthly Bill Calculator
- Discontinuation of Water Service Policy
- Meter Reading
- Smart Meters
- Form Center
- FAQ

2024 Rate Study

Rate Update 2024

Did you know that we update the District's financial plan yearly and study our water rates every three to five years?

Our Board of Directors is dedicated to raising rates only as needed, not any more.

New! Click Here for Narrated Presentation

Rate Calculator
Click here for a useful tool that provides current and future charges.

Calendar Summary

- April 29, 2024** - Rate Study Report reviewed at Board Meeting
- Early May, 2024** - Notice detailing potential rate changes mailed to all customers (Proposition 218)
- June 25, 2024** - Public Hearing on adopting proposed rates
- July 1, 2024** - New rates go into effect if approved by District Board

Links to Mailings / Resources

- + Proposed Rates & Notice of Public Hearing, Proposition 218 Mailing (PDF)
- + Montecito Water District 2024 Rate Study Report (PDF)
- + April 2024 Customer Mailing (PDF)
- + May 2024 Customer Mailing (PDF)
- + Resolution 2274 A resolution of the Board of Directors of the Montecito Water District Adopting Guidelines for the submission and tabulation of protests in connection with rate hearings conducted pursuant to Article XIII D Section 6 of the California Constitution.

RATE STUDY FAQ

- How does the District set water rates?
- What does the Montecito Water District do?

Water and Wastewater Utility
Financial Plan & Rate Study

Investing In Our Future

Our Goal

The Rate Study Process

Video Resources

Previous Rate Study

Our Goal

The goal of the rate study is to ensure that the rates customers pay for water and sewer services are:

- 1. Fair, equitable, and reflective of the costs of service.
- 2. Sufficient to cover the full cost of service, including the cost of depreciation.
- 3. Sufficient to ensure the utility is able to maintain and improve its infrastructure.
- 4. Aligned with the utility's long-term financial goals and the community's needs.

Follow the Rate Study Process

Our goal is to ensure that the rates customers pay for water and sewer services are:

VIEW RATE STUDY

Video Resources

Utility Rates

Key Takeaways

Utilities are Funded by Rate Studies

Setting Legal Utility Rates in CA

Rate Approval Process

Communication Channels and Tools

Bill Stuffers and Direct Mail



The Town's new rate structure is designed to promote community values such as:



Conservation and water efficiency, to respect our place in the ecosystem and align with the Town's Comprehensive Plan



Affordability, to ensure even our most economically vulnerable neighbors can afford basic water and wastewater service



Predictability, so individuals and families can effectively plan budgets for the future



Fairness, so everyone pays their fair share based on the cost of serving them

FOR MORE INFORMATION, VISIT JACKSONWY.GOV OR CALL 307-733-3079.



Locally, the Carpinteria GSA is implementing the California Department of Water Resources' Groundwater Management Act of 2014.

CARPINTERIA MEMBER AGE



Groundwater is a vital component of our local water supply portfolio, especially as naturally occurring water supplies are drying up due to drought, climate fluctuations and increased competition for all water resources in the state.

Public Invited to Provide Input on Proposed Groundwater Fee

Community Meeting - Virtual Zoom/Phone
5:30 p.m. Thursday, May 26
For Zoom and phone info, go to carpgsa.org, scan the QR Code, or call CGSA for assistance.

Community Meeting - In Person
5:30 p.m. Tuesday, June 14
Lion's Park - 6197 Casitas Pass Rd., Carpinteria 93013



EN ESPAÑOL

GARANTIZAR LA SOSTENIBILIDAD DE LAS AGUAS SUBTERRÁNEAS DE CARPINTERIA

El agua subterránea es un componente vital de nuestra provisión local de suministro de agua, especialmente porque los suministros de agua naturales se están secando debido a la sequía, las fluctuaciones climáticas, y el aumento de la competencia por todos los recursos hídricos en el estado.

Se Invita al Público a Proporcionar Información Sobre la Tarifa Propuesta Para las Aguas Subterráneas

Reunión de la Comunidad - Virtual Zoom/Teléfono
5:30 p.m. Jueves, 26 de mayo

Para obtener información sobre Zoom y teléfono, vaya a carpgsa.org, escanee el código QR, o llame a CGSA para obtener ayuda.

Reunión Comunitaria - En Persona
5:30 p.m. Martes, 14 de junio
Lion's Park - 6197 Casitas Pass Rd., Carpinteria 93013



CARPGSA.ORG

(805) 263-4826

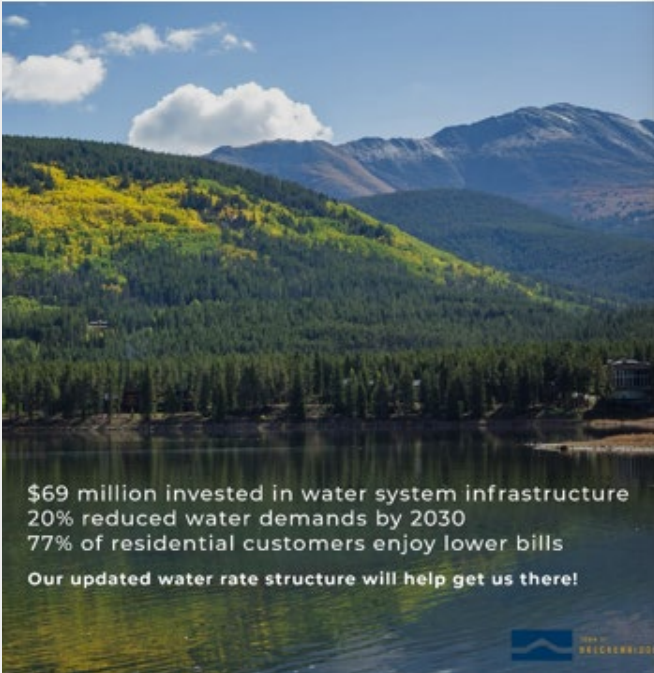
1301 Santa Ynez Avenue, Carpinteria CA 93013

Communication Channels and Tools

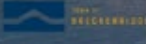
Social Media

 Town of Breckenridge, CO Government 
Yesterday at 10:10 AM · 

Under our updated water rate structure, residential customers who use water wisely will see lower bills next year. Those who choose to use a lot of water will pay a premium. Learn more about this, and our plans for investing in our critical water system at: [\(Link\)](#)



\$69 million invested in water system infrastructure
20% reduced water demands by 2030
77% of residential customers enjoy lower bills
Our updated water rate structure will help get us there!



 Town of Breckenridge, CO Government 
Yesterday at 10:10 AM · 

Starting in 2024, water service will be billed in a way that better aligns with our community values. By adding tiers that progressively make higher volumes of water more expensive, our structure will improve conservation, water efficiency, and affordability. You can learn more about our updated water rate structure here: [\(Link\)](#)

STARTING IN 2024
The way we bill for water will promote core community values:

-  Water Conservation
-  Water Efficiency
-  Affordability









IMAGINE A DAY WITHOUT WATER

The communities in the Vina Subbasin count on groundwater to support everyday life. We use groundwater to:

-  Feed our families
-  Keep our communities healthy
-  Support our growers

Sustainable groundwater management is critical to ensuring the Vina Subbasin continues to thrive.



What do water rates fund?

Producing close to a **billion gallons** of water annually, Soquel Creek Water District supports more than **40,000 people, 18,000 jobs, 22 parks and 18 schools**

- 167** Miles of pipe
- 16** Active groundwater wells
- 18** Storage tanks
- 80** Groundwater monitoring wells
- 16,000** Service connections

Communication Channels and Tools

Fact Sheets / Infographics



MONTECITO WATER DISTRICT HAS PLANS FOR DELIVERING A SECURE WATER FUTURE

We've heard from our customers, who want their drinking water to come from local, reliable supplies with stable, predictable, and affordable rates.

THE CHALLENGES

- Our current water sources are projected to be insufficient to meet our community's future needs.
- In the most recent drought surface supplies dwindled, groundwater was relied on heavily and became severely depleted. High-risk supplemental water had to be purchased to cover our community's needs, even though customers cut their water use. Future droughts are forecast to last longer and be more severe. Climate change is one factor.
- State Water Project deliveries are increasingly unreliable due to climate change, and depend on distant and costly infrastructure.
- Environmental and regulatory restrictions are expanding, which further limits supplies from the State Water Project and Lake Cachuma.
- Water storage is an ongoing concern. Capacity in Jameson Lake and Lake Cachuma has been permanently reduced as a result of silting and fires, which also impacts water quality.
- Many parts of Montecito and Summerland rely on water infrastructure that is almost 100 years old and becomes less reliable each day.

OUR SOLUTION INCLUDES

- A comprehensive plan to provide for water needs moving forward.
- Negotiating a long-term Water Supply Agreement (WSA) with the City of Santa Barbara. The City's desalination plant provides the foundation for the WSA, which will cement a regional partnership in water management and provide our customers with a local drought resilient supply at a guaranteed cost for the next 50 years.
- Continuing to modernize our water system to better ensure reliability, with planned investments of more than \$11.7 million over the next five years.



While we do everything we can to maximize efficiencies to keep costs low...

- Costs are increasing about 2% annually due to inflation as tracked by the consumer price index in our region.
- Costs for imported water and capital needs are increasing as much as 6%.

MONTECITO WATER DISTRICT IS CONSIDERING CHANGES TO HOW IT CHARGES FOR WATER SERVICE

A study determined that the District requires 2.8% more revenue each year for five years beginning July 1, 2020 to fund operating and capital costs, maintain adequate reserve and meet existing debt service obligations. The results of the rate study allowed us to propose a rate structure that:

Provides things simple and transparent, making it easy for our customers to monitor their water use to encourage water efficiency.

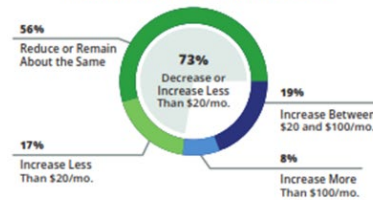
Adjusts tiered volumetric rates to more accurately reflect how customers use water today, and to reinforce our commitment to conservation.

Addresses critical water supply investments and infrastructure improvements to ensure water supply availability long term and prevent/reduce service disruptions and associated water loss.

Adjusts rates to be aligned with total district consumption and include drought related expenses to avoid the need for a surcharge.

Provides MWD's long-term financial plan and builds responsible reserves that will help maintain gradual, predictable future rate increases.

MONTHLY CUSTOMER BILL IMPACTS 2020



PROPOSED TIERED VOLUMETRIC RATES	TYPICAL RESIDENTIAL CUSTOMERS	BILL IMPACT IF NEW RATES ARE ADOPTED
TIER 1: UP TO 9 HCF / \$6.56/HCF CA indoor water efficiency standard for family of four	CUSTOMER 1 12 hundred cubic feet/mo.	Monthly Bill Decreases by \$11.47 ↓
TIER 2: 10-35 HCF / \$11.14/HCF Average summer water demand beyond indoor needs	CUSTOMER 2 23 hundred cubic feet/mo.	Monthly Bill Decreases by \$13.72 ↓
TIER 3: >35 HCF / \$12.31/HCF Water use beyond efficient indoor and average summer outdoor	CUSTOMER 3 36 hundred cubic feet/mo.	Monthly Bill Increases by \$37.11 ↑

1 hundred cubic feet (hcf) = 748 gallons

KEY UPCOMING DATES:

District Board Hearing to consider rate changes
New rates go into effect
(if approved by District Board)
July 1, 2020

FOR MORE INFORMATION:

805-969-2271
www.montecitowater.com
customerservice@montecitowater.com

How Will the Rate Increase Impact Customers?

New rates are proposed to cover the cost of these much-needed investments in our wastewater and stormwater systems. Below is an estimate of how the rate increases may impact an average bill, and how new revenues will be invested.



Wastewater

Customers can expect their sewer bill to **Increase by a minimum of \$8.58**. Average households, using 2,950 gallons of water (just under 100 gallons per day) may see an **Increase of about \$12**.



Stormwater

The residential stormwater monthly fee will **Increase for the first time since 2007 by \$3.66**. Commercial property bills will **Increase by \$1.22** per 1,000 square feet of impervious, or hard scape, surface areas.

Where Does Each Dollar Go?

Wastewater

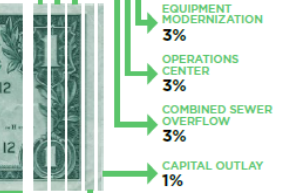
Here's how each dollar of your wastewater fee will be used.



OPERATING EXPENSES
63%



DEBT SERVICE
25%



EQUIPMENT MODERNIZATION
3%
OPERATIONS CENTER
3%
COMBINED SEWER OVERFLOW
3%
CAPITAL OUTLAY
1%
RENEWAL & REPLACEMENT - WORKING CAPITAL
2%

Stormwater

Here's how each dollar of your stormwater fee will be used.



OPERATING EXPENSES
52%



DEBT SERVICE
22%



CAPITAL OUTLAY
17%



RENEWAL & REPLACEMENT - WORKING CAPITAL
9%

Request A Plant Tour to See Your Dollars At Work!

The BSB offers tours of our Piney Creek Sanitary Sewer Treatment Plant upon request, as well as fun and creative activities for the classroom to foster awareness and good stewardship in our youth. To learn more, call (304) 256-1760 or email to customerservice@beckleysanitaryboard.org.



Thank you!

Contact: Todd Cristiano
303.305.1138 / tcristiano@raftelis.com